RESOLUTION #JPA 16-28

RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY CONSIDERING AN ENVIRONMENTAL IMPACT REPORT FOR THE ALESSANDRO COMMERCE CENTRE PROJECT, MAKING RESPONSIBLE AGENCY FINDINGS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, CONDITIONALLY APPROVING A CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT, DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT, DRAINAGE AND EMERGENCY ACCESS EASEMENT AND MAINTENANCE AGREEMENT, STORMWATER AND SLOPE AREA MAINTENANCE PLAN AND MAINTENANCE AGREEMENT, AND CONDITIONALLY DEDICATING A PORTION OF MARCH JPA'S PROPERTY TO THE COUNTY OF RIVERSIDE

WHEREAS, through the adoption of Plot Plan No. 25422, also known as the Alessandro Commerce Centre Project, the County of Riverside ("County") proposed to entitle two industrial buildings totaling 814,630 square feet ("Project"); and

WHEREAS, the County served as lead agency for the environmental review, analysis, and approval of the Project pursuant to the requirements of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.) ("CEQA"); and

WHEREAS, in April 2010, the County certified an Environmental Impact Report ("EIR") for the Project and approved Tentative Parcel Map No. 35365 and Plot Plan No. 22925, however a lawsuit and settlement agreement required the EIR and Project approvals to be vacated and reprocessed by the County; and

WHEREAS, a Revised Focused Environmental Impact Report ("RFEIR") for the Project was prepared and circulated for public comment by the County; and

WHEREAS, the County's Planning Commission at its regularly scheduled public meeting on March 16, 2016, independently reviewed and considered the Final RFEIR, and all other related documentation in the record before it, certified the Final RFEIR and adopted environmental findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program ("MMRP"); and

WHEREAS, the Joint Powers Commission ("Commission") of the March Joint Powers Authority ("March JPA") has been asked to grant certain easements for the Project. Specifically, and as described in more detail in Section 1, March JPA is considering conditionally entering into several agreements with the proponent of the Project, Amstar/Kalliber, LLC ("Project Proponent"). Specifically, March JPA is considering conditionally approving a Construction and Maintenance Easement Agreement, Drainage Easement and Maintenance Agreement, Drainage and Emergency Access Easement Agreement, and Stormwater and Slope Area Maintenance Plan and Maintenance Agreement. In addition, March JPA and the Project Proponent have conditionally agreed to dedicate certain property maintained by each entity to the County upon the completion of the construction of certain improvements; and

WHEREAS, conditional approval is appropriate at this time because the County has not completed final engineering plans for the Project; and

WHEREAS, the Commission has a limited approval and implementing authority over the Project and, thus, is a responsible agency for the Project pursuant to the requirements of CEQA; and

WHEREAS, the Commission, at its regularly scheduled public meeting on October 26, 2016, independently reviewed and considered the Final RFEIR and other related documents in the record before it; and

WHEREAS, all the procedures of CEQA have been met, and the Final RFEIR, prepared in connection with the Project, is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA; and

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

WHEREAS, all of the findings and conclusions made by the Commission pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, prior to taking action, the Commission has heard, been presented with, reviewed, and considered all of the information and data presented to it, including the Final RFEIR, MMRP, and all other documentation relating to the Project, and all oral and written evidence presented to it; and

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

NOW, THEREFORE, the members of the Joint Powers Commission of the March Joint Powers Authority do hereby resolve as follows:

Section 1. The Proposed Agreements. In order to implement the Project, March JPA has been asked to enter into five agreements with the Project Proponent as described below ("Agreements"). The Commission hereby authorizes the Executive Director of March JPA to enter into the following agreements upon final approval by the County of engineering plans for the Project. The Executive Director, upon review of the General Counsel, is hereby authorized to make any minor, non-substantive edits to the following documents prior to execution that are necessitated by said approval:

a. Construction and Maintenance Easement Agreement. As part of the Project, Project Proponent must design and construct certain street right of way improvements along and adjacent to the southern boundary of the Project area near the northern boundary of March JPA's property. Implementing the required improvements would require March JPA to grant two easements to the Project Proponent, each of which is contemplated and discussed in the Construction and Maintenance Easement Agreement ("Construction Easement Agreement") attached hereto as Attachment "1."

1. Temporary Construction, Maintenance, and Access Easement. As described in the Construction Easement Agreement, for the Project Proponent to implement the Project, March JPA would be required to grant a temporary Construction, Maintenance, and Access Easement upon, over, and under a portion of March JPA's property ("Construction Easement"). The portion of March JPA's property that would be affected by the Construction Easement is legally described in Exhibit "C" to the Construction Easement Agreement, which is attached hereto as Attachment "1."

2. Permanent Slope Easement. Implementing the necessary right of way improvements would require March JPA to grant a permanent and exclusive Slope Maintenance and Access Easement ("Slope Easement") upon, over, under, and across an approximate .68-acre slope area on March JPA property adjacent to the southern boundary of the right of way improvement area. The Slope Easement is described in the Construction Easement Agreement, and the portion of March JPA property that would be affected by the Slope Easement is legally described in Exhibit "D" to the Construction Easement Agreement, which is attached hereto as Attachment "1."

b. Drainage Easement and Maintenance Agreement. In addition to the above, the Project Proponent, at its sole cost and expense, is required to construct certain stormwater drainage improvements on March JPA and the Project Proponent's property in order to control and direct existing and future storm drainage flows. As a result of these required improvements, March JPA and the Project Proponent have conditionally negotiated a draft Drainage Easement and Maintenance Agreement ("Drainage Easement Agreement") whereby March JPA would grant a Drainage and Maintenance Easement ("Drainage Easement") upon, under, over, and across a portion of March JPA's property to the Project Proponent for the sole and exclusive purposes of installing, maintaining, and operating the stormwater drainage improvements. The portion of March JPA property that would be affected by the Drainage Easement is legally described in Exhibits "C" and "D" to the Drainage Easement Agreement, which is attached hereto as Attachment "2."

c. Reciprocal Drainage and Emergency Access Easement and Maintenance Agreement. In addition to the above, as the stormwater drainage improvements will take place in an area on and adjacent to March JPA's property, March JPA has requested that the Project Proponent grant March JPA a perpetual Reciprocal Drainage and Emergency Access Easement for the sole and exclusive purposes of stormwater collection and drainage upon, over and across the stormwater improvement area and for emergency maintenance access to March JPA ("Reciprocal Drainage Easement") pursuant to the terms of the draft Drainage and Emergency Access Easement and Maintenance Agreement ("Reciprocal Drainage Easement Agreement"). The property that would be affected by the Reciprocal Drainage Easement is legally described in Exhibits "C" and "D" of the Reciprocal Drainage Easement Agreement, which is attached hereto as Attachment "3."

d. Stormwater and Slope Area Maintenance Plan and Maintenance Agreement. In connection with the County's approval of the Project, the County is requiring the Project Proponent to submit (1) a Stormwater Prevention Pollution Plan for construction activities related to the construction of the Project, and (2) a Water Quality Management Plan for the post construction operation of the Project. As portions of the stormwater drainage

improvements are located on March JPA's property, and storm drains and pipelines located on Project Proponent's property will serve March JPA, March JPA and the Project Proponent have conditionally negotiated a proposed agreement that would govern the long-term management and maintenance of the stormwater improvements and the area subject to the Slope Easement ("Maintenance Agreement"). A copy of the Maintenance Agreement is attached hereto as Attachment "4."

e. Conditional Dedication of March JPA Property. Pursuant to the terms of the Construction Easement Agreement, March JPA would be required to dedicate a portion of the area required for the street right of way improvements located on March JPA's property within a reasonable time after the completion of the construction of the right of way improvements by Project Proponent. The property that would be affected by the terms of the Construction Easement Agreement is described in Exhibits "C" and "D" of the Construction Easement Agreement, which is attached hereto as Attachment "1."

Section 2. Compliance with the Environmental Quality Act. As the decision-making body for March JPA, and in March JPA's limited role as a responsible agency under CEQA, the Commission has reviewed and considered the information contained in the Final RFEIR, Mitigation Monitoring and Reporting Program, and all supporting documentation, copies of which are on file at March JPA's office and are incorporated by reference as though set forth fully herein. Based on this review, the Commission finds that, as to those potential environmental impacts within the Commission's powers and authorities as responsible agency, that the Final RFEIR, and supporting environmental documentation contain a complete, objective, and accurate reporting of those potential impacts, and that these findings reflect the independent judgment and analysis of the Commission.

Section 3. Findings on Environmental Impacts. In its limited role as a responsible agency under CEQA, the Commission finds that the Draft RFEIR, Final RFEIR, and supporting documentation contain a complete, objective, and accurate reporting of the environmental impacts associated with the Agreements. The Commission further finds that the documents have been completed in compliance with CEQA. The Commission concurs with the County's environmental findings regarding the significant and unavoidable impacts associated with the Project, and adopts these findings, attached hereto as Attachment "5," as though fully set forth herein. The Commission further finds that any comments received regarding the Agreements have been examined and determined to not modify the conclusions of the Final RFEIR or the Commission. The Commission further finds that no additional feasible mitigation measures within March JPA's authority are feasible to reduce the environmental impacts of the Project to less than significant levels.

Section 4. Adoption of Mitigation Monitoring and Reporting Program. The Commission hereby approves and adopts the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and approved by the County, which is incorporated by reference as though set forth fully herein. A copy of the MMRP is attached to this Resolution as Attachment "6."

Section 5. Approval of the Project. The Commission hereby conditionally approves the Agreements subject to the conditions of approval attached hereto as Attachment "7" and incorporated by this reference. The Commission authorizes the Executive Director of March

JPA to enter into the Agreements upon final approval by the County of engineering plans for the Project. The Executive Director, upon review of the General Counsel, is further authorized to make any minor, non-substantive edits to the Agreements prior to execution.

Section 6. Notice of Determination. The Commission directs staff to file a Notice of Determination with the Riverside County Clerk's Office within five (5) working days of adoption of this Resolution.

Section 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Resolution and the above findings have been based are located at the office of March JPA. The custodian for these records is Carey L. Allen, Clerk, and is located at 14205 Meridian Parkway, Ste. 140, Riverside, CA 92518.

PASSED, APPROVED AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 26th day of October, 2016.

Daryl R. Busch, Chairman,
March Joint Powers Authority Commission

ATTEST

I, Carey L. Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 16-28 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 26th day of October, 2016, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

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

Date: October 26, 2016

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

ATTACHMENT 1

CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT

CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT

This CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT ("**Agreement**") is made and entered into this ___ day of _____, 201_ ("**Effective Date**"), by and between MARCH JOINT POWERS AUTHORITY, a joint powers agency established under the laws of the State of California ("**Grantor**") and AMSTAR/KALIBER, LLC, a Delaware limited liability company ("**Grantee**").

RECITALS

A. Grantor is the fee simple owner of certain parcels of land located in unincorporated Riverside County ("**County**"), state of California and are legally described on Exhibit A, attached hereto and incorporated herein by this reference (Assessor's Parcel Nos. 297-080-005, 297-090-003, 297-090-004, 297-100-026 and 297-110-011) ("**MJPA Property**").

B. Grantee is the fee simple owner of four parcels of real property consisting of approximately 54.4 acres of land fronting Alessandro Boulevard in the County and the state of California, and are legally described on Exhibit B, attached hereto and incorporated herein by this reference (Assessor's Parcel Nos. 297-080-007, 297-080-008, 297-080-009 and 297-080-010) ("**Amstar Property**").

C. As part of the development of the Amstar Property, Grantee is required by the County of Riverside ("**County**") to construct street right of way improvements along and adjacent to the eastern boundary of the Amstar Property and along and adjacent to the boundary of the MJPA Property as shown on Exhibit C ("**Street Improvements**"). For the purpose of this Agreement, the term "Street Improvements" includes pavement, curbs, gutters and slope improvements adjacent to the right of way on the MJPA Property. Grantee previously dedicated the portion of the Street Improvements located on the Amstar Property to the County of Riverside with the recordation of Parcel Map 17572 on file with the County of Riverside Recorder ("**County Recorder**") in book 137, page 65 to 67 of parcel Maps ("**Amstar Dedication Property**"). A portion of the area required for the Street Improvements is located on the MJPA Property and Grantor and Grantee understand that Grantor will dedicate that portion of the Street Improvements to the County upon completion of the construction of the Street Improvements by Grantee ("**MJPA Dedication Property**").

D. Grantee requires an exclusive temporary construction and maintenance easement upon over, under and the portion of the MJPA Property that the Street Improvements shall be constructed and areas adjacent thereto for access purposes as shown on Exhibit C as "Parcel B" and "Parcel C" ("**Maintenance and Access Easement Area**"), the area of which is legally described on Exhibit D attached hereto and incorporated herein by this reference, for the purpose of constructing and maintaining the Street Improvements ("**Maintenance and Access Easement**").

E. Grantee requires an exclusive slope maintenance and access easement upon, over, under and across the approximate .68-acre slope area adjacent to the southern boundary of the

Street Improvements as shown on Exhibit C as "Parcel A" and "Parcel B" ("**Slope Easement Area**") the areas of which are legally described on Exhibit D for the purpose of accessing and maintaining the Slope Easement Area ("**Permanent Slope Easement**").

NOW, THEREFORE, in consideration of the foregoing and for valuable consideration, the receipt of which is acknowledged by both parties hereto, Grantor and Grantee hereby agree as follows:

1. Grant of Construction, Maintenance and Access Easement. Subject to the conditions and limitations herein contained, as of the Effective Date, Grantor hereby declares, grants and conveys to Grantee the Maintenance and Access Easement upon, under, over and across the Maintenance and Access Easement Area and the Slope Easement Area. The Maintenance and Access Easement is granted for the sole and exclusive purposes of constructing, installing, operating, maintaining, repairing, reconstructing, replacing, removing and renewing the Street Improvements, together with the right of ingress and egress for access within the Maintenance and Access Easement Area for purposes of constructing, installing, operating, maintaining, repairing, reconstructing, replacing, removing and renewing the Street Improvements. No building or other permanent structure or obstruction shall be permitted or maintained within the Maintenance and Access Easement Area that interferes with the uses of the easements granted herein for the purposes provided herein.

2. Grant of Permanent Slope Easement. Grantor grants the Permanent Slope Easement over, under and through the Slope Easement Area, for the purpose of maintaining the Slope Easement Area and the portion of the Maintenance and Access Easement Area shown on Exhibit C as Parcel B until such time as the Permanent Slope Easement is terminated pursuant to Paragraph 7 herein.

3. Exercise of Construction Easement Rights. Grantee and its contractors and subcontractors shall be solely responsible for the transportation, safekeeping and storage of materials and equipment used in the exercise of the easement rights granted herein, for the removal of waste and debris resulting therefrom, and for the prompt repair of any damage caused by Grantee, its contractors and subcontractors, to the MJPA Property. Grantee shall obtain all certificates, permits, approvals or other documents customarily given to evidence that the applicable governmental authority shall have approved or accepted the work performed by Grantee pursuant to the easement rights granted herein, if applicable.

4. Maintenance Obligations of Grantee. From the Effective Date until such time as this Agreement and the easements granted hereunder terminate, Grantee shall be responsible, at its sole cost and expense, for maintaining the surface areas of the Maintenance and Access Easement Area and the Slope Easement Area, including, but not limited to the Street Improvements, in good order, condition and repair and in compliance with all applicable laws and regulations, until such time as the County accepts the dedication of the MJPA Dedication Property and the Amstar Dedication Property. After the County accepts the dedication of the MJPA Dedication and the Amstar Dedication Property, Grantee shall continue to be responsible, at its sole cost and expense, for maintaining the surface areas Slope Easement Area the portion of the Maintenance and Access Easement Area shown on Exhibit C as Parcel B in good order,

condition and repair and in compliance with all applicable laws and regulations until such time as the Permanent Slope Easement is terminated pursuant to the terms of that certain maintenance plan and agreement entered into by and between Grantor and Grantee dated _____, 20__ ("**Maintenance Agreement**").

5. Encumbrances. The easements herein declared are made subject to all covenants, conditions, restrictions, encumbrances, and easements of record as of the date of recording. Grantor shall be entitled to use the Maintenance and Access Easement Area and the Slope Easement Area and may grant other easements and encumbrances upon, over, under and across such areas, provided such use does not materially interfere with or prevent the use by Grantee of the easements herein granted for the purposed provided for herein.

6. Dedication of the MJPA Dedication Property. MJPA agrees to take all reasonable actions necessary to dedicate the MJPA Dedication Property to the County within a reasonable time period after the completion of the Street Improvements by Grantee.

7. Term. The Maintenance and Access Easement shall terminate upon the acceptance by the County of the Street Improvements, the Amstar Dedication Property and the MJPA Dedication Property. The Permanent Slope Easement shall terminate at such time that the County or other governmental entity requires dedication of the Slope Easement Area for any purpose, or until such time as the MJPA Property inclusive of the Slope Easement Area is developed by MJPA, its successor in interest or any other entity, in which case, the Permanent Slope Easement shall terminate, the MJPA, its successor in interest or other entity, as the case may be, shall be responsible for maintaining the Slope Easement Area and Amstar shall have no further maintenance responsibility of the Slope Easement Area or easement rights or obligations in the Permanent Slope Easement. In the case where the Permanent Slope Easement terminates pursuant to this Paragraph 7, said termination shall have no impact on Grantee's right of access to, and use of, the Amstar Property. All easements granted hereunder shall terminate and have no further force and effect if (i) Grantee has not commenced construction of the Street Improvements and (ii) Plot Plan No. 25422 approved by the County for the development of the Amstar Property has expired (and has not otherwise been extended) pursuant to the Riverside County Code.

8. Indemnity. Grantee agrees to defend, indemnify and hold harmless Grantor and the MJPA Property from and against any and all loss, cost, damage, liability, claim or expense (including, without limitation, reasonable attorneys' fees and costs) to the extent caused by Grantee's exercise of its easement rights and construction and maintenance of the Street Improvements within the Maintenance and Access Easement Area and the Slope Easement Area pursuant to this Agreement; provided, however, that (a) the foregoing indemnification shall not apply to claims or demands to the extent based on the negligence or the willful act or omission of Grantor or its employees, contractors or agents, and (b) Grantor shall tender defense of any claim covered by the foregoing indemnification to Grantee in sufficient time to avoid prejudice to Grantee for handling by counsel selected by Grantee and reasonably acceptable to Grantor.

9. Insurance. At any time that Grantee enters onto the Easement Area in the exercise of its easement rights and obligations pursuant to this Agreement, Grantee shall maintain, or cause to be maintained, as applicable, commercial general liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Maintenance and Access Easement Area and the Slope Easement Area with a combined single limit of liability of Two Million Dollars ($2,000,000.00) arising out of any one occurrence. If the commercial liability insurance carried by Grantee applies in the aggregate, the general aggregate limit shall apply separately to claims under this Agreement or the general aggregate limit shall be twice what is required for a single occurrence, to the extent available to Grantee. Such insurance policy will name Grantor as an additional insured and will specifically provide that such insurance policy will require at least thirty (30) days (or, in the case of non-payment, ten (10) days) prior written notice to Grantor prior to any termination of such policy. Grantee shall provide Grantor with a certificate of insurance evidencing such coverage prior to any entry onto the Maintenance and Access Easement Area or the Slope Easement Area in the exercise of its easement rights pursuant to this Agreement.

10. No Public Dedication. Nothing herein contained shall be deemed to be a grant or dedication of any portion of either the MJPA Dedication Property, the Amstar Dedication Property, the Street Improvements, the Maintenance and Access Easement Area or the Slope Easement Area to or for the general public or for any public purposes whatsoever, it being the intention of the parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

11. Entire Agreement. This Agreement may not be amended or modified in any respect whatsoever except by an instrument in writing signed by all parties to this Agreement, which is recorded in the County Recorder's office. This Agreement constitutes the entire agreement between the parties with respect to the matters set forth herein and supersedes all prior negotiations, discussions, writings and agreements between them in connection therewith. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The paragraph or section headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

12. Attorneys' Fees. If either party shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the substantially prevailing party that percentage of the substantially prevailing party's costs and expenses, including reasonable attorneys' fees, equal to the percentage that the value of the judgment or award received by the substantially prevailing party bears to the total value of the judgment or award claimed by such party.

13. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California and any applicable federal laws and regulations. Venue for any action arising from this Agreement shall lie with any appropriate court within Riverside County, California.

14. Recitals and Exhibits. All recitals and exhibits referred to herein and attached hereto shall be deemed part of this Agreement as though fully set forth herein.

15. Severability. If any term, provision or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

16. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties and shall run with the title of the MJPA Property and the Amstar Property.

17. Waiver. No waiver of default shall constitute a waiver of any other default or breach by the defaulting party, whether of the same or other covenant of condition hereunder. No waiver, benefit, privilege, service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

18. No Third Party Beneficiaries. The rights and obligations pursuant to this Agreement are not vested in any third parties.

19. Authority to Enter Agreement. Grantor and Grantee each have all the requisite power and authority to conduct their respective businesses and execute, deliver and perform this Agreement. Each Party warrants that the individual(s) who have signed this Agreement on the respective Party's behalf have the legal power, right and authority to make this Agreement and bind each respective Party to the terms hereof.

20. Counterparts. This Agreement may be executed in any number of counterparts, and each of such counterparts shall for all purposes, be deemed an original and all such counterparts shall together constitute one and the same original agreement.

(SIGNATURES CONTAINED ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Construction and Maintenance Easement Agreement as of the day and year first above written.

GRANTOR:

MARCH JOINT POWERS AUTHORITY, a joint powers agency established under the laws of the State of California

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____ ss.

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

My commission expires: _____.

GRANTEE:

AMSTAR/KALIBER, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____ ss.

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

My commission expires: _____.

EXHIBIT A
LEGAL DESCRIPTION

MJPA Property

EXHIBIT B
LEGAL DESCRIPTION

Amstar Property

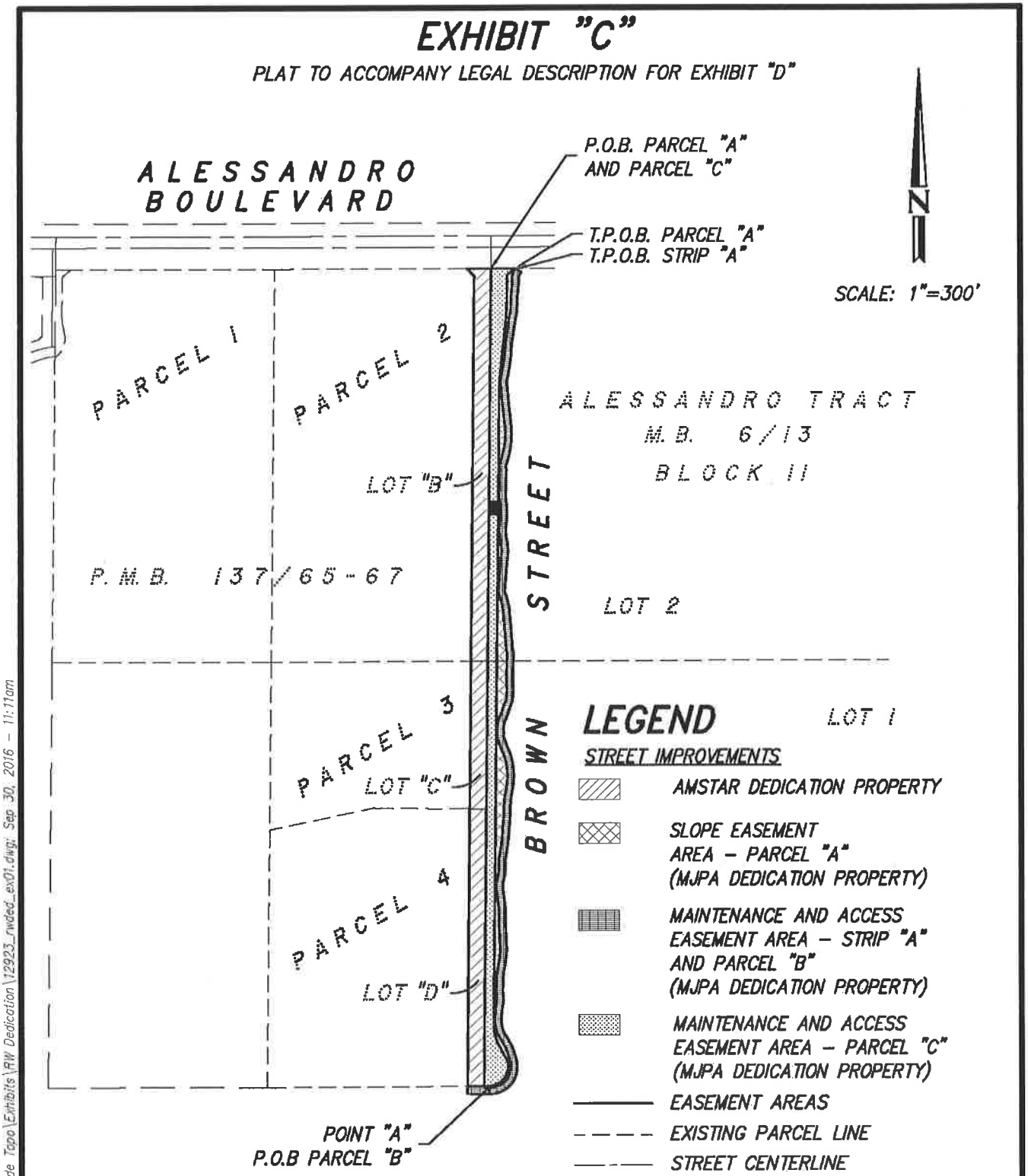
Note: Legal Description will need to be updated if lot line adjustment is recorded before the easement

Parcels 1, 2, 3 and 4 of Parcel Map No. 17572, in the County of Riverside, State of California, as per map filed in Book 137 Pages 65 and 67 of parcel maps of Riverside County records.

Except one-half of all minerals, including, but not limited to, oil, gas and other hydrocarbon substances lying under a plane 500 feet below the surface of the property described hereinabove, together with the right to enter into and drill through said property below said plane (from other property) for the purpose of producing, extracting and taking therefrom (or from other property) all such minerals, oil, gas and other hydrocarbon substances, provided, however, that the grantor herein shall not have the right of entry to the surface thereof or any portion thereof lying above said plane, as reserved by Werner r. stoll, a married man, recorded November 12, 1968.

EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



SHEET 1 OF 11

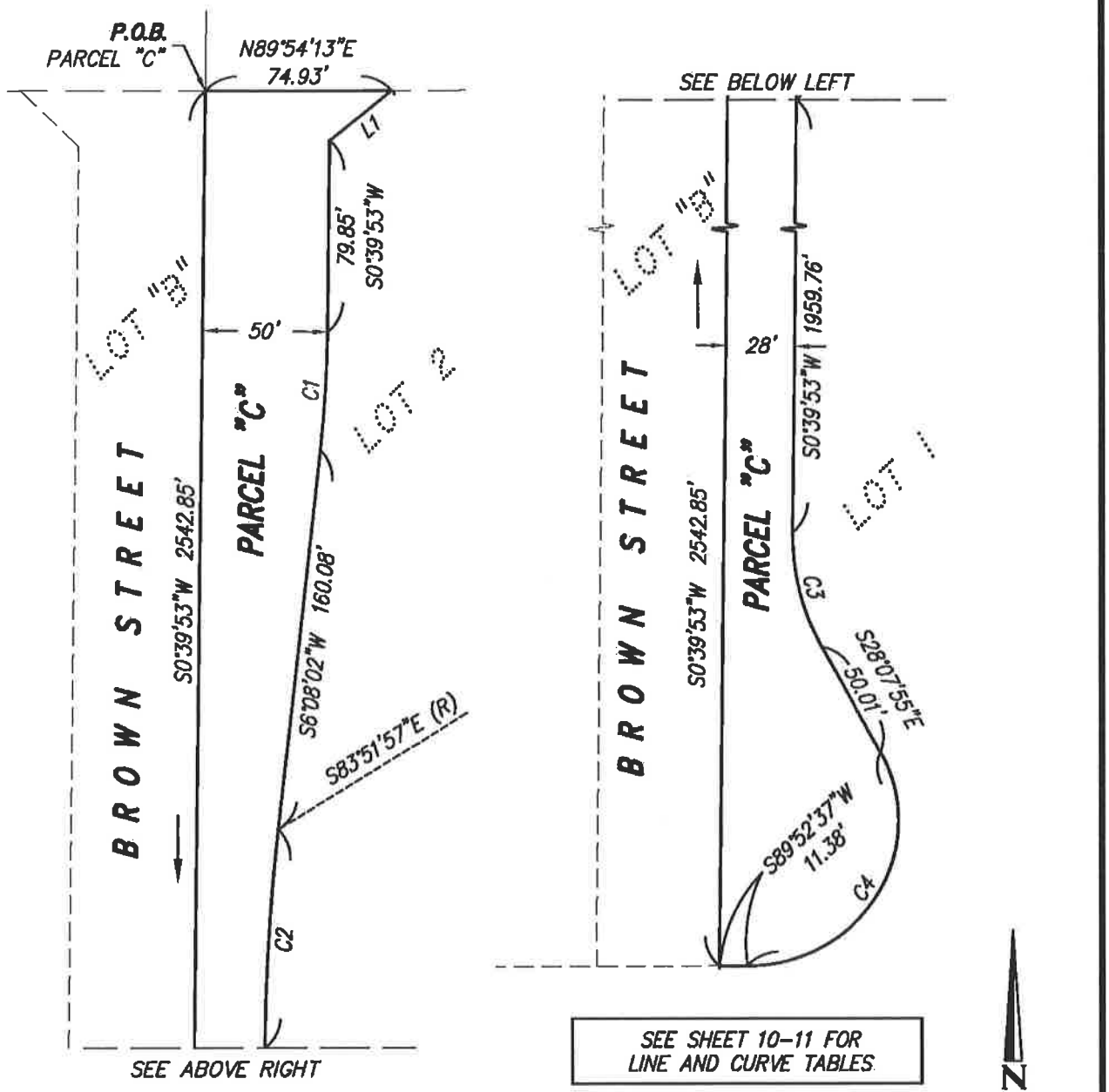
EXHIBIT "C" – PLAT
EASEMENT AREAS

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINE
- MATCHLINE

SHEET 2 OF 11

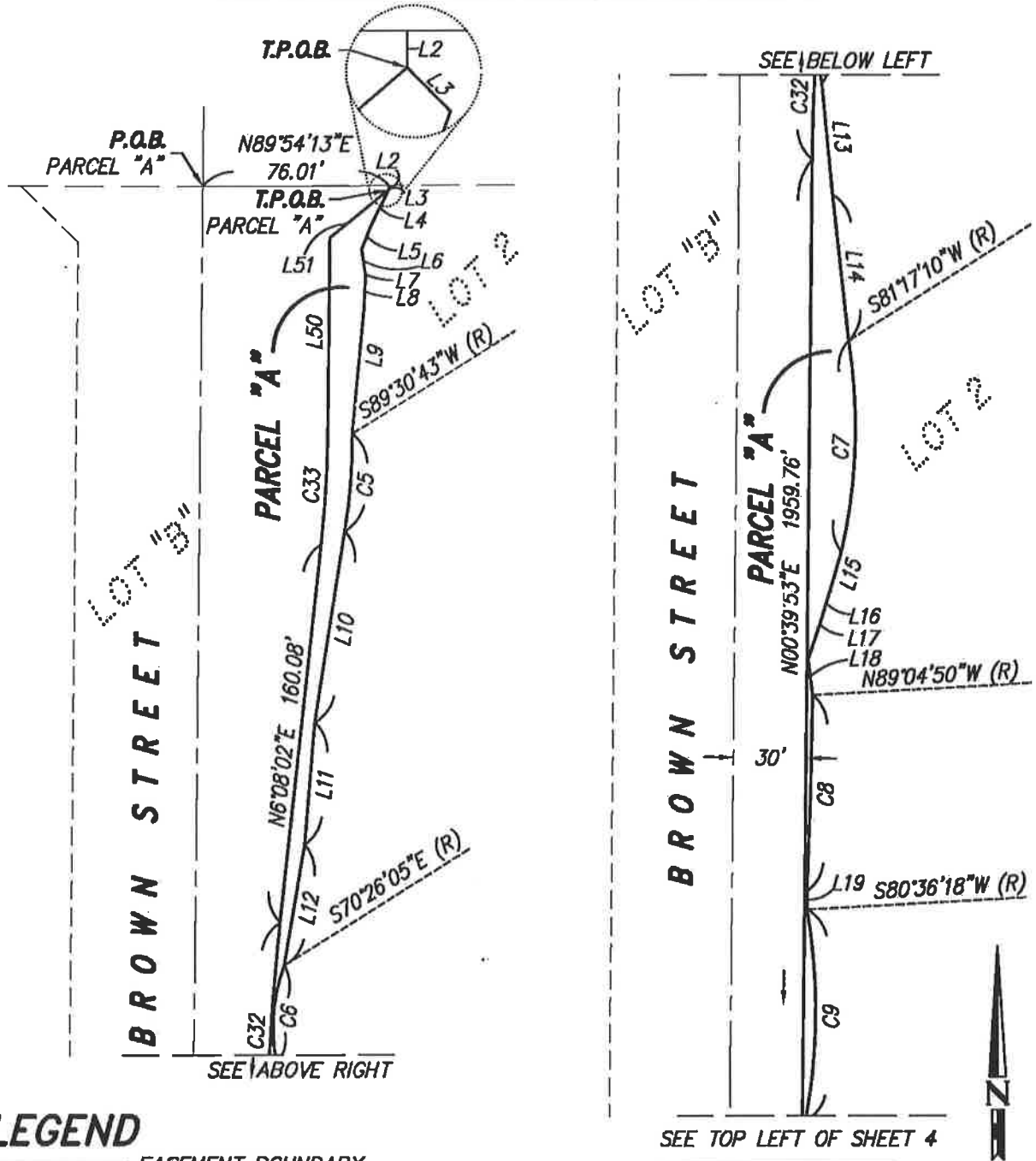
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(714) 685-6860

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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINE
- STREET CENTERLINE
- MATCHLINE

SEE SHEET 10–11 FOR LINE AND CURVE TABLES

SCALE: 1"=60'

SHEET 3 OF 11

EXHIBIT "C" – PLAT
EASEMENT AREAS

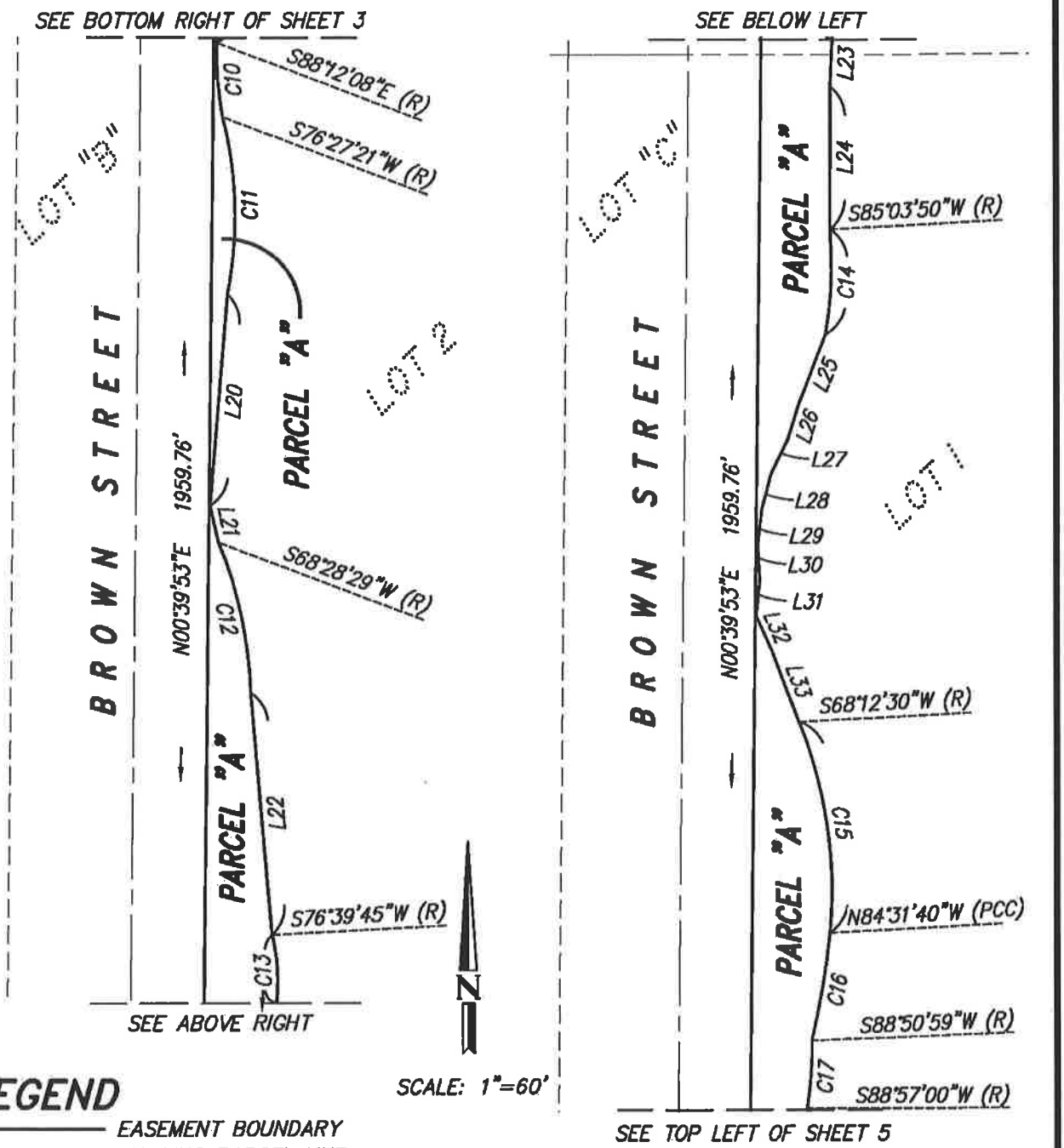
ORC Engineering, Inc.
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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINE
- STREET CENTERLINE
- MATCHLINE

SEE SHEET 10–11 FOR LINE AND CURVE TABLES

SHEET 4 OF 11

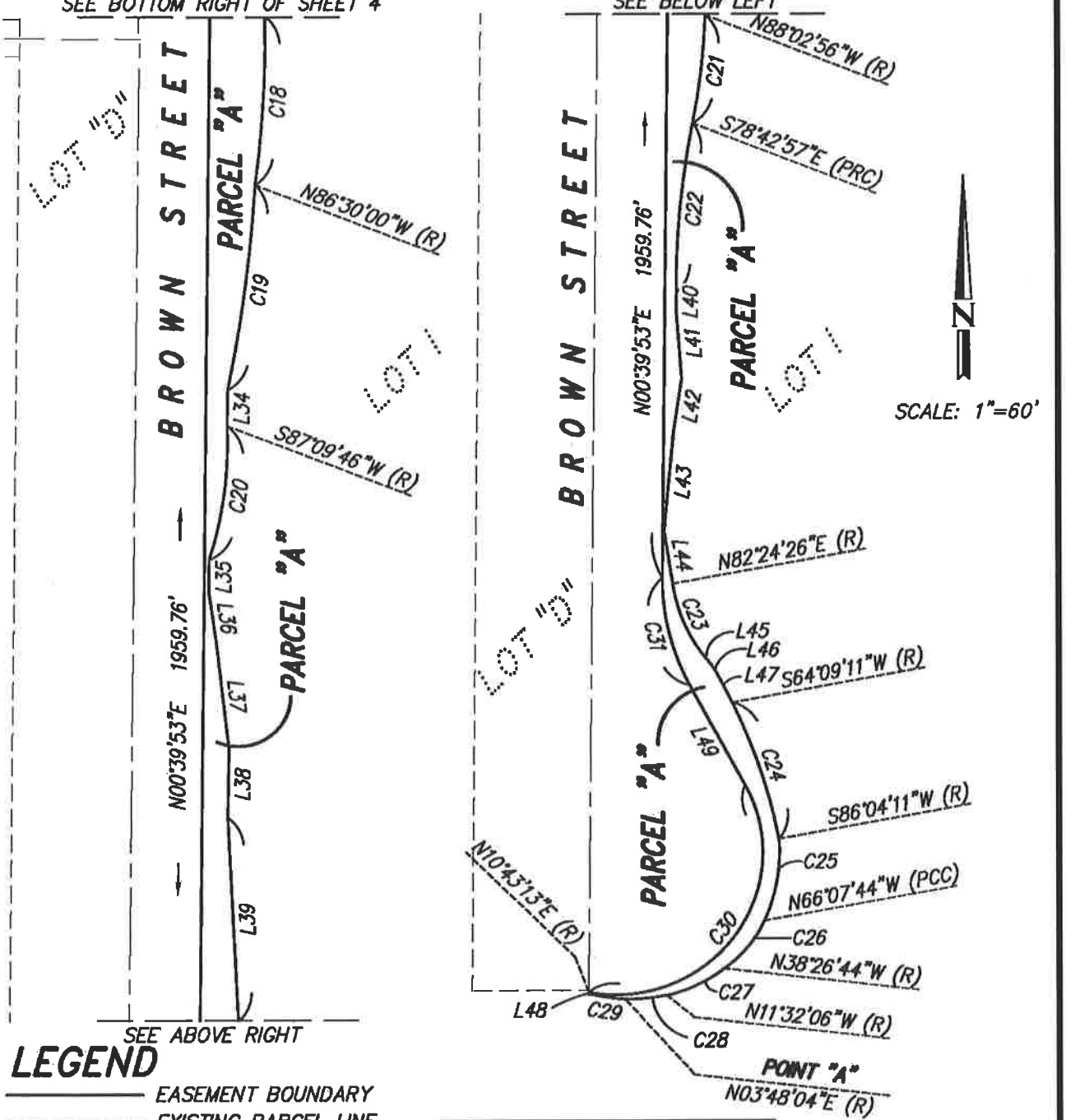
EXHIBIT "C" – PLAT
EASEMENT AREAS

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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINE
- STREET CENTERLINE
- MATCHLINE

SEE SHEET 10–11 FOR LINE AND CURVE TABLES

SHEET 5 OF 11

EXHIBIT "C" – PLAT
EASEMENT AREAS

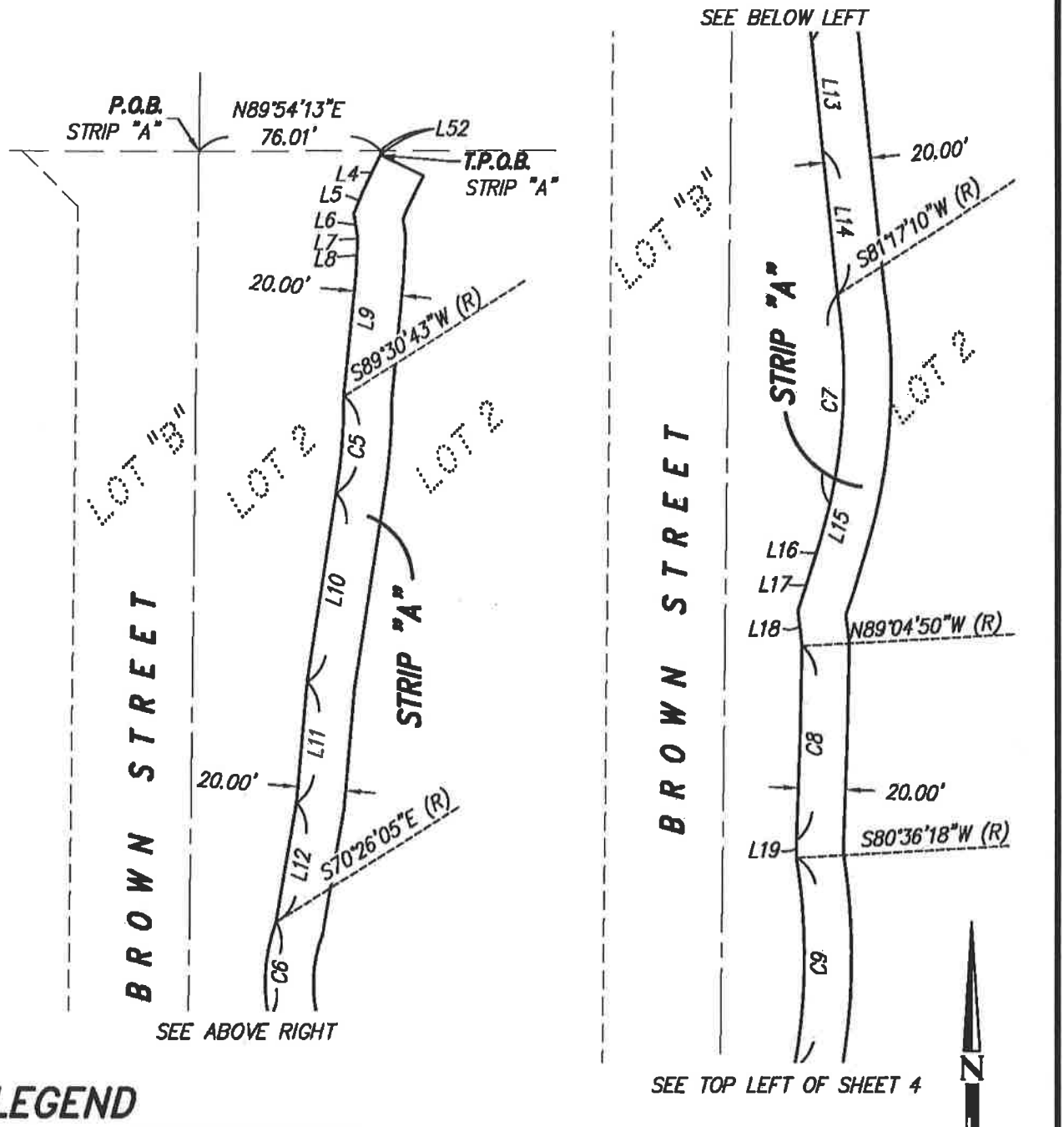
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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINE
- STREET CENTERLINE
- MATCHLINE

SEE SHEET 10–11 FOR LINE AND CURVE TABLES

SCALE: 1"=60'

SHEET 6 OF 11

EXHIBIT "C" – PLAT
EASEMENT AREAS

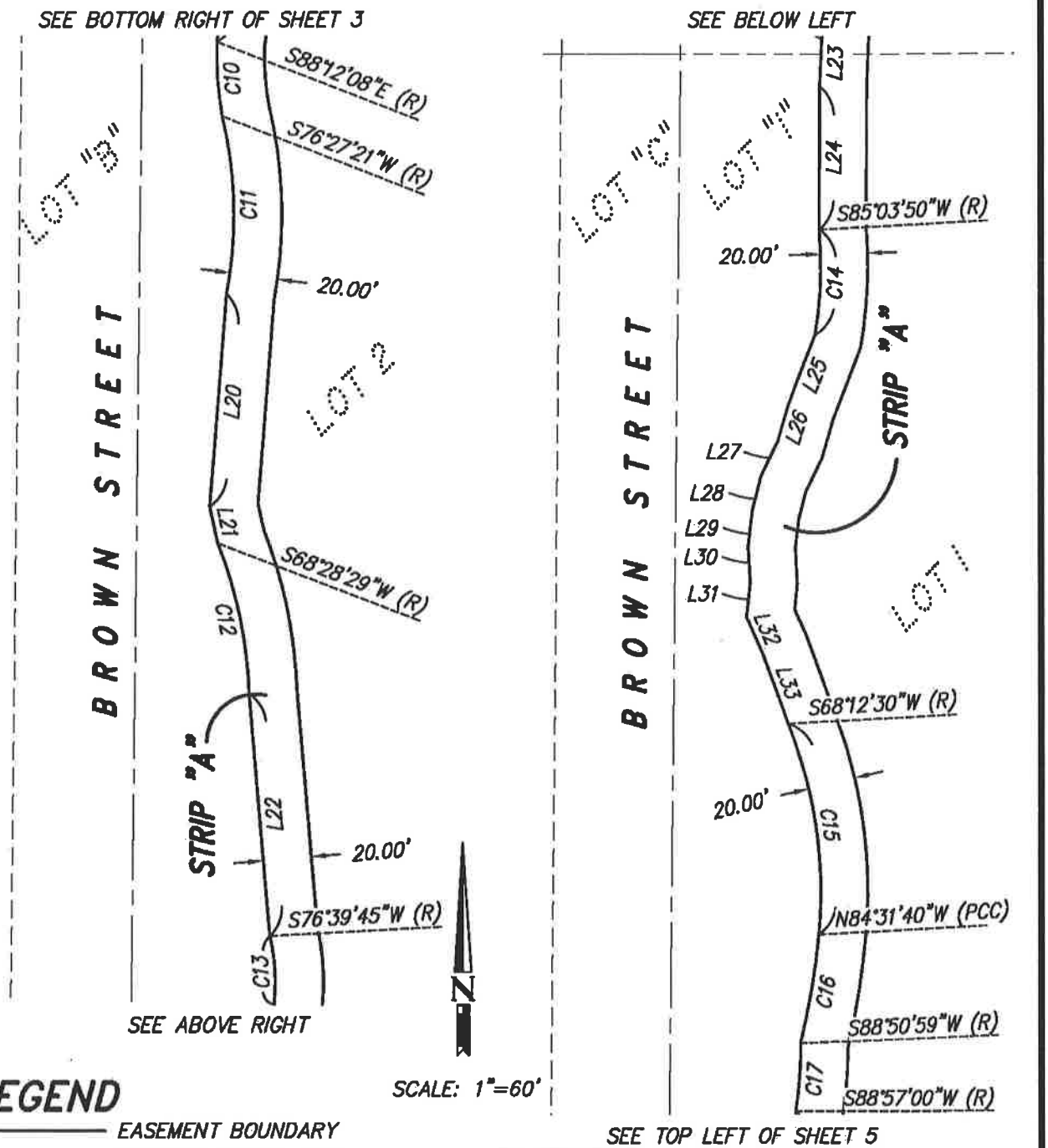
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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINE
- STREET CENTERLINE
- MATCHLINE

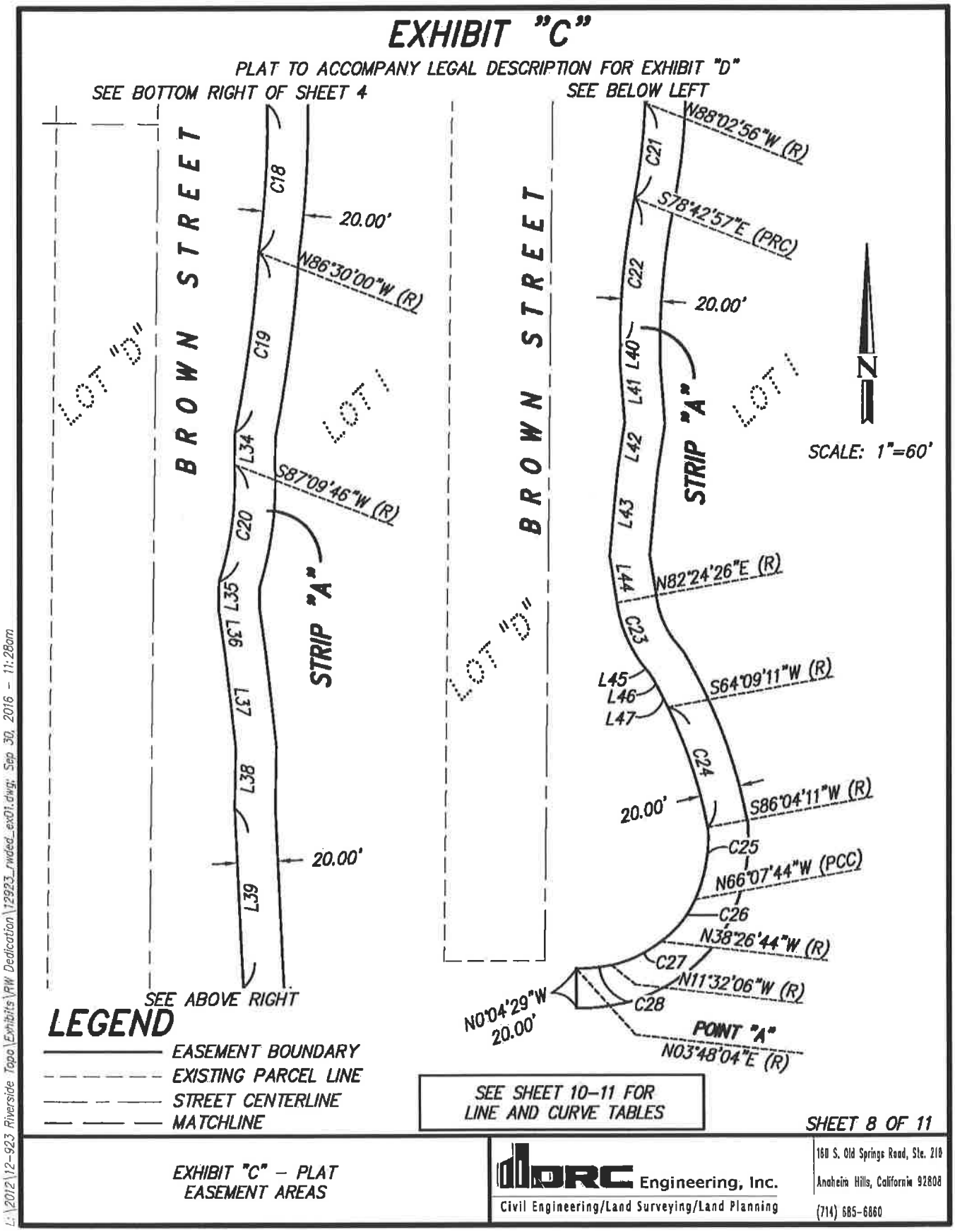
SEE SHEET 10–11 FOR LINE AND CURVE TABLES

SHEET 7 OF 11

EXHIBIT "C" – PLAT EASEMENT AREAS

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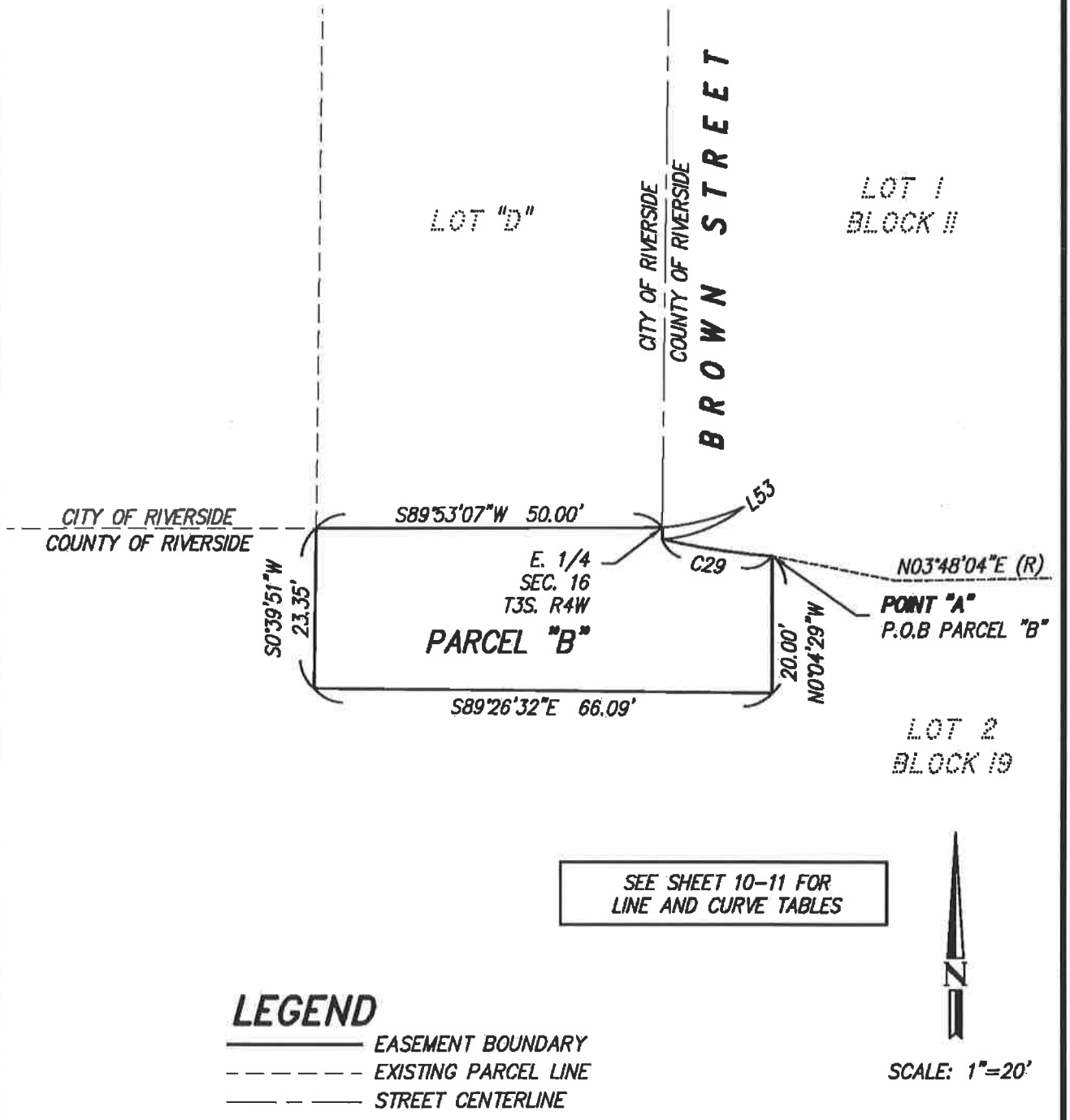
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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



SEE SHEET 10-11 FOR LINE AND CURVE TABLES

LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINE
- STREET CENTERLINE

N

SCALE: 1"=20'

SHEET 9 OF 11

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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°17'47"W	32.71'
L2	S00°05'47"E	1.70'
L3	S39°42'13"E	0.07'
L4	S26°14'40"W	16.43'
L5	S21°32'45"W	10.94'
L6	S08°41'16"E	10.44'
L7	S03°04'06"E	0.40'
L8	S02°47'14"W	14.90'
L9	S05°24'53"W	51.98'
L10	S08°43'57"W	81.35'
L11	S04°49'44"W	51.72'
L12	S09°26'03"W	51.43'
L13	S05°20'44"E	46.97'
L14	S05°59'36"E	61.37'
L15	S15°26'04"W	15.98'
L16	S16°49'30"W	15.62'
L17	S17°46'57"W	15.70'
L18	S06°42'28"E	15.15'
L19	S00°13'01"W	7.53'
L20	S04°30'13"W	90.28'
L21	S11°56'52"E	15.87'
L22	S04°42'39"E	103.18'
L23	S02°30'41"W	20.28'
L24	S00°10'18"W	60.52'
L25	S21°00'48"W	31.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S16°10'23"W	15.83'
L27	S25°00'06"W	16.46'
L28	S14°08'35"W	15.42'
L29	S06°31'15"W	15.08'
L30	S03°14'35"E	15.04'
L31	S05°57'13"W	15.07'
L32	S23°51'23"E	16.55'
L33	S19°49'56"E	31.93'
L34	S01°10'13"W	15.92'
L35	S00°15'31"W	14.77'
L36	S07°45'07"E	24.25'
L37	S06°23'51"E	45.17'
L38	S01°07'07"W	30.31'
L39	S02°40'21"E	90.24'
L40	S00°10'24"W	8.25'
L41	S04°17'36"E	29.68'
L42	S08°43'20"W	23.10'
L43	S05°22'32"W	44.48'
L44	S08°41'01"E	23.68'
L45	S38°56'52"E	7.14'
L46	S30°51'10"E	3.61'
L47	S27°22'24"E	15.18'
L48	N00°39'53"E	0.80'
L49	N28°07'55"W	50.01'
L50	N00°39'53"E	78.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N50°17'47"E	31.54'
L52	S01°32'53"E	1.75'
L53	N00°39'53"E	1.68'

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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°28'09"	520.00'	49.64'
C2	5°28'10"	961.00'	91.74'
C3	28°47'49"	100.00'	50.26'
C4	118°26'29"	61.00'	126.10'
C5	9°57'30"	237.45'	41.27'
C6	30°39'36"	78.30'	41.90'
C7	21°28'45"	238.50'	89.41'
C8	1°32'54"	3060.92'	82.71'
C9	19°49'53"	258.82'	89.59'
C10	11°43'44"	154.64'	31.66'
C11	24°23'12"	178.27'	75.88'
C12	19°58'42"	188.54'	65.74'
C13	20°05'22"	83.55'	29.30'
C14	14°29'53"	177.31'	44.87'
C15	27°15'50"	192.18'	91.45'
C16	8°02'46"	332.19'	46.65'
C17	10°48'43"	154.33'	29.12'
C18	8°46'42"	487.70'	74.72'
C19	7°52'20"	662.73'	91.06'
C20	20°40'38"	165.56'	59.75'
C21	9°20'00"	295.04'	48.06'
C22	11°25'05"	376.58'	75.05'
C23	28°27'11"	66.50'	33.02'
C24	15°25'17"	236.81'	63.74'
C25	27°48'05"	76.71'	37.22'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	30°54'41"	51.01'	27.52'
C27	25°55'09"	61.19'	27.68'
C28	11°27'33"	88.24'	17.65'
C29	9°44'35"	94.13'	16.01'
C30	128°51'09"	63.00'	141.68'
C31	28°47'49"	98.00'	49.25'
C32	5°28'10"	959.00'	91.54'
C33	5°28'09"	522.00'	49.83'

SHEET 11 OF 11

EXHIBIT "C" – PLAT
EASEMENT AREAS

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EXHIBIT "D"
CONSTRUCTION, MAINTENANCE, ACCESS AND SLOPE EASEMENT AREAS

AN EASEMENT DEDICATED TO AMSTAR PROPERTY FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE:

PARCEL "C"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PARCEL OF LAND LYING WITHIN LOTS 1 AND 2 OF BLOCK 11 OF THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID MAP, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT "B" OF PARCEL MAP FILED IN BOOK 137, PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89°54'13" EAST, 74.93 FEET; THENCE LEAVING SAID LINE, SOUTH 50°17'47" WEST, 32.71 FEET; THENCE SOUTH 00°39'53" WEST, 79.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'09" AN ARC LENGTH OF 49.64 FEET; THENCE SOUTH 06°08'02" WEST, 160.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 961.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 83°51'57" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'10" AN ARC LENGTH OF 91.74 FEET; THENCE SOUTH 00°39'53" WEST, 1959.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°47'49" AN ARC LENGTH OF 50.26 FEET; THENCE SOUTH 28°07'55" EAST, 50.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 61.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 118°26'29" AN ARC LENGTH OF 126.10 FEET; THENCE SOUTH 89°52'37" WEST, 11.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT "D" OF SAID PARCEL MAP; THENCE ALONG SAID LINE, NORTH 00°39'53" EAST, 2,542.85 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 1.86 ACRES, MORE OR LESS.

EXHIBIT "D"
CONSTRUCTION, MAINTENANCE, ACCESS AND SLOPE EASEMENT AREAS

AN EASEMENT DEDICATED TO AMSTAR PROPERTY FOR THE PURPOSE OF SLOPE MAINTENANCE AND ACCESS:

PARCEL "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PARCEL OF LAND LYING WITHIN LOTS 1 AND 2 OF BLOCK 11 OF THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID MAP, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT "B" OF PARCEL MAP FILED IN BOOK 137, PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89°54'13" EAST, 76.01 FEET; THENCE LEAVING SAID LINE, SOUTH 00°05'47" EAST, 1.70 FEET TO **THE TRUE POINT OF BEGINNING;** THENCE SOUTH 39°42'13" EAST, 0.07 FEET; THENCE SOUTH 26°14'40" WEST, 16.43 FEET; THENCE SOUTH 21°32'45" WEST, 10.94 FEET; THENCE SOUTH 08°41'16" EAST, 10.44 FEET; THENCE SOUTH 03°04'06" EAST, 0.40 FEET; THENCE SOUTH 02°47'14" WEST, 14.90 FEET; THENCE SOUTH 05°24'53" WEST, 51.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 237.45 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 89°30'43" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'30" AN ARC LENGTH OF 41.27 FEET; THENCE SOUTH 08°43'57" WEST, 81.35 FEET; THENCE SOUTH 04°49'44" WEST, 51.72 FEET; THENCE SOUTH 09°26'03" WEST, 51.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 78.30 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 70°26'05" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°39'36" AN ARC LENGTH OF 41.90 FEET; THENCE SOUTH 05°20'44" EAST, 46.97 FEET; THENCE SOUTH 05°59'36" EAST, 61.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 238.50 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 81°17'10" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°28'45" AN ARC LENGTH OF 89.41 FEET; THENCE SOUTH 15°26'04" WEST, 15.98 FEET; THENCE SOUTH 16°49'30" WEST, 15.62 FEET; THENCE SOUTH 17°46'57" WEST, 15.70 FEET; THENCE SOUTH 06°42'28" EAST, 15.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3,060.92 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 89°04'50" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'54" AN ARC LENGTH OF 82.71 FEET; THENCE SOUTH 00°13'01" WEST, 7.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 258.82 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 80°36'18" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°49'53" AN ARC LENGTH OF 89.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.64 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 88°12'08" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'44" AN ARC LENGTH OF 31.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 178.27 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 76°27'21" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23'12" AN ARC LENGTH OF 75.88 FEET; THENCE

SOUTH 04°30'13" WEST, 90.28 FEET; THENCE SOUTH 11°56'52" EAST, 15.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 188.54 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 68°28'29" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'42" AN ARC LENGTH OF 65.74 FEET; THENCE SOUTH 04°42'39" EAST, 103.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 83.55 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 76°39'45" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°05'22" AN ARC LENGTH OF 29.30 FEET; THENCE SOUTH 02°30'41" WEST, 20.28 FEET; THENCE SOUTH 00°10'18" WEST, 60.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 177.31 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 85°03'50" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°29'53" AN ARC LENGTH OF 44.87 FEET; THENCE SOUTH 21°00'48" WEST, 31.83 FEET; THENCE SOUTH 16°10'23" WEST, 15.83 FEET; THENCE SOUTH 25°00'06" WEST, 16.46 FEET; THENCE SOUTH 14°08'35" WEST, 15.42 FEET; THENCE SOUTH 06°31'15" WEST, 15.08 FEET; THENCE SOUTH 03°14'35" EAST, 15.04 FEET; THENCE SOUTH 05°57'13" WEST, 15.07 FEET; THENCE SOUTH 23°51'23" EAST, 16.55 FEET; THENCE SOUTH 19°49'56" EAST, 31.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 192.18 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 68°12'30" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°15'50" AN ARC LENGTH OF 91.45 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 332.19 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 84°31'40" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°02'46" AN ARC LENGTH OF 46.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 154.33 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 88°50'59" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°48'43" AN ARC LENGTH OF 29.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 487.70 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 88°57'00" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°46'42" AN ARC LENGTH OF 74.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 662.73 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 86°30'00" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°52'20" AN ARC LENGTH OF 91.06 FEET; THENCE SOUTH 01°10'13" WEST, 15.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 165.56 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 87°09'46" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°40'38" AN ARC LENGTH OF 59.75 FEET; THENCE SOUTH 00°15'31" WEST, 14.77 FEET; THENCE SOUTH 07°45'07" EAST, 24.25 FEET; THENCE SOUTH 06°23'51" EAST, 45.17 FEET; THENCE SOUTH 01°07'07" WEST, 30.31 FEET; THENCE SOUTH 02°40'21" EAST, 90.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 295.04 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 88°02'56" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'00" AN ARC LENGTH OF 48.06 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 376.58 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 78°42'57" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'05" AN ARC LENGTH OF 75.05 FEET;

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EXHIBIT "D"
CONSTRUCTION, MAINTENANCE, ACCESS AND SLOPE EASEMENT AREAS

THENCE SOUTH 00°10'24" WEST, 8.25 FEET; THENCE SOUTH 04°17'36" EAST, 29.68 FEET; THENCE SOUTH 08°43'20" WEST, 23.10 FEET; THENCE SOUTH 05°22'32" WEST, 44.48 FEET; THENCE SOUTH 08°41'01" EAST, 23.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 66.50 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 82°24'26" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°27'11" AN ARC LENGTH OF 33.02 FEET; THENCE SOUTH 38°56'52" EAST, 7.14 FEET; THENCE SOUTH 30°51'10" EAST, 3.61 FEET; THENCE SOUTH 27°22'24" EAST, 15.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 236.81 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 64°09'11" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°25'17" AN ARC LENGTH OF 63.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 76.71 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 86°04'11" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'05" AN ARC LENGTH OF 37.22 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.01 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 66°07'44" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'41" AN ARC LENGTH OF 27.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 61.19 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 38°26'44" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°55'09" AN ARC LENGTH OF 27.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 88.24 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 11°32'06" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°27'33" AN ARC LENGTH OF 17.65 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 94.13 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 03°48'04" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'35" AN ARC LENGTH OF 16.01 FEET; THENCE NORTH 00°39'53" EAST, 0.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 63.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 10°43'13" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 128°51'09" AN ARC LENGTH OF 141.68 FEET; THENCE NORTH 28°07'55" WEST, 50.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 98.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°47'49" AN ARC LENGTH OF 49.25 FEET; THENCE NORTH 00°39'53" EAST, 1959.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 959.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'10" AN ARC LENGTH OF 91.54 FEET; THENCE NORTH 06°08'02" EAST, 160.08 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 522.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'09" AN ARC LENGTH OF 49.83 FEET; THENCE NORTH 00°39'53" EAST, 78.92 FEET; THENCE NORTH 50°17'47" EAST, 31.54 FEET TO **THE TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 30,338 SQUARE FEET MORE OR LESS.

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EXHIBIT "D"
CONSTRUCTION, MAINTENANCE, ACCESS AND SLOPE EASEMENT AREAS

AN EASEMENT DEDICATED TO AMSTAR PROPERTY FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE:

STRIP "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A STRIP OF LAND 20.00 FEET WIDE LYING WITHIN LOTS 1 AND 2 OF BLOCK 11 OF THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, THE EASTERLY SIDELINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID MAP, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT "B" OF PARCEL MAP FILED IN BOOK 137, PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89°54'13" EAST, 76.01 FEET; THENCE LEAVING SAID LINE, SOUTH 01°32'53" EAST, 1.70 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "A", SOUTH 39°42'13" EAST, 0.07 FEET; THENCE SOUTH 26°14'40" WEST, 16.43 FEET; THENCE SOUTH 21°32'45" WEST, 10.94 FEET; THENCE SOUTH 08°41'16" EAST, 10.44 FEET; THENCE SOUTH 03°04'06" EAST, 0.40 FEET; THENCE SOUTH 02°47'14" WEST, 14.90 FEET; THENCE SOUTH 05°24'53" WEST, 51.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 237.45 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 89°30'43" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'30" AN ARC LENGTH OF 41.27 FEET; THENCE SOUTH 08°43'57" WEST, 81.35 FEET; THENCE SOUTH 04°49'44" WEST, 51.72 FEET; THENCE SOUTH 09°26'03" WEST, 51.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 78.30 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 70°26'05" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°39'36" AN ARC LENGTH OF 41.90 FEET; THENCE SOUTH 05°20'44" EAST, 46.97 FEET; THENCE SOUTH 05°59'36" EAST, 61.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 238.50 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 81°17'10" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°28'45" AN ARC LENGTH OF 89.41 FEET; THENCE SOUTH 15°26'04" WEST, 15.98 FEET; THENCE SOUTH 16°49'30" WEST, 15.62 FEET; THENCE SOUTH 17°46'57" WEST, 15.70 FEET; THENCE SOUTH 06°42'28" EAST, 15.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3,060.92 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 89°04'50" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'54" AN ARC LENGTH OF 82.71 FEET; THENCE SOUTH 00°13'01" WEST, 7.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 258.82 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 80°36'18" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°49'53" AN ARC LENGTH OF 89.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.64 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 88°12'08" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'44" AN ARC LENGTH OF 31.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 178.27 FEET, A RADIAL LINE FROM SAID BEGINNING OF

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CURVE BEARS SOUTH 76°27'21" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23'12" AN ARC LENGTH OF 75.88 FEET; THENCE SOUTH 04°30'13" WEST, 90.28 FEET; THENCE SOUTH 11°56'52" EAST, 15.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 188.54 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 68°28'29" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'42" AN ARC LENGTH OF 65.74 FEET; THENCE SOUTH 04°42'39" EAST, 103.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 83.55 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 76°39'45" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°05'22" AN ARC LENGTH OF 29.30 FEET; THENCE SOUTH 02°30'41" WEST, 20.28 FEET; THENCE SOUTH 00°10'18" WEST, 60.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 177.31 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 85°03'50" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°29'53" AN ARC LENGTH OF 44.87 FEET; THENCE SOUTH 21°00'48" WEST, 31.83 FEET; THENCE SOUTH 16°10'23" WEST, 15.83 FEET; THENCE SOUTH 25°00'06" WEST, 16.46 FEET; THENCE SOUTH 14°08'35" WEST, 15.42 FEET; THENCE SOUTH 06°31'15" WEST, 15.08 FEET; THENCE SOUTH 03°14'35" EAST, 15.04 FEET; THENCE SOUTH 05°57'13" WEST, 15.07 FEET; THENCE SOUTH 23°51'23" EAST, 16.55 FEET; THENCE SOUTH 19°49'56" EAST, 31.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 192.18 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 68°12'30" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°15'50" AN ARC LENGTH OF 91.45 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 332.19 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 84°31'40" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°02'46" AN ARC LENGTH OF 46.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 154.33 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 88°50'59" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°48'43" AN ARC LENGTH OF 29.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 487.70 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 88°57'00" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°46'42" AN ARC LENGTH OF 74.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 662.73 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 86°30'00" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°52'20" AN ARC LENGTH OF 91.06 FEET; THENCE SOUTH 01°10'13" WEST, 15.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 165.56 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 87°09'46" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°40'38" AN ARC LENGTH OF 59.75 FEET; THENCE SOUTH 00°15'31" WEST, 14.77 FEET; THENCE SOUTH 07°45'07" EAST, 24.25 FEET; THENCE SOUTH 06°23'51" EAST, 45.17 FEET; THENCE SOUTH 01°07'07" WEST, 30.31 FEET; THENCE SOUTH 02°40'21" EAST, 90.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 295.04 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 88°02'56" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'00" AN ARC LENGTH OF 48.06 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 376.58 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS

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SOUTH 78°42'57" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'05" AN ARC LENGTH OF 75.05 FEET; THENCE SOUTH 00°10'24" WEST, 8.25 FEET; THENCE SOUTH 04°17'36" EAST, 29.68 FEET; THENCE SOUTH 08°43'20" WEST, 23.10 FEET; THENCE SOUTH 05°22'32" WEST, 44.48 FEET; THENCE SOUTH 08°41'01" EAST, 23.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 66.50 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 82°24'26" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°27'11" AN ARC LENGTH OF 33.02 FEET; THENCE SOUTH 38°56'52" EAST, 7.14 FEET; THENCE SOUTH 30°51'10" EAST, 3.61 FEET; THENCE SOUTH 27°22'24" EAST, 15.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 236.81 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 64°09'11" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°25'17" AN ARC LENGTH OF 63.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 76.71 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 86°04'11" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'05" AN ARC LENGTH OF 37.22 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.01 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 66°07'44" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'41" AN ARC LENGTH OF 27.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 61.19 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 38°26'44" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°55'09" AN ARC LENGTH OF 27.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 88.24 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 11°32'06" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°27'33" AN ARC LENGTH OF 17.65 FEET TO SAID **POINT "A"**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO ORIGINATE IN A LINE THAT BEARS NORTH 63°45'20" WEST PASSING THROUGH **THE TRUE POINT OF BEGINNING** AND TO TERMINATE IN THE EASTERLY LINE OF PARCEL "B".

EXHIBIT "D"
CONSTRUCTION, MAINTENANCE, ACCESS AND SLOPE EASEMENT AREAS

PARCEL "B"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PARCEL OF LAND LYING WITHIN LOTS 1 AND 2 OF BLOCK 11 OF THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT **POINT "A"**; SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL "A", SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 94.13 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 03°48'03" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'35" AN ARC LENGTH OF 16.01 FEET; THENCE NORTH 00°39'53" EAST, 1.68 FEET; THENCE SOUTH 89°53'07" WEST, 50.00 FEET; THENCE SOUTH 00°39'51" WEST, 23.35 FEET; THENCE SOUTH 89°26'32" EAST, 66.09 FEET; THENCE NORTH 00°04'29" WEST, 20.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 1,514 SQUARE FEET MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

DIGITAL

PASCAL APOTHELOZ, PLS 7734
DATE PREPARED: 03/03/2016



ATTACHMENT 2

DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT

DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT

This DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT ("**Agreement**") is made and entered into this ___ day of _____, 201_ ("**Effective Date**"), by and between MARCH JOINT POWERS AUTHORITY, a joint powers agency established under the laws of the State of California ("**Grantor**") and AMSTAR/KALIBER, LLC, a Delaware limited liability company ("**Grantee**").

RECITALS

A. Grantor is the fee simple owner of certain parcels of land located in unincorporated Riverside County ("**County**"), state of California and are legally described on Exhibit A, attached hereto and incorporated herein by this reference (Assessor's Parcel Nos. 297-080-005, 297-090-003, 297-090-004, 297-100-026 and 297-110-011) ("**MJPA Property**").

B. Grantee is the fee simple owner of four parcels of real property consisting of approximately 54.4 acres of land fronting Alessandro Boulevard in the County and state of California, and are legally described on Exhibit B, attached hereto and incorporated herein by this reference (Assessor's Parcel Nos. 297-080-007, 297-080-008, 297-080-009 and 297-080-010) ("**Amstar Property**").

C. As part of the development of the Amstar Property, Amstar Property Owner, at its sole cost and expense, will construct permanent stormwater drainage improvements, including, but not limited to, drains and pipelines that control and direct existing and future storm drainage flows and other facilities related to storm drainage ("**Stormwater Improvements**") on the MJPA Property in the area more particularly depicted and identified on Exhibit C and which is legally described on Exhibit D, each attached hereto and imported herein by this reference ("**Stormwater Improvement and Permanent Access Area**"). Grantee additionally requires a permanent construction and maintenance access easement over, across and upon the Stormwater Improvement and Permanent Access Area and adjacent areas on the MJPA Property.

NOW, THEREFORE, in consideration of the foregoing and for valuable consideration, the receipt of which is acknowledged by both parties hereto, Grantor and Grantee hereby agree as follows:

1. Grant of Drainage and Maintenance Easement. Subject to the conditions and limitations herein contained, as of the Effective Date, Grantor hereby declares, grants and conveys to Grantee an exclusive perpetual easement upon, under, over and across the Storm Water Improvement and Permanent Access Area ("**Drainage and Maintenance Easement**"). The Drainage and Maintenance Easement is granted for the sole and exclusive purposes of constructing, installing, operating, maintaining, repairing, reconstructing, replacing, removing and renewing the Stormwater Improvements, together with the right of ingress and egress for access upon, over, under and across the Stormwater Improvement and Permanent Access Area and areas adjacent thereto as may be reasonably necessary for purposes of constructing, installing, operating, maintaining, repairing, reconstructing, replacing, removing and renewing the Stormwater Improvements. No building or other permanent structure or obstruction shall be

permitted or maintained within the Stormwater Improvement and Permanent Access Area that interferes with the uses of the easements granted herein for the purposes provided herein.

2. Construction Obligations. Grantee and its contractors and subcontractors shall be solely responsible for the transportation, safekeeping and storage of materials and equipment used in the exercise of the easement rights granted herein, for the removal of waste and debris resulting therefrom, and for the prompt repair of any damage caused by Grantee, its contractors and subcontractors, to the MJPA Property as a result of Grantee's work on the Stormwater Improvements. Grantee shall, as applicable, obtain all certificates, permits, approvals or other documents customarily given to evidence that the applicable governmental authority shall have approved or accepted the work performed by Grantee on the Stormwater Improvements pursuant to the easement rights granted herein.

3. Maintenance Obligations of Grantee. From the Effective Date until such time as this Agreement or the easements granted hereunder terminate, Grantee shall be responsible, at its sole cost and expense, for maintaining the surface areas of the Stormwater Improvement and Permanent Access Area, including, but not limited to the Stormwater Improvements, in good order, condition and repair, in compliance with that certain maintenance plan and maintenance agreement entered into by and between Grantor and Grantee dated _____, 20,__ ("**Maintenance Agreement**"), and in compliance with all applicable laws and regulations.

4. Encumbrances. The easements herein declared are made subject to all covenants, conditions, restrictions, encumbrances, and easements of record as of the date of recording. Grantor shall be entitled to use the Stormwater Improvement and Permanent Access Easement Area, and may grant other easements and encumbrances upon, over, under and across such areas, provided such use does not materially interfere with or prevent the use by Grantee of the easements herein granted for the purposes provided for herein.

5. Termination. This Agreement and the Drainage and Maintenance Easement granted hereunder, and the maintenance obligations thereof shall terminate upon the abandonment of the Stormwater Improvements by Grantor and Grantee due to development of the MJPA Property or other development that makes the Stormwater Improvements unnecessary to serve the MJPA Property. All easements granted hereunder shall terminate and have no further force and effect if (i) Grantee has not commenced construction of the Stormwater Improvements and (ii) Plot Plan No. 25422 approved by the County for the development of the Amstar Property has expired (and has not otherwise been extended) pursuant to the Riverside County Code.

6. Indemnity. Grantee agrees to defend, indemnify and hold harmless Grantor and the MJPA Property from and against any and all loss, cost, damage, liability, claim or expense (including, without limitation, reasonable attorneys' fees and costs) to the extent caused by Grantee's exercise of its easement rights and construction and maintenance obligations of the Stormwater Improvements within the Stormwater Improvement and Permanent Access Area pursuant to this Agreement; provided, however, that (a) the foregoing indemnification shall not apply to claims or demands to the extent based on the negligence or the willful act or omission of

Grantor or its employees, contractors or agents, and (b) Grantor shall tender defense of any claim covered by the foregoing indemnification to Grantee in sufficient time to avoid prejudice to Grantee for handling by counsel selected by Grantee and reasonably acceptable to Grantor.

7. Insurance. At any time that Grantee enters onto the Stormwater Improvement and Permanent Access Area in the exercise of its easement rights and obligations pursuant to this Agreement, Grantee shall maintain, or cause to be maintained, as applicable, commercial general liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Stormwater Improvement and Permanent Access Area with a combined single limit of liability of Two Million Dollars ($2,000,000.00) arising out of any one occurrence. If the commercial liability insurance carried by Grantee applies in the aggregate, the general aggregate limit shall apply separately to claims under this Agreement or the general aggregate limit shall be twice what is required for a single occurrence, to the extent available to Grantee. Such insurance policy will name Grantor as an additional insured and will specifically provide that such insurance policy will require at least thirty (30) days (or, in the case of non-payment, ten (10) days) prior written notice to Grantor prior to any termination of such policy. Grantee shall provide Grantor with a certificate of insurance evidencing such coverage prior to any entry onto the Stormwater Improvement and Permanent Access Area in the exercise of its easement rights pursuant to this Agreement.

8. No Public Dedication. Nothing herein contained shall be deemed to be a grant or dedication of any portion of the MJPA Property, the Amstar Property, the Stormwater Improvements, the Strom Water Improvement and Permanent Access Area to or for the general public or for any public purposes whatsoever, it being the intention of the parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

9. Entire Agreement. This Agreement may not be amended or modified in any respect whatsoever except by an instrument in writing signed by all parties to this Agreement, which is recorded with the Riverside County Recorder's office. This Agreement constitutes the entire agreement between the parties with respect to the matters set forth herein and supersedes all prior negotiations, discussions, writings and agreements between them in connection therewith. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The paragraph or section headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

10. Attorneys' Fees. If either party shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the substantially prevailing party that percentage of the substantially prevailing party's costs and expenses, including reasonable attorneys' fees, equal to the percentage that the value of the judgment or award received by the substantially prevailing party bears to the total value of the judgment or award claimed by such party.

11. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California and any applicable federal laws and regulations. Venue for any action arising from this Agreement shall lie with any appropriate court within Riverside County, California.

12. Recitals and Exhibits. All recitals and exhibits referred to herein and attached hereto shall be deemed part of this Agreement as though fully set forth herein.

13. Severability. If any term, provision or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

14. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties and shall run with the title of the MJPA Property and the Amstar Property.

15. Waiver. No waiver of default shall constitute a waiver of any other default or breach by the defaulting party, whether of the same or other covenant of condition hereunder. No waiver, benefit, privilege, service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

16. No Third Party Beneficiaries. The rights and obligations pursuant to this Agreement are not vested in any third parties.

17. Authority to Enter Agreement. Grantor and Grantee each have all the requisite power and authority to conduct their respective businesses and execute, deliver and perform this Agreement. Each Party warrants that the individual(s) who have signed this Agreement on the respective Party's behalf have the legal power, right and authority to make this Agreement and bind each respective Party to the terms hereof.

18. Counterparts. This Agreement may be executed in any number of counterparts, and each of such counterparts shall for all purposes, be deemed an original and all such counterparts shall together constitute one and the same original agreement.

(SIGNATURES CONTAINED ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Drainage Easement and Maintenance Agreement as of the day and year first above written.

GRANTOR:

MARCH JOINT POWERS AUTHORITY, a joint powers agency established under the laws of the State of California

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____ ss.

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

My commission expires: _____.

GRANTEE:

AMSTAR/KALIBER, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

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STATE OF CALIFORNIA
COUNTY OF _____ ss.

On _____ before me, _____,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

My commission expires: _____.

EXHIBIT A
LEGAL DESCRIPTION

MJPA Property

EXHIBIT B
LEGAL DESCRIPTION

Amstar Property

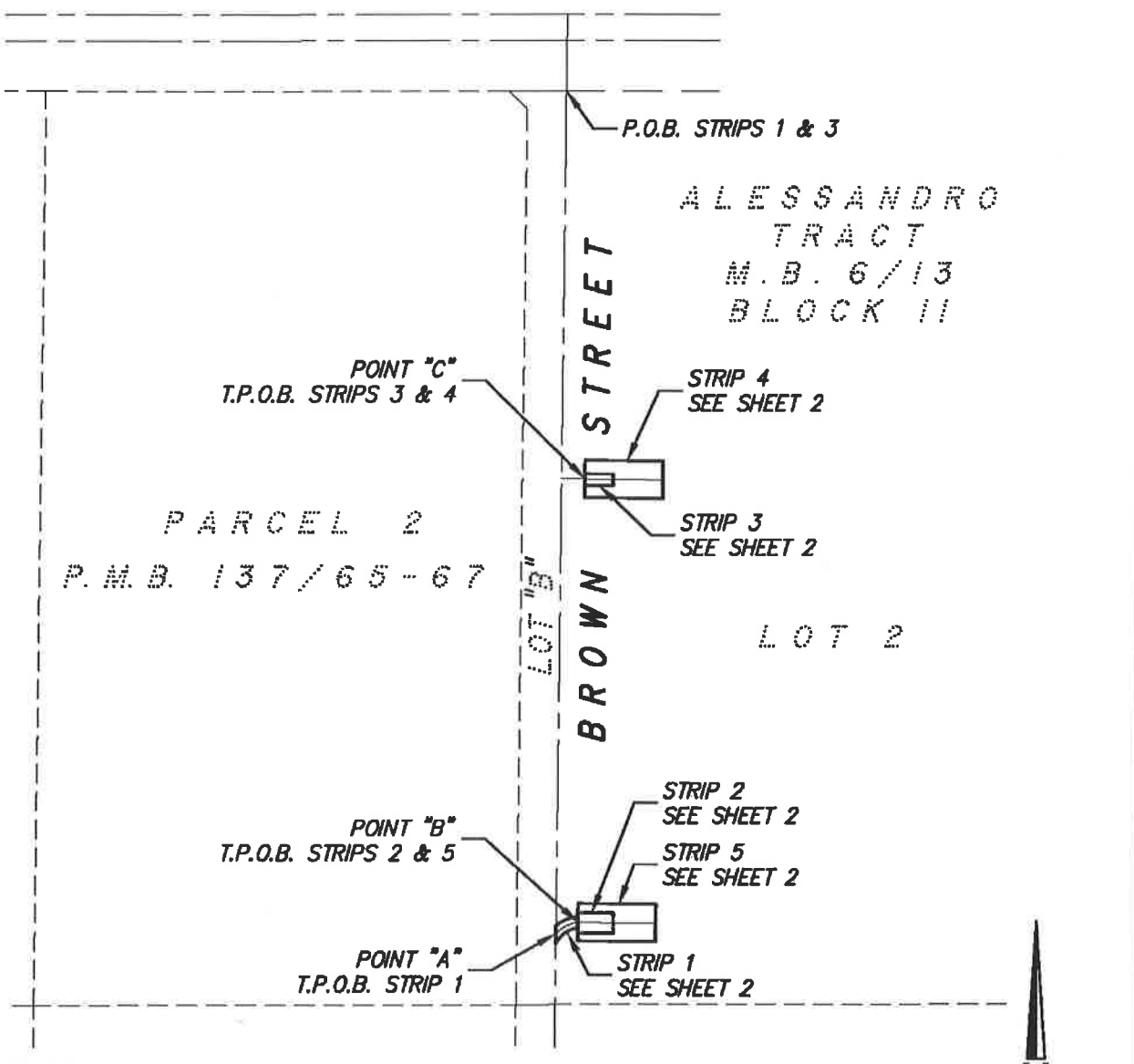
Note: Legal Description will need to be updated if lot line adjustment is recorded before the easement

Parcels 1, 2, 3 and 4 of Parcel Map No. 17572, in the County of Riverside, State of California, as per map filed in Book 137 Pages 65 and 67 of parcel maps of Riverside County records.

Except one-half of all minerals, including, but not limited to, oil, gas and other hydrocarbon substances lying under a plane 500 feet below the surface of the property described hereinabove, together with the right to enter into and drill through said property below said plane (from other property) for the purpose of producing, extracting and taking therefrom (or from other property) all such minerals, oil, gas and other hydrocarbon substances, provided, however, that the grantor herein shall not have the right of entry to the surface thereof or any portion thereof lying above said plane, as reserved by Werner R. Stoll, a married man, recorded November 12, 1968.

EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

STORM WATER IMPROVEMENT AREA (STRIP 1,2 & 3), AND TEMPORARY CONSTRUCTION EASEMENT (STRIP 4 & 5)

EXISTING PARCEL LINE

STREET CENTERLINE

SCALE: 1"=200'

SHEET 1 OF 3

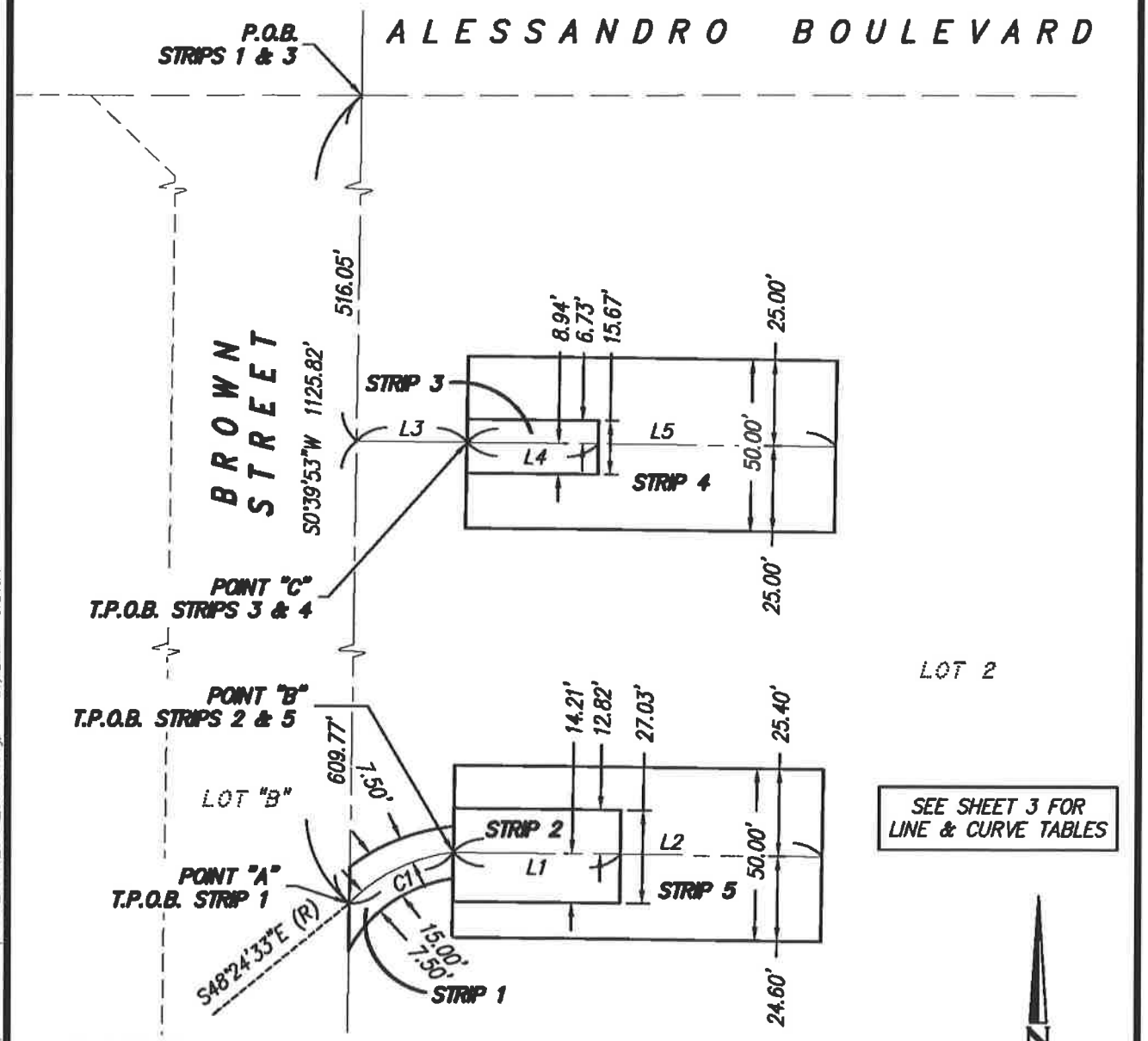
EXHIBIT "C" – PLAT
STORM WATER IMPROVEMENT AREA
AND TEMPORARY CONSTRUCTION EASEMENT

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

STORM WATER IMPROVEMENT AREA (STRIP 1,2 & 3), AND TEMPORARY CONSTRUCTION EASEMENT (STRIP 4 & 5)

EXISTING PARCEL LINE

STREET CENTERLINE

SHEET 2 OF 3

EXHIBIT "C" – PLAT
STORM WATER IMPROVEMENT AREA
AND TEMPORARY CONSTRUCTION EASEMENT

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
168 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°20'07"E	45.24'
L2	S89°20'07"E	100.00'
L3	S89°20'07"E	30.00'
L4	S89°20'07"E	35.54'
L5	S89°20'07"E	100.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	41°24'42"	45.00'	32.52'

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SHEET 3 OF 3

EXHIBIT "C" – PLAT
STORM WATER IMPROVEMENT AREA
AND TEMPORARY CONSTRUCTION EASEMENT

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
16811 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

EXHIBIT "D"
STORM WATER IMPROVEMENT
AND PERMANENT ACCESS AREA

AN EASEMENT DEDICATED TO AMSTAR PROPERTY FOR CONSTRUCTION, DRAINAGE AND MAINTENANCE PURPOSES:

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING STRIPS OF LAND LYING WITHIN LOT 2 OF BLOCK 11 OF THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, BEING DESCRIBED AS FOLLOWS:

STRIP 1
A STRIP OF LAND 15.00 FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID MAP, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT "B" OF PARCEL MAP FILED IN BOOK 137, PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG THE EAST LINE OF SAID LOT "B", SOUTH 00°39'53" WEST, 1,125.82 FEET TO **THE TRUE POINT OF BEGINNING**, SAID POINT BEING HEREINAFTER REFERRED TO AS **POINT "A"**, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 48°24'33"EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°24'42" AN ARC LENGTH OF 32.52 FEET TO A POINT BEING HEREINAFTER REFERRED TO AS **POINT "B"**.

THE SIDELINES OF SAID STRIP TO BE PROLONGED OR SHORTENED TO ORIGINATE IN THE EAST LINE OF LOT "B" AND TO TERMINATE IN A LINE THAT RUNS THROUGH **POINT "B"** THAT BEARS SOUTH 00°39'53" WEST.

STRIP 2

A STRIP OF LAND 27.03 FEET WIDE, LYING 12.82 FEET NORTHERLY AND 14.21 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT **POINT "B"**; THENCE SOUTH 89°20'07" EAST, 45.24 FEET.

STRIP 3

A STRIP OF LAND 15.67 FEET WIDE, LYING 6.73 FEET NORTHERLY AND 8.94 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID MAP, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT "B" OF PARCEL MAP FILED IN BOOK 137, PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY;

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

EXHIBIT "D"
STORM WATER IMPROVEMENT
AND PERMANENT ACCESS AREA

THENCE ALONG THE EAST LINE OF SAID LOT "B", SOUTH 00°39'53" WEST, 516.05 FEET;
THENCE LEAVING SAID LINE SOUTH 89°20'07" EAST, 30.00 FEET TO **THE TRUE POINT OF BEGINNING**, SAID POINT BEING HEREINAFTER REFERRED TO AS **POINT "C"**; THENCE SOUTH 89°20'07" EAST, 35.54 FEET.

AN EASEMENT DEDICATED TO AMSTAR PROPERTY FOR CONSTRUCTION, DRAINAGE AND MAINTENANCE PURPOSES:

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING STRIPS OF LAND LYING WITHIN LOT 2 OF BLOCK 11 OF THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, BEING DESCRIBED AS FOLLOWS:

STRIP 4
A STRIP OF LAND 50.00 FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT **POINT "C"**; THENCE SOUTH 89°20'07" EAST, 100.00 FEET.

STRIP 5
A STRIP OF LAND 50.00 FEET WIDE, LYING 25.40 FEET NORTHERLY AND 24.60 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT **POINT "B"**; THENCE SOUTH 89°20'07" EAST, 100.00 FEET.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

PASCAL R. APOTHELOZ, PLS 7734

DATE PREPARED: 09/29/2016

LICENSED LAND SURVEYOR
PASCAL R. APOTHELOZ
LS 7734
STATE OF CALIFORNIA

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

ATTACHMENT 3

DRAINAGE AND EMERGENCY ACCESS EASEMENT AND MAINTENANCE AGREEMENT

DRAINAGE AND EMERGENCY ACCESS EASEMENT AND MAINTENANCE AGREEMENT

This DRAINAGE AND EMERGENCY ACCESS EASEMENT AND MAINTENANCE AGREEMENT ("**Agreement**") is made and entered into this ___ day of _____, 201_ ("**Effective Date**"), by and between AMSTAR/KALIBER, LLC, a Delaware limited liability company ("**Grantor**") and MARCH JOINT POWERS AUTHORITY, a joint powers agency established under the laws of the State of California ("**Grantee**").

RECITALS

A. Grantee is the fee simple owner of certain parcels of land located in unincorporated Riverside County ("**County**"), state of California and are legally described on Exhibit A, attached hereto and incorporated herein by this reference (Assessor's Parcel Nos. 297-080-005, 297-090-003, 297-090-004, 297-100-026 and 297-110-011) ("**MJPA Property**").

B. Grantor is the fee simple owner of four parcels of real property consisting of approximately 54.4 acres of land fronting Alessandro Boulevard in the County and the state of California, and are legally described on Exhibit B, attached hereto and incorporated herein by this reference (Assessor's Parcel Nos. 297-080-007, 297-080-008, 297-080-009 and 297-080-010) ("**Amstar Property**").

C. As part of the development of the Amstar Property, Amstar Property Owner, at its sole cost and expense, will construct stormwater drainage improvements, including, but not limited to, drains and pipelines that control and direct existing and future storm drainage flows and other facilities related to storm drainage ("**Stormwater Improvements**") on the Amstar Property in the area more particularly depicted and identified on Exhibit C attached hereto and incorporated herein by this reference ("**Stormwater Improvement Area**"). Grantee requires a drainage and emergency access easement upon, over, under and across the Stormwater Improvement Area and adjacent thereto. Grantor requires a drainage and maintenance access easement over the MJPA Property.

NOW, THEREFORE, in consideration of the foregoing and for valuable consideration, the receipt of which is acknowledged by both parties hereto, Grantor and Grantee hereby agree as follows:

1. Grant of Drainage and Emergency Maintenance Easement. Subject to the conditions and limitations herein contained, as of the Effective Date, Grantor hereby declares, grants and conveys to Grantee an exclusive perpetual easement upon, under, over and across the Strom Water Improvement Area depicted in Exhibit C, and legally described in Exhibit D attached hereto and incorporated herein by this reference (collectively, the "**Drainage and Emergency Maintenance Easement**"). The Drainage and Emergency Easement is granted for the sole and exclusive purposes of stormwater collection and drainage upon, over and across the Stormwater Improvement Area and for emergency maintenance access to Grantee in accord with the terms herein.

2. Construction Obligations. Grantor shall, if applicable, obtain all certificates, permits, approvals or other documents customarily given to evidence that the applicable governmental authority shall have approved or accepted the work performed by Grantor on the Stormwater Improvements.

3. Maintenance Obligations of Grantor. From the Effective Date until such time as this Agreement or the easements granted hereunder terminate, Grantor shall be responsible, at its sole cost and expense, for maintaining the surface areas of the Stormwater Improvement Area, including, but not limited to the Stormwater Improvements and the areas surrounding the Stormwater Improvements located on MJPA Property, in good order, condition and repair, in compliance with that certain maintenance plan and maintenance agreement entered into by and between Grantor and Grantee dated _____, 20__ ("**Maintenance Agreement**"), and in compliance with all applicable laws and regulations, until such time as Grantor and Grantee abandon the Stormwater Improvements in accord with Paragraph 6 below. Grantor's maintenance obligation set forth in this Paragraph 3 does not include maintenance and repair of any damage to the Stormwater Improvement Area caused as a result of negligent or willful acts or omissions by Grantee. In such a case Grantee shall be responsible for maintaining and repairing the Stormwater Improvement Area.

4. If emergency maintenance of the Stormwater Improvements is required as a result of the failure of Grantor to adequately maintain the Stormwater Improvements in accord with Paragraph 3 above, and within fourteen (14) days after the date of written notice from Grantee, fails to correct the maintenance problem, or fails to begin to clean, cure or correct such problem ("**Emergency Maintenance**"), then Grantee may have access to the Stormwater Improvement Area and may perform such necessary Emergency Maintenance pursuant to the requirements of this Paragraph 4. Notwithstanding any terms to the contrary herein, Grantee may, in the event the need for Emergency Maintenance arises, after the aforementioned applicable 14-day notice and cure periods have expired, Grantee may at its sole discretion, clean, cure or correct any damage caused by Grantor's failure to maintain the Stormwater Improvements. In such a case, Grantee shall have access rights upon, over, under and across the Amstar Property as reasonably necessary to perform the Emergency Maintenance. Grantor shall reimburse Grantee for the costs of any such Emergency Maintenance actually performed by Grantee and subject to review and approval by Grantor of all receipts and invoices evidencing such costs.

5. Encumbrances. The easements herein declared are made subject to all covenants, conditions, restrictions, encumbrances, and easements of record as of the date of recording. Grantor shall be entitled to use the Stormwater Improvement Area and may grant other easements and encumbrances upon, over, under and across such areas, provided such use does not materially interfere with or prevent the use by Grantee of the easements herein granted for the purposes provided for herein.

6. Termination. This Agreement, the Drainage and Maintenance Easement and the Drainage and Emergency Maintenance Easement granted hereunder shall terminate upon the abandonment of the Stormwater Improvements by Grantor and Grantee due to development of

the MJPA Property or other development or other circumstances that makes the Drainage and Emergency Maintenance Easement unnecessary for the drainage of stormwater from and to the MJPA Property over, across, under and through the Amstar Property. All easements granted hereunder shall terminate and have no further force and effect if (i) Grantee has not commenced construction of the Stormwater Improvements and (ii) Plot Plan No. 25422 approved by the County for the development of the Amstar Property has expired pursuant to the Riverside County Code and any extensions of Plot Plan No. 25422.

7. Indemnity. Grantor agrees to defend, indemnify and hold harmless Grantee and the MJPA Property from and against any and all loss, cost, damage, liability, claim or expense (including, without limitation, reasonable attorneys' fees and costs) to the extent caused by Grantor's construction and maintenance of the Stormwater Improvements within the Stormwater Improvement Area pursuant to this Agreement; provided, however, that (a) the foregoing indemnification shall not apply to claims or demands to the extent based on the negligence or the willful act or omission of Grantee or its employees, contractors or agents, and (b) Grantee shall tender defense of any claim covered by the foregoing indemnification to Grantee in sufficient time to avoid prejudice to Grantor for handling by counsel selected by Grantor and reasonably acceptable to Grantee.

8. Insurance. At any time that Grantee enters onto the Stormwater Improvement Area in the exercise of its easement rights to perform Emergency Maintenance in accord with Paragraph 4 above, Grantee shall maintain, or cause to be maintained, as applicable, commercial general liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Stormwater Improvement Area with a combined single limit of liability of Two Million Dollars ($2,000,000.00) arising out of any one occurrence. If the commercial liability insurance carried by Grantee applies in the aggregate, the general aggregate limit shall apply separately to claims under this Agreement or the general aggregate limit shall be twice what is required for a single occurrence, to the extent available to Grantee. Such insurance policy will name Grantor as an additional insured and will specifically provide that such insurance policy will require at least thirty (30) days (or, in the case of non-payment, ten (10) days) prior written notice to Grantor prior to any termination of such policy. Grantee shall provide Grantor with a certificate of insurance evidencing such coverage prior to any entry onto the Stormwater Improvement Area in the exercise of its easement rights pursuant to this Agreement.

9. No Public Dedication. Nothing herein contained shall be deemed to be a grant or dedication of any portion of the Amstar Property, the MJPA Property, the Storm Water Improvements or the Stormwater Improvement Area to or for the general public or for any public purposes whatsoever, it being the intention of the parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

10. Entire Agreement. This Agreement may not be amended or modified in any respect whatsoever except by an instrument in writing signed by all parties to this Agreement, which is recorded with the Riverside County Recorder's office. This Agreement constitutes the entire agreement between the parties with respect to the matters set forth herein and supersedes

all prior negotiations, discussions, writings and agreements between them in connection therewith. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The paragraph or section headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

11. Attorneys' Fees. If either party shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the substantially prevailing party that percentage of the substantially prevailing party's costs and expenses, including reasonable attorneys' fees, equal to the percentage that the value of the judgment or award received by the substantially prevailing party bears to the total value of the judgment or award claimed by such party.

12. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California and any applicable federal laws and regulations. Venue for any action arising from this Agreement shall lie with any appropriate court within Riverside County, California.

13. Recitals and Exhibits. All recitals and exhibits referred to herein and attached hereto shall be deemed part of this Agreement as though fully set forth herein.

14. Severability. If any term, provision or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

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(SIGNATURES CONTAINED ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Drainage and Emergency Access Easement and Maintenance Agreement as of the day and year first above written.

GRANTOR:

AMSTAR/KALIBER, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____ ss.

On _____ before me, _____,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

My commission expires: _____.

GRANTEE:

MARCH JOINT POWERS AUTHORITY, a joint powers agency established under the laws of the State of California

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____ ss.

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

My commission expires: _____.

EXHIBIT A
LEGAL DESCRIPTION

MJPA Property

EXHIBIT B
LEGAL DESCRIPTION

Amstar Property

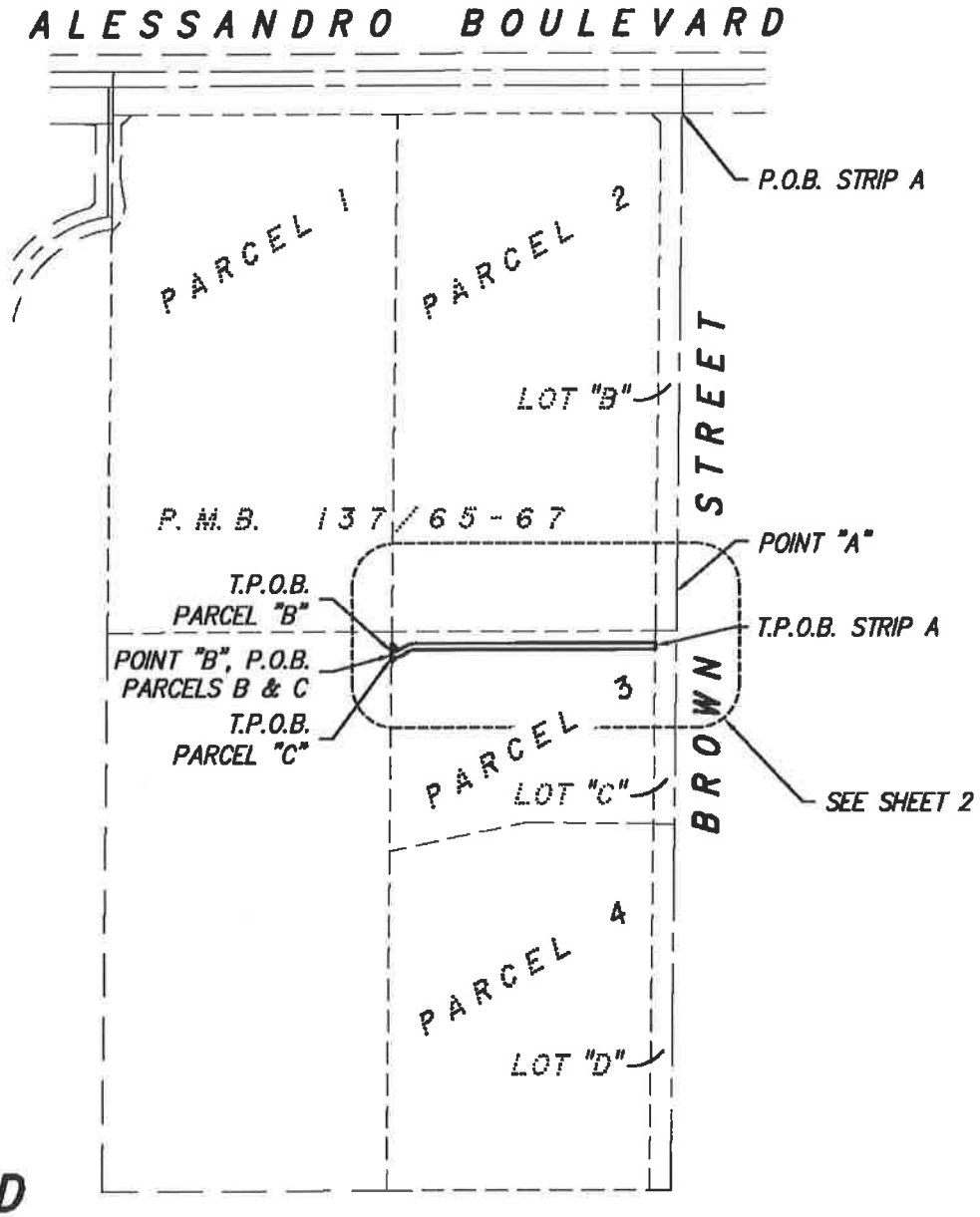
Note: Legal Description will need to be updated if lot line adjustment is recorded before the easement

Parcels 1, 2, 3 and 4 of Parcel Map No. 17572, in the County of Riverside, State of California, as per map filed in Book 137 Pages 65 and 67 of parcel maps of Riverside County records.

Except one-half of all minerals, including, but not limited to, oil, gas and other hydrocarbon substances lying under a plane 500 feet below the surface of the property described hereinabove, together with the right to enter into and drill through said property below said plane (from other property) for the purpose of producing, extracting and taking therefrom (or from other property) all such minerals, oil, gas and other hydrocarbon substances, provided, however, that the grantor herein shall not have the right of entry to the surface thereof or any portion thereof lying above said plane, as reserved by Werner R. Stoll, a married man, recorded November 12, 1968.

EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"



LEGEND

——— STORM WATER IMPROVEMENT AREA

– – – – – – EXISTING PARCEL LINE

—— – —— STREET CENTERLINE

SCALE: 1"=300'

SHEET 1 OF 3

EXHIBIT "C" – PLAT
STORM WATER IMPROVEMENT AREA

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
168 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

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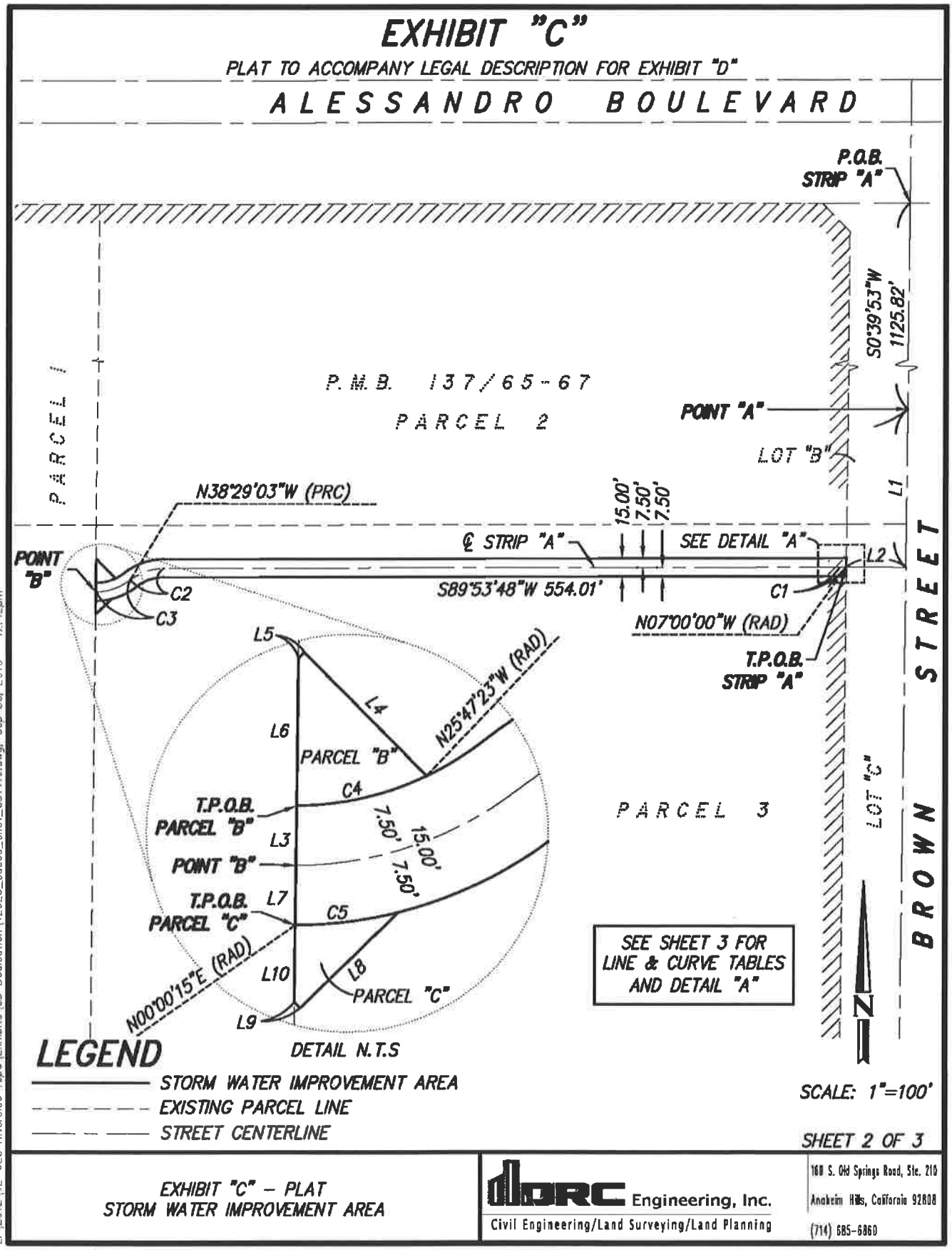
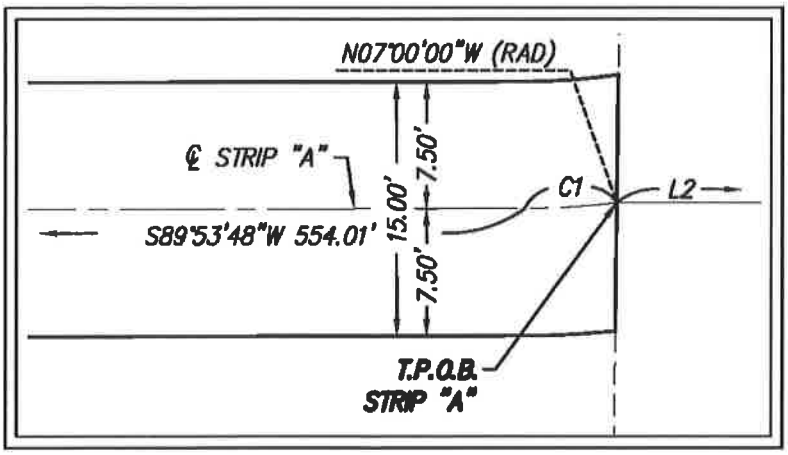

EXHIBIT "C"
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"
ALESSANDRO BOULEVARD
P.O.B. STRIP "A"
S0°39'53"W 1125.82'
P.M.B. 137/65-67
PARCEL 2
POINT "A"
LOT "B"
PARCEL 1
N38°29'03"W (PRC)
15.00'
7.50'
7.50'
L1
℄ STRIP "A"
SEE DETAIL "A"
L2
POINT "B"
C2
C3
S89°53'48"W 554.01'
C1
N07°00'00"W (RAD)
T.P.O.B. STRIP "A"
BROWN STREET
L5
L4
N25°47'23"W (RAD)
L6
PARCEL "B"
C4
T.P.O.B. PARCEL "B"
7.50'
15.00'
7.50'
L3
POINT "B"
T.P.O.B. PARCEL "C"
L7
C5
N00°00'15"E (RAD)
L10
L8
PARCEL "C"
L9
DETAIL N.T.S
PARCEL 3
LOT "C"
SEE SHEET 3 FOR LINE & CURVE TABLES AND DETAIL "A"
N
LEGEND
STORM WATER IMPROVEMENT AREA
EXISTING PARCEL LINE
STREET CENTERLINE
SCALE: 1"=100'
SHEET 2 OF 3
EXHIBIT "C" – PLAT
STORM WATER IMPROVEMENT AREA
ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860
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EXHIBIT "C"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "D"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°39'53"W	130.52'
L2	N89°20'07"W	50.00'
L3	N00°38'58"E	7.50'
L4	S44°21'02"E	21.78'
L5	N45°38'58"E	1.00'
L6	N00°38'58"E	18.61'
L7	S00°38'58"W	7.50'
L8	S45°38'58"W	17.08'
L9	N44°21'02"W	1.00'
L10	N00°38'58"E	9.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°53'48"	45.00'	5.42'
C2	38°22'51"	45.00'	30.14'
C3	38°22'51"	45.00'	30.14'
C4	25°32'09"	37.50'	16.71'
C5	14°06'47"	52.50'	12.93'



DETAIL "A"

SCALE: 1"=20'

SHEET 3 OF 3

EXHIBIT "C" – PLAT
STORM WATER FACILITY
IMPROVEMENT AREA

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

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EXHIBIT "D"
STORM WATER IMPROVEMENT AREA

AN EASEMENT DEDICATED TO MARCH JOINT POWERS AUTHORITY FOR STORM WATER COLLECTION, DRAINAGE AND EMERGENCY MAINTENANCE ACCESS OF AREA:

STRIP "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A STRIP OF LAND 15.00 FEET WIDE LYING WITHIN PARCEL 3 OF PARCEL MAP FILED IN BOOK 137 , PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORDS OF SAID COUNTY, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT "B" OF SAID MAP; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 00°39'53" WEST, 1125.82 FEET TO **POINT "A"**. THENCE CONTINUING ALONG SAID LINE SOUTH 00°39'53" WEST, 130.52 FEET.

THENCE LEAVING SAID LINE NORTH 89°20'07" WEST 50.00 FEET TO A POINT IN THE WEST LINE OF LOT "C" AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 07°00'00" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'48" AN ARC LENGTH OF 5.42 FEET;

THENCE SOUTH 89°53'48" WEST, 554.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 45.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°22'51" AN ARC LENGTH OF 30.14 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 45.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 38°29'03" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°22'51" AN ARC LENGTH OF 30.14 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 3, SAID POINT BEING HEREINAFTER REFERRED TO AS **POINT "B"**.

THE SIDELINES OF SAID STRIP TO BE PROLONGED OR SHORTENED TO ORIGINATE IN THE WEST LINE OF LOT "C" AND TO TERMINATE IN THE WEST LINE OF PARCEL 3.

RC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

EXHIBIT "D"
STORM WATER IMPROVEMENT AREA

PARCEL "B"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING A PARCEL OF LAND, LYING WITHIN PARCEL 3 OF PARCEL MAP FILED IN BOOK 137 , PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORD OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT **POINT "B"**;

THENCE ALONG THE WEST LINE OF SAID PARCEL 3, NORTH 00°38'58" EAST, 7.50 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID WEST LINE, NORTH 00°38'58" EAST, 18.61 FEET;

THENCE NORTH 45°38'58" EAST, 1.00 FEET;

THENCE SOUTH 44°21'02" EAST, 21.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 37.50 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 25°47'23" WEST, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 7.50 FEET NORTHERLY FROM THE CENTERLINE OF **STRIP "A"** DESCRIBED ABOVE;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'09" AN ARC LENGTH OF 16.71 FEET TO THE **TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 171 SQUARE FEET MORE OR LESS.

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

EXHIBIT "D"
STORM WATER IMPROVEMENT AREA

PARCEL "C"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PARCEL OF LAND LYING WITHIN PARCEL 3 OF PARCEL MAP FILED IN BOOK 137 , PAGES 65 THROUGH 67 OF PARCEL MAPS, RECORD OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT **POINT "B"**;

THENCE ALONG THE WEST LINE OF SAID PARCEL 3, SOUTH 00°38'58" WEST, 7.50 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 52.50 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 00°00'15" EAST, SAID CURVE BEING CONCENTRIC WITH AND DISTANCE 7.50' SOUTHERLY FROM THE CENTERLINE OF **STRIP "A"** AS DESCRIBED ABOVE;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'47" AN ARC LENGTH OF 12.93 FEET;

THENCE SOUTH 45°38'58" WEST, 17.08 FEET;

THENCE NORTH 44°21'02" WEST, 1.00 FEET TO SAID WEST LINE;

THENCE ALONG SAID LINE NORTH 00°38'58" EAST, 9.64 FEET TO THE **TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 67 SQUARE FEET MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

PASCAL APOTHELOZ, PLS 7734
DATE PREPARED: 09/29/2016

LICENSED LAND SURVEYOR
PASCAL R. APOTHELOZ
LS 7734
STATE OF CALIFORNIA

IRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

ATTACHMENT 4

STORMWATER AND SLOPE AREA MAINTENANCE PLAN AND MAINTENANCE AGREEMENT

STORMWATER AND SLOPE AREA MAINTENANCE PLAN AND MAINTENANCE AGREEMENT

This Stormwater and Slope Area Maintenance Plan and Maintenance Agreement ("Agreement") is entered into by and between the MARCH JOINT POWERS AUTHORITY, a joint powers agency established under the laws of the State of California ("MJPA") and AMSTAR/KALIBER, LLC, a Delaware limited liability company, its successors and assigns ("Amstar").

RECITALS

WHEREAS, Amstar is the fee simple owner of four parcels of real property consisting of 54.4 acres of land fronting Alessandro Boulevard in the County of Riverside ("County") and the state of California, and are legally described on Exhibit A, attached hereto and incorporated herein by this reference (Assessor's Parcel Nos. 297-080-007, 297-080-008, 297-080-009 and 297-080-010) ("Amstar Property");

WHEREAS, MJPA is the fee simple owner of certain parcels of land located in the County adjacent to the Amstar Property, and are legally described on Exhibit B, attached hereto and incorporated herein by this reference (Assessor's parcel Nos. 297-080-005, 297-090-003, 297-090-004, 297-100-026 and 297-110-011 ("MJPA Property");

WHEREAS, Amstar intends to develop the Amstar Property in accordance with the County's approval of Plot Plan No. 25422 ("Project") and certification of Environmental Impact Report No. 537 (collectively, the "County Approvals");

WHEREAS, as a part of the Project, Amstar will be designing and constructing storm water detention improvements and storm drains/pipelines that will control and direct existing and future storm/drainage flows on and from the MJPA Property and the Amstar Property as depicted at Exhibit C, attached hereto and incorporated herein by this reference ("Stormwater Improvements");

WHEREAS, in connection with the County Approvals, the County requires that Amstar submit (1) a Stormwater Prevention Pollution Plan ("SWPPP") for construction activities related to the construction of the Project, and a (2) Water Quality Management Plan ("WQMP") for the post construction operation of the Project, each of which relate to the operation and maintenance of the Stormwater Improvements;

WHEREAS, portions of the Stormwater Improvements are located on the MJPA Property and storm drains and pipelines located on the Amstar Property will serve the MJPA Property as more specifically described herein, Amstar agrees to construct, maintain and operate the Stormwater Improvements at its own cost and expense in accordance with this Agreement;

WHEREAS, the County Approvals require Amstar construct and temporarily operate and maintain Brown Street located between the Amstar Property and the MJPA Property until such time as Brown Street is dedicated to the County, and, in connection with construction of Brown Street, Amstar has agreed to improve, construct landscape and maintain the slope area south of Brown Street and adjacent to the northern boundary of the MJPA Property as depicted on Exhibit C in perpetuity in accordance with the terms of this Agreement ("Slope Improvements");

WHEREAS, contemporaneously with execution of this Agreement, MJPA and Amstar have entered into the following certain easement agreements: (1) Construction and Maintenance Easement Agreement, recorded as Instrument No._____; (2) Drainage Easement and Maintenance Agreement recorded as Instrument No._____; and (3) Drainage and Emergency Access Easement and Maintenance Agreement recorded as Instrument No. _____ ("Easements"), and the Easements provide Amstar the access rights to the MJPA Property necessary to carry out the terms of this Agreement;

WHEREAS, MJPA, and the County require Amstar construct the Storm Water Improvements and the Slope Improvements in accordance with all County requirements, the SWPPP and the WQMP all at Amstar's sole cost and expense;

NOW THEREFORE, in consideration of mutual benefits and other good and valuable consideration, the receipt and sufficiency or which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Amstar is required to construct and maintain the Stormwater Improvements in compliance with the County Approvals, the SWPPP and the WQMP, and as depicted at Exhibit C. In that regard, The Stormwater Improvements will be designed and constructed to capture and transport the Project flows and existing upstream flows to an appropriate storm drain system.

2. Amstar shall provide maintenance for all the Stormwater Improvements as set forth in the County Approvals, the SWPPP, the WQMP and that certain Drainage and Emergency Access Easement and Maintenance Agreement by and between MJPA and Amstar dated _____, 2016 and recorded as Instrument No. _____ ("Drainage Easement") to ensure that the Stormwater Improvements are, and remain, in proper working condition in accordance with all regulations, ordinances, standards and rules of the County, and all applicable federal, state and local legal requirements. Maintenance shall include routine landscaping, sediment removal, repair, reconstruction, or replacement of the Stormwater Improvements as necessary to meet the requirements of this Agreement.

3. If Amstar's maintenance responsibilities require it to enter upon the portion of the MJPA Property to the west of the Amstar Property, Amstar shall give notice to MJPA at least three (3) business days in advance of entering upon said MJPA Property. Such notice by Amstar shall include a description of the work to be completed. MJPA may object to

Amstar's entry upon the MJPA Property for the purposes stated in this Paragraph 3. In a case where MJPA objects, MJPA shall perform the necessary maintenance and indemnifies and holds Amstar harmless for any loss, cost, damage, liability, claim or expense (including, without limitation, reasonable attorneys' fees and costs) caused as a result of MJPA failing to perform the necessary maintenance. Where MJPA does not object to Amstar's entry upon the MJPA Property for the purposes stated in this Paragraph 3, MJPA may, at its sole discretion, be present for such maintenance by Amstar. Notwithstanding the foregoing, if emergency maintenance of the Stormwater Improvements located to the west of the Amstar Property and on a portion of MJPA Property, Amstar shall notify MJPA within a reasonable time after entry and shall inform MJPA of the emergency work completed.

4. Amstar shall provide maintenance of the Slope Improvements in a commercially reasonable manner such that the Slope Improvements are effectively operated and maintained in accordance with the County standards and so as to not result in a public nuisance.

5. The maintenance of the Stormwater Improvements and Slope Improvements shall be made at Amstar's sole cost and expense.

6. Following completion of the Stormwater Improvements and the Slope Improvements, Amstar shall cause inspections on the Stormwater Improvements and Slope Improvements to be conducted as follows:

    A. Amstar agrees to cause inspection of the Stormwater Improvements and the Slope Improvements, at Amstar's expense, by a person experienced in the inspection of such improvements, such as the property manager having responsibility for the management of the Amstar Property. Said inspections shall occur at least once every calendar year. Upon written request by MJPA, Amstar will provide a copy of any inspection report prepared in accordance with this Section to MJPA.

    B. Amstar agrees to perform promptly all necessary maintenance and repair noted by the inspection required under this Agreement in a commercially reasonable manner and time frame. If Amstar does not perform said maintenance determined to be necessary in a commercially reasonable manner, after providing Amstar with the required notice set forth in this Agreement and Amstar fails to perform such maintenance or repair within the prescribed time periods, MJPA may perform such maintenance or repair in accordance with the Drainage Easement.

7. In the event Amstar fails to inspect, report, or properly maintain the Stormwater Improvements and the Slope Improvements within fourteen (14) days after written notice by MJPA of such deficiencies to Amstar, MJPA may enter upon the Amstar Property and take whatever reasonable steps it deems necessary to maintain the Stormwater Improvements and may take whatever reasonable steps it deems necessary to maintain the Slope Improvements on the MJPA Property. However, if Amstar's failures threaten

imminent damage to property, loss of life or a violation of a NPDES MS4 Permit, MJPA may take immediate action, without prior notice to Amstar, solely to alleviate that failure. In such a case, MJPA shall notify Amstar of such emergency and entry as soon as possible but in no event later than twenty-four (24) hours after such entry. It is expressly understood and agreed that MJPA is under no obligation to maintain or repair the Stormwater Improvements or the Slope Improvements and in no event shall this Agreement be considered to impose any such obligation on MJPA.

8. MJPA agrees that it will not at any time dedicate any portion of the Stormwater Improvements to the public, to public use or to any other entity without MJPA's written consent.

9. MJPA shall not pay any compensation at any time for its use of the Amstar Property in any way necessary for the inspections and maintenance of the Stormwater Improvements or the Slope Improvements, including access thereto.

10. In the event MJPA, pursuant to this Agreement, performs work or expends any funds reasonably necessary for the maintenance of the Stormwater Improvements or the Slope Improvements, including labor, equipment, supplies and materials, Amstar shall reimburse MJPA within thirty (30) days after MJPA gives Amstar written notice of such expenditures accompanied by bills and invoices in reasonable detail.

11. Amstar agrees to defend, indemnify and hold harmless MJPA and the MJPA Property from and against any and all loss, cost, damage, liability, claim or expense (including, without limitation, reasonable attorneys' fees and costs) to the extent caused by Amstar's maintenance of the Stormwater Improvements and the Slope Improvements pursuant to this Agreement; provided, however, that (a) the foregoing indemnification shall not apply to claims or demands to the extent based on the negligence or the willful act or omission of MJPA or its employees, contractors or agents, and (b) MJPA shall tender defense of any claim covered by the foregoing indemnification to MJPA in sufficient time to avoid prejudice to Amstar for handling by counsel selected by Amstar at its sole discretion.

12. Amstar shall notify MJPA when Amstar transfers its interest in the Amstar Property or any portion thereof and in such a case shall assign its rights and obligation pursuant to this Agreement to the new owner of the Amstar Property. Amstar shall supply MJPA with a duly executed copy of any such document of transfer. Amstar agrees to notify MJPA upon any change of legal address of Amstar.

13. The responsibilities and obligations of Amstar in accordance with this Agreement and the Easements shall constitute covenants running with the land, and shall be binding upon all present and subsequent owners, their administrators, executors, assigns, heirs, and any other successors in interest so long as they own an interest in the Amstar Property of any portion thereof.

14. Any fines or assessments levied against MJPA as a result of the Amstar's failure to comply with the terms of this Agreement shall be the sole and absolute responsibility of Amstar, or its successors and assigns as the case may be.

15. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified or registered mail, postage and fees prepaid, or via reputable overnight courier, addressed to the party to whom such notice is intended to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing to the other party. Such notice shall be deemed to have been given when deposited in the U.S. Mail or with such overnight courier.

16. This Agreement shall be governed by the laws of the State of California. Venue for any action arising from this Agreement shall lie with any appropriate court within Riverside County, California.

17. MJPA agrees that it will, from time to time, upon request by Amstar, execute and deliver to Amstar and to any parties designated by Amstar, within ten (10) days following request therefor, an estoppel certificate in a form reasonably acceptable to the parties, certifying (i) that this Agreement is unmodified and in full force and effect (or if there had been modifications, that the same is in full force and effect as so modified), (ii) that there are no defaults hereunder (or specifying any claimed defaults), and (iii) such other matters as may be reasonably requested by Amstar.

18. Each of MJPA and Amstar agree to do, execute, acknowledge and deliver any and all other reasonable documents and instruments and to take all such further reasonable action as shall be necessary or required in order to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.

19. Whenever a transfer occurs in the ownership of the Amstar Property or part thereof, Amstar shall have no further liability for breach of covenant occurring thereafter as to such land which has been transferred.

[Signatures on following page]

MJPA:

MARCH JOINT POWERS AUTHORITY, a
joint powers authority established under the laws
of the State of California

By: _____
Name: _____
Title: _____

Address for notices: _____
_____

AMSTAR:

AMSTAR/KALIBER, LLC, a
Delaware limited liability company

By:_____
Name: _____
Its: _____

Address for notices: _____
_____

EXHIBIT A

AMSTAR PROPERTY LEGAL DESCRIPTION

Note: Legal Description will need to be updated if lot line adjustment is recorded before the easement

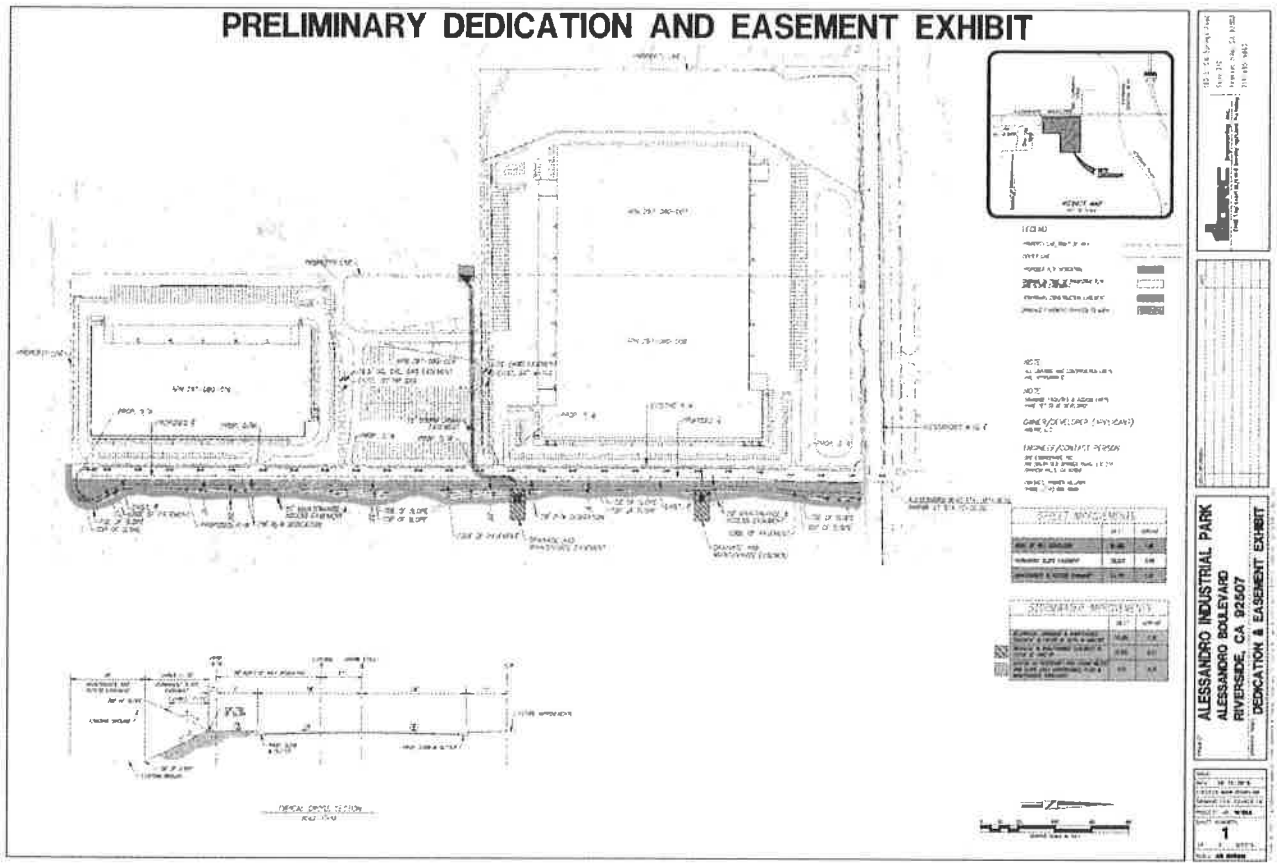
Parcels 1, 2, 3 and 4 of Parcel Map No. 17572, in the County of Riverside, State of California, as per map filed in Book 137 Pages 65 and 67 of parcel maps of Riverside County records.

Except one-half of all minerals, including, but not limited to, oil, gas and other hydrocarbon substances lying under a plane 500 feet below the surface of the property described hereinabove, together with the right to enter into and drill through said property below said plane (from other property) for the purpose of producing, extracting and taking therefrom (or from other property) all such minerals, oil, gas and other hydrocarbon substances, provided, however, that the grantor herein shall not have the right of entry to the surface thereof or any portion thereof lying above said plane, as reserved by Werner R. Stoll, a married man, recorded November 12, 1968.

EXHIBIT B

MJPA PROPERTY LEGAL DESCRIPTION

EXHIBIT C


PRELIMINARY DEDICATION AND EASEMENT EXHIBIT
ALESSANDRO INDUSTRIAL PARK
ALESSANDRO BOULEVARD
RIVERSIDE, CA 92507
DEDICATION & EASEMENT EXHIBIT

ATTACHMENT 5

SIGNIFICANT AND UNAVOIDABLE IMPACTS ASSOCIATED WITH THE PROJECT

SECTION 6: GROWTH-INDUCING, UNAVOIDABLE, ADVERSE, AND IRREVERSIBLE IMPACTS

**** The analysis in the Original EIR is valid for this section per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted ****

6.1 GROWTH-INDUCING IMPACTS

The Original EIR determined that the project in a worst case scenario would potentially directly induce growth by incrementally increasing the population in the unincorporated area of the County of Riverside ~~by 2 percent~~ due to the project creating 1,300 jobs. However, under the Revised Project, it is expected that this number in actuality will be substantially lower due to the assumption that many of the employees will already reside in Riverside County. By comparison, it is estimated the proposed Revised Project would generate a need for approximately 534 employees (see Section 4.12, *Population and Housing*), mainly warehouse workers, rather than a mix of retail, office, and warehouse workers that would have been generated by the Original Project. With the removal of office and retail uses and an increase only in employment for industrial uses under the Revised Project, any potential for growth-inducing impacts are minimal.

6.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The Original EIR also determined that the impacts to the following resources were significant and unavoidable: the Air Quality Management Plan, Air Quality Standards/Violations, Cumulative Criteria Pollutants, Sensitive Receptors, Greenhouse Gas Emissions Inventory and AB 32, cumulative water supply, and cumulative traffic. For the reasons outlined in Section 5 of this Revised Focused DEIR, the Revised Project would also have similar impacts except the Revised Project will **not** have significant impacts to sensitive receptors, cumulative traffic or water supply impacts, and greenhouse gas emissions have been recharacterized to now be considered a significant cumulative impact, as summarized below:

Environmental Impacts	Original Project	Revised Project
AQMP Consistency	Significant	Significant
Criteria Pollutant Emissions	Significant (ROG, NOx, CO, and PM_{10})	Significant (NOx only)
Violate Air Quality Standards	Significant	Significant
Sensitive Receptors	Significant	Not Significant
Odors	Not Significant	Not Significant
Air Quality (cumulative)	Significant	Significant
Traffic (project level)	Not Significant	Not Significant
Traffic (cumulative)	Significant	Not Significant
Water Supply (cumulative)	Significant	Mot Significant
Greenhouse Gas Emissions	Project Level	Cumulative

ATTACHMENT 6

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Alessandro Commerce Centre Project

The program has been prepared in compliance with State law and the Environmental Impact Report (EIR) (State Clearinghouse No. 2008061136 prepared for the project by the County of Riverside.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the Final EIR.

4.2 MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the County of Riverside is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The County will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the County shall be immediately informed, and the County will then inform any affected responsible agencies. The County, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

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4.3 MITIGATION MONITORING AND REPORTING PROGRAM

Project File Name: Alessandro Commerce Centre **Applicant:** Amstar

Date: January 2016

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
Air Quality				
AQ-1a All diesel-powered construction equipment in use in excess of 50 horsepower shall meet the Tier 4 emission standards. Diesel haul trucks shall meet EPA 2010 emission requirements. If the developer can demonstrate to the County that 2010 vehicles are not readily available within a 50-mile radius of the project, trucks meeting the EPA 2007 model year NOx emission requirements may be used at the discretion of the County.	Direct observations, site inspections	Ongoing throughout the construction phase	County Staff	
AQ-1b Construction equipment will be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.	Direct observations, site inspections	Ongoing throughout the construction phase	County Staff	
AQ-1c As a matter of law, all construction equipment, whether or not it is used for this Project, is required to meet State of California Emissions requirements, which are administered by the California Air Resources Board (ARB). Specifically, all off-road diesel-fueled vehicles will comply with Sections 2449, 2449.1, 2449.2 and 2449.3 in Title 13, Article 4.8, Chapter 9, CCR. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use or to limit equipment idling to less than 5 minutes.	Direct observations, site inspections	Ongoing throughout the construction phase	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
AQ-1d Prior to Project construction, the Project proponent will provide a traffic control plan that will require: • Construction parking to be configured such that traffic interference is minimized • Dedicated turn lanes for movement of construction trucks and equipment on and offsite • Schedule construction activities that affect traffic	Approval of traffic control plan	Once, prior to commencement of construction	County Staff	
AQ-1e The developer shall use low VOC-content paints and require painting to be applied using either high volume low-pressure (HVLP) spray equipment or by hand application.	Direct building plan review, observations, site inspections	Once, prior to construction	County Staff	
AQ-1f Grading activities shall be limited to no more than 5 acres per day of disturbed area	Direct grading plan review, observations, site inspections	Once, prior to construction	County Staff	
AQ-1g Prior to the issuance of a grading permit, the developer will provide documentation to the County indicating that workers will carpool to the greatest extent practical. Workers will be informed in writing and a letter placed on file at the County documenting the extent of carpooling anticipated.	Direct observations, site inspections	Once, prior to the issuance of the grading permit	County Staff	
AQ-1h Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.	Direct observations, site inspections	Ongoing throughout the construction phase	County Staff	
AQ-1i As described in the Leadership in Energy and Environmental Design (LEED) for New Construction, Version 2.2 Rating System, the Project shall comply with LEED Silver requirements and implement the following activities consistent with County requirements. Documentation of compliance with this measure shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of the following features shall be confirmed by the County Building Official prior to certificate of occupancy.	Documentation of compliance	Once, prior to issuance of building permits	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
i) SS Credit 7.2 - Use roofing materials having a Solar Reflectivity Index (SRI) equal to or greater than 78 for a minimum of 75 percent of the roof surface.				
AQ-1j Documentation of compliance with the following measures shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy. i) The Project shall install solar water heating for the office portions of warehouse buildings to the extent practical, as determined by the County. ii) The Project shall recycle construction debris to the extent practical, consistent with County requirements/programs. iii) The Project shall provide material recycling including, but not limited to, mixed paper and cardboard, consistent with County programs/requirements. iv) The Project shall allow natural lighting to the extent practical to help reduce or minimize the use of internal electrical illumination. (v) The Project shall not provide refrigerated warehouse space or demonstrate that emissions from onsite warehousing will not exceed the limits identified in the EIR including any proposed refrigeration. (vi) Each warehouse building will provide two electric vehicle charging stations in conjunction with the office uses of each building.	Documentation of compliance	Once, prior to issuance of building permits	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
AQ-1k As described in the LEED for New Construction, Version 2.2 Rating System, the Project shall comply with the following activities and as consistent with County requirements. Documentation of compliance with this measure shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy.	Direct building plan review, SIR plan review, observations, site inspections	Once, prior to issuance of grading plans and/or building plans as appropriate	County Staff	
AQ-1l Documentation of compliance with the following measures shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy. i) The Project shall install solar water heating for the office buildings to the extent practical, as determined by the County. ii) The Project shall recycle construction debris to the extent practical, consistent with County requirements/programs. ii) The Project shall provide material recycling including, but not limited to, mixed paper and cardboard, consistent with County programs/requirements. iii) The Project shall allow natural lighting to the extent practical to help reduce or minimize the use of internal electrical illumination.	Direct review of building plans and documentation	Ongoing throughout the construction phase	County Staff	
AQ-1m Project proponent shall designate a person(s) to act as a community liaison concerning issues related to PM10 fugitive dust.	Direct observations of documentation of grading plans, site inspections	Ongoing throughout the grading, prior to issuance of grading permit	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
AQ-1n Street sweeping shall be accomplished as needed to remove soil transport to adjacent areas; sweeping shall require use of equipment certified under SCAQMD Rule 1186.1	Direct observations, site inspections	Ongoing throughout the grading/construction phase	County Staff	
Biological Resources				
BR-1a Burrowing owl (*Athene cunicularia*) - Pursuant to Objective 6 of the Species Account for the burrowing owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted. A qualified biologist, who has a Memorandum of Understanding (MOU) on record with the County of Riverside, shall conduct the survey. A report documenting the results of this presence/absence survey shall be provided to the Riverside County Planning Department, Environmental Programs Division (EDP) for review and approval. If burrowing owl is present on the project site or within a 150-meter buffer zone, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the burrowing owl is present, relocation outside of nesting season (February 1 through August 31) by a qualified biologist shall be required. The EDP shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. The County shall consult and coordinate with the Western Riverside County Regional Conservation Authority (RCA) prior to any relocation (passive or active) of burrowing owls from the project site. The County may also consult with the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS). Mitigation for impacts will be consistent with the 2012 "Staff Report on Burrowing Owl Mitigation" published by the Department.	Documentation of compliance	Once, within 30 days prior to issuance of grading permit	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
BR-1b Nesting Birds - The removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season wherever practicable. The avian nesting season extends from February 15 through August 30. If ground-disturbing activities are scheduled during the nesting season, a survey for nesting birds shall be conducted by a qualified biologist no more than 3 days prior to any ground disturbing activities. If active nests are found within 500 feet of the planned impact area, the area of the nest shall be flagged, including an adequate buffer as determined by a qualified biologist, and the flagged area shall be avoided until a qualified biologist has determined that the nest is no longer active. This measure shall be implemented to the satisfaction of the County requirements until said nesting activity has concluded.	Review of clearance survey, direct observation	Once, no more than 3 days prior to ground disturbing activities, during the nesting season (February through August)	County Staff	
BR-2a To the greatest extent feasible, the project applicant will mitigate the riparian/riverine habitat onsite through either avoidance or onsite creation of biologically equivalent or superior habitat to ensure replacement of any lost function or value of the riparian/riverine habitat. To the greatest extent feasible, the project applicant will mitigate loss of riparian/riverine habitat onsite through either avoidance or onsite creation of biologically equivalent or superior habitat to ensure replacement of any lost function or value of the riparian/riverine habitat. The applicant shall provide onsite habitat at a ratio of 1:1. If onsite mitigation is determined to be insufficient by the resource agencies, the Project applicant shall mitigate any residual onsite impacts to riparian/riverine habitat by funding offsite restoration activities at a ratio of 3:1. The restoration will be done through the Santa Ana Watershed Association or other conservation organization acceptable to the California Department of Fish and Wildlife, including but not limited to the Department itself, to ensure high quality habitat is preserved /restored within the same watershed as the impact area.	Evidence of onsite restoration of habitat at ration of 1:1 or evidence of funding of offsite restoration activities at a ratio of 3:1	Once, prior to any ground disturbance affecting riparian/riverine habitat	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
BR-2b Prior to issuance of an occupancy permit, the developer shall legally establish a conservation easement along the western boundary of the project property, as shown in the approved site plan and as described in the project Settlement Agreement. The developer shall work with an established conservation organization acceptable to the County Resource Conservation Authority (RCA) to establish the easement. The easement shall meet the requirements of the Settlement Agreement and applicable guidelines in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The selected conservation group will maintain and monitor the easement on a permanent basis. In compliance with the Settlement Agreement resolving *Center for Biological Diversity, et al v. County of Riverside, et al.*, Riverside County Superior Court Case No. RIC10009105, the permanent Conservation Easement (CE) shall be established and recorded by the developer and shall name an appropriate designee as the holder/grantee as designated in the Settlement Agreement. The terms, standards, and goals of the CE shall conform to those outlined in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The CE holder/grantee shall have the necessary organizational and fiscal capability to ensure enforcement of the easement in perpetuity. Alternatively, the CE may be transferred in fee title to the RCA as long as the obligations regarding the CE are simultaneously transferred. The developer shall also provide a monetary endowment to the conservation group sufficient for it to maintain and monitor conditions in the easement in perpetuity. The developer shall demonstrate to the Center for Biological Diversity (CBD) and the County Planning Department it has met the requirements of this measure, and applicable portions of the Settlement Agreement in this regard, prior to receiving a certificate of occupancy for the project.	Evidence of conservation easement	Once, prior to issuance of occupancy permit	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
Once the easement is established, discing as a means of fire clearance will only be permitted if all other fire clearance methods or mechanisms are prohibited. Weed abatement/fire prevention techniques that shall be employed to the greatest degree feasible include mowing, hand clearance, or grazing. Discing is only permitted upon written demonstration from an appropriate regulatory authority stating that other weed abatement/fire prevent techniques are not permitted.				
BR-2c The developer shall minimize grading within the conservation area to the greatest degree practical. Should any grading within the conservation area occur, the developer shall pay for and complete a one-time restoration of any graded portions of the conservation area with native plants generally supportive of Stephens' kangaroo rat (SKR) habitat including, but not limited to, the plants listed in Exhibit B of the Settlement Agreement. Initial grading of the conservation area shall be completed within six (6) months of the commencement of grading in the conservation area. Restoration of any areas graded in the conservation area shall begin as soon as practical after completion of the initial grading so as to coincide with the fall and winter rainy season, and reach completion by January 20th of the following year. Restoration shall be completed within one year and may include a grow-kill cycle to reduce weeds during the first rainy season if so included in the restoration plan as required by Exhibit B of the Settlement Agreement. The developer shall make an adequate one-time restoration effort to achieve a 70 percent native plant cover (bird's eye view) with the recommended plant palette and a maximum of 10 percent cover by non-native plant species five (5) years after planting. Exhibit B of the Settlement Agreement contains a list of restoration experts and minimum contract requirements of restoration of the conservation area. The one time restoration shall be based on a site specific scientifically based revegetation plan from local native plant sources developed by a restoration expert chosen by the developer from the list in Exhibit B of the Settlement Agreement with	Report demonstrating that the restoration activities meet the terms of the Settlement Agreement	Once, prior to use or occupancy of buildings or structures	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
proven experience in successful revegetation of western Riverside County and coastal sage scrub and native grasslands. The developer shall provide a report demonstrating that the restoration activities meet the terms of the Settlement Agreement prior to any use or occupancy of the buildings or structures.				
BR-2d Prior to establishment of the conservation easement identified in Mitigation Measure BR-2b, discing within the conservation area as a means of fire clearance will only be permitted if all other fire clearance methods or mechanisms are formally prohibited. Weed abatement/fire prevention techniques that shall be employed to the greatest degree feasible include mowing, hand clearance, or grazing. Discing is only permitted upon written demonstration from an appropriate regulatory authority stating that other weed abatement/fire prevent techniques are not permitted.	Direct observations, site inspections	Once, prior to establishment of conservation easement	County Staff	
BR-2e Prior to issuance of an occupancy permit, the developer shall demonstrate that all project lighting minimizes lighting impacts on neighbors to the west and adjacent conservation areas to the east and west of the site, in compliance with the project Settlement Agreement. Night lighting shall be directed away from adjacent conservation areas, and those areas shall be treated as separate parcels for the purposes of compliance with Riverside County Ordinance 915. Shielding shall be incorporated to ensure ambient lighting in the adjacent conservation areas does not increase beyond 0.5 foot-candles adjacent to developed lots. Devices that may be employed to control light include lenses, louvers, barn doors, and snoots. A photometric study and engineering plan shall be submitted to the County demonstrating consistency with these lighting provisions prior to any use or occupancy of the site. Prior to review and approval by the County, the developer shall submit the photometric and engineering plans for lighting along Brown Street and the eastern side of the project	Review and approval of photometric and engineering plans for lighting	Once, prior to issuance of occupancy permit	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
to March Joint Powers Authority (MJPA) for review and comment.				
Cultural Resources				
CR-2a Phase III data recovery must be completed for Feature 2 (CA-RIV-5457) prior to final approval of grading plans if this area is to be graded within the Private Conservation Area. Any recovery fieldwork must be completed in its entirety before grading begins, and a Phase III excavation report must be finalized and approved before final inspection. The Phase III excavation must be designed and written to Archaeological Resource Management Reports standards and County of Riverside standards. The Pechanga Band of Luiseno Indians The Pechanga and Soboba Tribes will be contacted at least 30 days prior to beginning the data recovery to develop a Cultural Resources Treatment and Monitoring Agreement for participating in the Phase III program. Final copies of the report will be distributed to the landowner/developer, the County, the Eastern Information Center, and the Pechanga Tribe and Soboba Tribes.	Review / approval of Phase III excavation report	Prior to issuance of final grading permit	County Staff	
CR-2b The Project Archaeologist must create a mitigation-monitoring plan prior to earthmoving or blasting in the Project area, and a pre-grade meeting associated with the details of that plan must occur between the monitoring archaeologist(s), Pechanga and Soboba Tribal monitoring representatives, and the grading contractor before grading begins. The plan shall address inadvertent discoveries of cultural resources, including treatment and disposition of the resources. The plan shall be prepared in consultation with the Pechanga Tribe and Soboba Tribes and shall be consistent with the agreement referenced in Mitigation Measure CR-2e.	Review of mitigation monitoring and abatement plan	Prior to groundbreaking activities	County Staff	
CR-2c Monitoring of development-related excavation is required during all construction-related earthmoving or blasting activities by a Riverside County certified professional archaeologist (County Condition of Approval 60 Planning 016). The Project Archaeologist may, in consultation with the Pechanga Tribe monitor and Soboba tribal monitors,	Direct observations, site inspections	Ongoing throughout grading phase	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
terminate monitoring in any one location on the Project Site if and only if bedrock or sterile soils are encountered during earthmoving at that location.				
CR-2d Should previously unidentified cultural resource sites be encountered during monitoring, they must be evaluated, and tested if necessary, for significance following CEQA Guidelines prior to allowing a continuance of grading in the area. County Condition of Approval 10 (Planning 002 and 038) addressing inadvertent archaeological finds shall also be implemented. Consistent with County Condition of Approval 60 (Planning 017), the developer/holder shall prompt the project archaeologist to submit one wet-signed paper copy and one CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted in the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, a final copy of the report shall be provided to the developer/holder, the Eastern Information Center, and the Pechanga Tribe and Soboba Tribes.	Direct observations, site inspections	Ongoing through the grading phase	County Staff	
CR-2e Native American monitors from the Pechanga Tribe shall also be allowed to monitor all grading, excavation and groundbreaking activities. Permission is required from March Joint Powers Authority if activities and monitoring occurs on their property. At least 30 days prior to seeking a grading permit, the project applicant shall contact the Pechanga Tribe and Soboba Tribes to notify the Tribes of grading, excavation, and the monitoring program, and to coordinate with the County and the Tribes to develop a Cultural Resources	Direct observations, site inspections	Ongoing throughout the grading phase	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
Treatment and Monitoring Agreement. The agreement shall address: the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposal of any cultural resources, sacred sites, and human remains discovered on the site. This is consistent with County Condition of Approval 60 (Planning 018).				
CR-2f 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 outlined in Mitigation Measure CR-2e, shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga or Soboba 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.	Direct observations, site inspections	Ongoing throughout the grading phase	County Staff	
CR-2g Prior to issuance of grading permits, the project applicant and the Pechanga Tribe and Soboba Tribes shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-5457 and any associated cultural features. 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 Tribes and compensation for services; and necessary emergency protocols. The project manager/landowner shall submit a fully executed copy of the plan to the County to ensure	Submittal of fully executed copy of the Preservation and Maintenance Plan	Once, prior to issuance of grading permit	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
compliance with this mitigation measure.				
CR-4a If human remains are encountered during earth-disturbing activities, all work within 100 feet of the find shall stop immediately and the Riverside County Coroner's office shall be notified. If the Coroner determines the remains are Native American in origin, the NAHC will be notified and, in turn, will notify the person determined to be the Most Likely Descendent who will provide recommendations for treatment of the remains (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98) (County Condition of Approval 10 Planning 037).	Direct observations, site inspections	Ongoing during construction	County Staff	
Geology, Soils, and Seismicity				
GS-2a Refer to the mitigation measures MM HWQ 1a- and HWQ 1-b (See DEIR section 4.8 Hydrology and Water Quality), and all other applicable water quality standards and requirements.	Review of Water Quality Management Plan (WQMP), a Storm Water Pollution Protection Plan (SWPPP), and a Grading Plan	Once, prior to the start of the grading phase	County Staff	
GS-3a The developer shall implement the grading recommendations identified in the Preliminary Geotechnical Report (2007). Prior to the commencement of building construction, the applicant shall retain a qualified engineer to design foundations adequate to support the Proposed Project's structures where necessary, based on the recommendations of the Preliminary Geotechnical Report (2007). Settlement analysis shall be performed once the structural design loads and foundation system geometry have been defined for each building. Any additional geotechnical evaluation that covers or applies to the Brown Street improvements, or that affects the adjacent MJPA land, shall be submitted to MJPA and their Civil Engineer for review and comment prior to submitting grading plans to the County. Final engineering and grading	Review of foundation design loads and system geometry	Once, prior to issuance of grading permits and / or building permits as applicable	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
plans shall be modified if necessary to reflect comments by MJPA to the greatest degree practical. Brown Street will be a County road so it must meet County geotechnical, engineering plan, and grading plan requirements.				
Hazards and Hazardous Materials				
HHM-1a Stained soils, as identified in Phase I Environmental Site Assessment (ESA), shall be removed to prior to any ground disturbing activities. The removal process shall be in compliance with the County hazardous materials removal/handling regulatory guidelines and work will be performed to the satisfaction of the County Environmental Health staff.	Onsite inspection following removal of contaminated soil materials	Once, prior to ground disturbance	County Staff	
HHM-5a Prior to the issuance of occupancy permits, information on users, uses, and use of hazardous materials within the project site will be transmitted to the MJPA for review and comment. The County Planning, Environmental Health, and/or Fire Departments shall have authority to modify any use or occupancy permits to restrict or preclude uses that involve materials that could cause a demonstrable hazard to March ARB flight activities. The applicant shall comply with and certify to the County and MJPA the following: a. No project facilities located within one-quarter miles of the existing school shall store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code. b. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community. The RMP shall be submitted to the March Air Reserve Base Civil Engineering Unit, and the March Joint Powers Authority Planning Department, for review and comment prior to the Issuance of a Certificate of Occupancy by the County for	Information on users, uses, and use of hazardous materials within the project site provided to MJPSA	Once, prior to issuance of occupancy permits	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
future tenants of the project.				
Hydrology and Water Quality				
HWQ-1a Prior to the issuance of grading permits for any portion or phase of the Proposed Project, the Project applicant shall submit to and receive County approval of SWPPP and Grading Plan that identify specific actions and BMPs to prevent stormwater pollution from construction sources. The plans shall identify a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories: • Soil stabilization practices; • Sediment and runoff control practices; • Monitoring protocols; and • Waste management and disposal control practices. Once approved by the County, the applicant's contractor shall be responsible, throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the SWPPP and Grading Plan.	Review approval of SWPPP and Grading Plan.	Prior to the issuance of the grading permit and ongoing during construction	County Staff	
HWQ-1b Prior to final building inspection for any portion or phase of the Project, the applicant shall receive County approval for Water Quality Management Plan (WQMP) that identifies specific long-term actions and Best Management Practices (BMPs) to prevent stormwater pollution from ongoing site operations. The WQMP shall identify a practical sequence for BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall enforce the requirement through	Direct observations, review of WQMP	Prior to the final building inspection	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
fines and other penalties, as necessary. Once approved by the County, the applicant shall be responsible throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP. The WQMP shall identify potential pollutant sources that could affect the quality of stormwater discharges from the Project Site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from the Project Site. To protect receiving water quality, the WQMP shall include, but is not limited to, the following elements: • Permanent erosion control measures such as detention basins, inlet protection, and temporary revegetation or other ground cover that shall be employed for disturbed areas after initial construction is finished. • No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30 – March 30). • Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that eventually drain to Sycamore Canyon. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the Project Site to prevent,, eliminate, or reduce discharge of materials to storm drains. • BMPs performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling				

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.				
Noise				
N-4a Prior to grading permit issuance, the Project applicant shall submit a Construction Noise Mitigation Plan to the County for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul, trucks and trailers. Onsite noise sources located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as reasonably possible. The noise attenuation measures identified in the plan shall be incorporated into the Proposed Project.	Review of Construction Noise Mitigation Plan, direct observations, site inspections.	Prior to the issuance of the grading permit and ongoing during grading and construction	County Staff	
N-4b During construction, all equipment shall utilize noise reduction features (e.g., mufflers, engine shrouds, etc.) that are no less effective than those originally installed by the manufacturer.	Direct observations, site inspections	Ongoing throughout the construction phase	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
Transportation and Circulation				
T-1a Prior to building permit issuance, the applicant shall be responsible for the following improvements: The intersection of the Project Access (NS) at Alessandro Boulevard (EW) shall provide the following geometrics: NB: One right turn lane – stop control. SB: N/A EB: Two through lanes, one shared through/right turn lane. WB: Three through lanes. The intersection of the San Gorgonio Drive/Brown Street (NS) at Alessandro Boulevard (EW) shall provide the following geometrics: NB: One left turn lane, one through lane, one right turn lane with overlap. SB: One left turn lane, one shared through/right turn lane. EB: One left turn lane, one striped out are for a future left turn lane, two through lanes, one shared through/right turn lane. WB: Two left turn lanes, three through lanes, one right turn lane. Prior to building permit issuance, the applicant shall pay applicable TUMF and other fees as mitigation for impacts at the following intersections: • Trautwein Road (NS) and Alessandro Boulevard (EW): • Construct an additional northbound left turn lane. I-215 Northbound Ramps (NS) and Alessandro Boulevard (EW):	Review and approval of street improvement plans	Prior to the issuance of the first building permit	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
• Restripe existing shared left turn/right turn lane to an exclusive left turn lane.				
T-1b Prior to building permit issuance, the applicant shall dedicate 50-foot half-width Secondary right- of-way along the Project frontage of Brown Street from Alessandro Boulevard to the southern Project boundary. The applicant shall construct the Brown Street approach to Alessandro Boulevard to its full Secondary intersection cross-section width. Prior to building permit issuance, the applicant shall construct Brown Street from south of Alessandro Boulevard intersection improvements to the southern boundary of the Project as a half- section width as an Industrial Collector plus a painted median and a northbound travel lane including landscaping and parkway improvements in conjunction with development. The applicant shall make an appropriate transition from the Secondary cross-section at the Alessandro Boulevard intersection improvements to the Industrial Collector cross-section.	Submittal and approval of right- of-way documents	Prior to the issuance of the first building permit	County Staff	
T-1c Prior to building permit issuance, the developer shall construct Alessandro Boulevard from the west Project boundary to San Gorgonio Drive/Brown Street at its ultimate half-section width as an Urban Arterial (152 foot right-of-way) including landscaping and parkway improvements in conjunction with development.	Direct observations, site inspections of identified improvements	Prior to the issuance of the first building permit	County Staff	
T-1d Prior to final building inspection, the developer shall provide sufficient on-site parking to meet the County of Riverside parking code requirements.	Direct observations, site inspections	Prior to the final building inspection	County Staff	
T-1e Prior to grading permit issuance, the developer shall provide construction plans for road sight distance at the Project Access. Plans shall be reviewed by the County, with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans. The developer shall provide evidence to the County that construction plans were reviewed and approved.	Review and approval of final grading, construction and street improvement plans and evidence of Caltrans review / approval	Prior to the issuance of the grading permit	County Staff	

DEIR Section/Mitigation Measure/ Implementing Actions	Method of Verification	Timing and Monitoring Frequency	Responsible for Monitoring	Verified Date/ Initials
T-1f Prior to final building inspection, the developer shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the Proposed Project.	Direct observations, site inspections	Prior to the final building inspection	County Staff	
T-1g Prior to building permit issuance, the developer shall participate in the phased construction of off- site traffic signals within the study area through payment of traffic signal mitigation fees on a per square foot basis. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.	Direct observations of traffic signal mitigation and site inspections	Prior to the issuance of the building permit	County Staff	

APPENDIX A

Original DEIR (On CD)

ATTACHMENT 7

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL FOR RESOLUTION #JPA 16-28 CONDITIONALLY APPROVING A CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT, DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT, DRAINAGE AND EMERGENCY ACCESS EASEMENT AND MAINTENANCE AGREEMENT, STORMWATER AND SLOPE AREA MAINTENANCE PLAN AND MAINTENANCE AGREEMENT, AND CONDITIONALLY DEDICATING A PORTION OF MARCH JPA'S PROPERTY TO THE COUNTY OF RIVERSIDE

1. All easements granted hereunder shall terminate and have no further force and effect if (i) Grantee has not commenced construction of the Street Improvements and (ii) Plot Plan No. 25422 approved by the County for the development of the Amstar Property has expired (and has not otherwise been extended) pursuant to the Riverside County Code.

2. The indemnification provision found in Section 13 of the Reimbursement Agreement between the Authority and the Applicant dated June 18, 2013 shall be applicable to any approvals by the Commission and/or staff of the Agreements.

3. CA-RIV-5426 shall be avoided and not impacted to the extent feasible. Any avoidance measures shall not preclude the ability to construct Brown Street as approved by the County of Riverside (Plot Plan No. 25422). Prior to grading activities, Applicant will install temporary fencing within 20 feet of the boundary of the site to protect it from any development impacts so long as said fencing does not impact the ability of the Applicant to construct Brown Street. The Pechanga monitor and the project archaeologist shall monitor the installation of the temporary fencing to ensure that subsurface resources are not discovered. The temporary fencing shall remain in place for the duration of all earthmoving activities and shall only be removed after all improvements to this area have been completed. The feature shall be identified on the grading plans with a reference to compliance with this condition and the text of this condition shall be printed on said grading plans.

4. CA-RIV-5451 & P-33-022246: Development of Brown Street and the associated slope and maintenance road may impact CA-RIV-5451 & P-33-022246. Prior to any earthmoving activities, the project superintendent or appropriate personnel, the project archaeologist and a Pechanga representative shall visit these sites to determine whether it is feasible to relocate any of these features. For those features that can reasonably be relocated, such features shall be placed in an existing permanent open space either on the Applicant's or MJPA's property in a location mutually agreed upon to by the relevant landowner and the Pechanga Tribe where such feature shall be protected in perpetuity, subject to the existing constraints on the property. If the features are relocated in accordance with this COA 7, small equipment shall methodically remove shallow levels of soil in the area of the sites in order to determine whether subsurface features or resources are present.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8a (12)

Meeting Date: October 26, 216

Action: **ADOPT RESOLUTION #JPA 16-28, CONSIDERING AN ENVIRONMENTAL IMPACT REPORT FOR THE ALESSANDRO COMMERCE CENTRE PROJECT, MAKING RESPONSIBLE AGENCY FINDINGS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, CONDITIONALLY APPROVING A CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT, DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT, DRAINAGE AND EMERGENCY ACCESS EASEMENT AND MAINTENANCE AGREEMENT, STORMWATER AND SLOPE AREA MAINTENANCE PLAN AND MAINTENANCE AGREEMENT, AND CONDITIONALLY DEDICATING A PORTION OF MARCH JPA'S PROPERTY TO THE COUNTY OF RIVERSIDE**

Motion: Move to Adopt Resolution #JPA 16-28, considering an Environmental Impact Report for the Alessandro Commerce Centre project; making responsible agency findings, adopting a Mitigation Monitoring and Reporting Program, conditionally approving a Construction and Maintenance Easement Agreement, Drainage Easement and Maintenance Agreement, Drainage and Emergency Access Easement and Maintenance Agreement, Stormwater and Slope Area Maintenance Plan and Maintenance Agreement, and conditionally dedicating a portion of the March JPA's property to the County of Riverside, and authorizing the Executive Director to execute final agreements.

AMSTAR is a private developer and owner of 54.4-acres of vacant properties within the County of Riverside's (County) jurisdiction. The Project site is surrounded by March Joint Powers Authority (JPA) properties to the west, east and south. The Applicant is seeking the JPA Commission's conditional approval of several agreements relating to the project as described below.

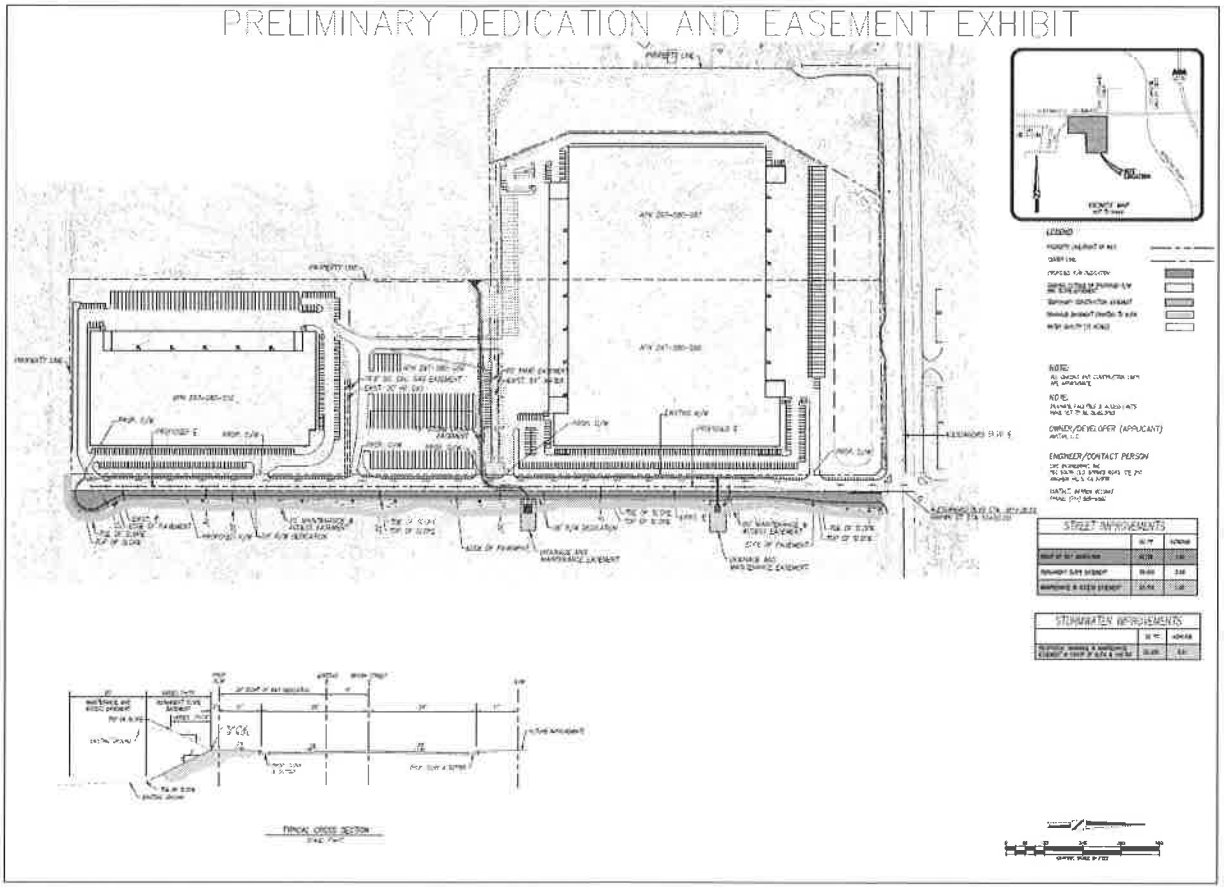
Preparation Date: October 21, 2016

Background:

On March 16, 2016, the Riverside County Board of Supervisors approved Plot Plan No. 25422, a proposal to develop two industrial buildings totaling 814,630 square feet on 54.4-acres (APNs: 297-080-007, 008,009, and 010). The proposed buildings are anticipated to have two separate functions: Building B1 is 598,190 square feet in size and was analyzed to operate as a single logistics warehouse building, while Building B2, at 216,440 square feet in size, was analyzed to accommodate general or multi-tenant warehousing uses. The project includes 581 parking spaces, a truck parking area, two detention basins and a temporary rock crushing plant during the construction of the project.

The project was previously approved as Plot Plan 22925 by the County Planning Department in 2009. As part of a lawsuit challenging the approval and a subsequent settlement agreement, the project was revised to include a 6.69-acre Stephens Kangaroo Rat (SKR) habitat area.

The proposed project also includes the full construction of Brown Street along the easterly property line. Brown Street is designed to be a 75-foot wide industrial collector with half of the street improvements proposed on a portion of JPA's conservation area directly east of the Project site (APN: 297-100-026).



The Project Applicant, AMSTAR, is requesting that the Commission consider the following items:

a) Construction and Maintenance Easement Agreement
    a. Temporary Construction, Maintenance, and Access Easement to Amstar

    b. Permanent Slope Easement to Amstar
b) Drainage Easement and Maintenance Agreement
    a. Drainage Easement to Amstar
c) Reciprocal Drainage and Emergency Access Easement and Maintenance Agreement
    a. Reciprocal Drainage and Emergency Access Easement to JPA
d) Stormwater and Slope Area Maintenance Plan and Maintenance Agreement
e) Conditional Property Dedication to County

JPA staff have preliminarily negotiated the terms and conditions of the agreements and the easements authorized thereunder with the Project Applicant. The attached draft agreements outline responsibilities by both parties on both a temporary basis, and a long-term basis.

Recently, a representative of the Pechanga Band of Luiseno Indians (Pechanga) contacted JPA staff requesting that certain conditions of approval be imposed upon the proposed project by the Commission. Upon further review and analysis, JPA staff determined that several of the proposed conditions had been considered and imposed by the County as either mitigation measures or conditions of approval at the time it considered the Revised Focused Environmental Impact Report for and approved the project. In an effort to address Pechanga's remaining issues, JPA staff have developed proposed conditions of approval, which are attached to this staff report.

Staff Recommendation:

Staff recommends that the Commission adopt Resolution #JPA 16-28, considering an Environmental Impact Report for the Alessandro Commerce Centre Project, making responsible agency findings, adopting a mitigation monitoring and reporting program, conditionally approving a construction and maintenance easement agreement, drainage easement and maintenance agreement, drainage and emergency access easement and maintenance agreement, stormwater and slope area maintenance plan and maintenance agreement, and conditionally dedicating a portion of JPA's property to the County.

Attachments: Resolution #JPA 16–28.

1) Construction and Maintenance Easement Agreement.
2) Drainage Easement and Maintenance Agreement.
3) Drainage and Emergency Access Easement and Maintenance Agreement.
4) Stormwater and Slope Area Maintenance Plan and Maintenance Agreement.
5) Significant and Unavoidable Impacts Associated with the Project.
6) Mitigation Monitoring and Reporting Program for the Project.
7) Conditions of Approval.

RESOLUTION # JPA 18-03

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING GENERAL PLAN AMENDMENT GP 15-01 AND PLOT PLAN PP 14-01, SUBJECT TO CONDITIONS OF APPROVAL, FOR THE DEVELOPMENT OF THE FREEWAY BUSINESS CENTER PROJECT

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

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

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

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, Proficiency 215 LLC ("Applicant") proposes the development of the "Freeway Business Center" to be build-out as follows ("Project"):

- The approximately 39.4 acre project site located at the southwest corner of Alessandro Boulevard and Old 215 Frontage Road, would be developed with an approximately 709,083-square-foot industrial warehouse building, including 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. In addition, the development would also provide a total of 109 loading docks and 237 trailer parking stalls. 397 employee vehicle parking spaces would be provided on site. The building would be approximately 44 feet in height. As part of the Project, several utility lines, including underground petroleum and natural gas lines, would require relocation

WHEREAS, on September 4, 2014, Applicant submitted certain land use applications (collectively, the "Project Entitlements") requesting the following:

1. A General Plan Amendment application (GPA 15-01): The requested General Plan Amendment would modify the General Plan to:

- Assign a General Plan Land Use designation of Industrial to a 6.2 acre linear lot, along the eastern boundary of the project site. The Project site is comprised of two parcels: APN 297-100-013 (33.2 acres) and APN 297-100-045 (6.2 acres). APN 297-100-013 is designated Industrial (I) in the March JPA General Plan (GP), and is therefore not a part of the proposed General Plan Amendment. However, APN 297-100-045 was transferred into the March JPA jurisdiction on February 10, 2015, by its member agencies, and currently has no GP designation under the March JPA GP. Therefore, the site is being designated as Industrial (I) under the proposed GP Amendment (see Figure 2-4, General Plan Land Use) to implement the Project and in accordance with the March JPA's overall goals and policies for the development of the March JPA Planning Area.

2. A Change of Zone application (CZ 14-01): The requested Change of Zone would:

- Assign the designation of Industrial to the entire 39.4 acre project site. Currently, parcels associated with the Project site have two separate zoning designations. The parcel identified as APN 297-100-045 (6.2 acres) was previously located within Riverside County's land use jurisdiction and is designated Rural Residential (R-R) under the County's Zoning. APN 297-100-013 (33.2 acres) is not currently zoned within the March JPA's plan. The proposed Change of Zone would assign the zoning designation of Industrial (I) to both parcels, consistent with the GP designation of Industrial (I)

3. A Plot Plan application (PP 14-02): The proposed Plot Plan would:

- Allow for the development of an approximately 709,083-square-foot industrial warehouse, consisting of 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. The building would be approximately 44 feet in height. As part of the Project, several utility lines, including underground petroleum and natural gas lines, would require relocation

WHEREAS, this General Plan Amendment (GPA 15-01), Plot Plan (PP 14-02), along with the Change of Zone (CZ 14-01), collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the March JPA's Local CEQA Guidelines, March JPA staff prepared a Final Environmental Impact Report for the Freeway Business Center (SCH # 2015031015) ("FEIR"); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines, March JPA staff has prepared and pursuant to Resolution # JPA 18-02, Certifying a Final Environmental Impact Report for the Freeway Business Center (SCH #2015031015), the Commission has certified the FEIR for the Project Entitlements; and

WHEREAS, on February 14, 2018, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. Pursuant to Resolution # JPA 18-01, Certifying a Final Environmental Impact Report for the Freeway Business Center (SCH #2015031015), the Commission has considered and certified the FEIR (SCH # 2015031015) for the Project, including General Plan Amendment (GPA 15-01), Plot Plan (PP 14-02), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission has reviewed and considered the FEIR, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on General Plan Amendment GPA 15-01 (GPA 15-01) and Plot Plan PP 14-02 (PP 14-02).

SECTION 3. Findings for General Plan Amendment (GPA 15-01). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of General Plan Amendment (GPA 15-01) in accordance with Section 9.02.040 of the March JPA Development Code and Section 65358 of the California Government Code:

1. The proposed General Plan Amendment (GPA 15-01) is consistent with existing goals, objective, policies, and programs of the General Plan for the following reasons:

    a. The Project complies with General Plan Land Use Policy 1.1: *"Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area."* As the March JPA General Plan Land Use Map in this area mirrors the March ARB Master Reuse Plan (Page II-38), the Project complies with the objective of developing predominately industrial land uses in this planned area for industrial uses. Furthermore, the Project capitalizes on the appropriateness of development near the existing I-215 Freeway while generating an up to an estimated 518 permanent jobs; and

    b. The Project complies with General Plan Land Use Policy 1.5: "*Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and*

development." The Project complies with General Plan Land Use Policy 1.5 because the Project includes up to 709,803 square feet of industrial uses, consisting of 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. The building would be approximately 44 feet in height.

2. The proposed General Plan Amendment (GPA 15-01) will not adversely affect the public health, safety, or general welfare for the following reasons:

   a. The Project complies with General Plan Land Use Policy 1.3: *"Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity."* The Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Alessandro Boulevard, Interstate 215 Freeway, existing services such as, nearby commuter rail, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project Site, such that there is no major extension of infrastructure at the expense of the March JPA; and

   b. The Project complies with General Plan Land Use Policy 1.9: *"Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use."* The Project will not adversely affect public health, safety, or general welfare because the Project contains no residential components which would be incompatible in the 65 – 70 dBA noise contours, and considered only marginal in the 60 – 65 dBA noise contours. Instead, the Project focuses on employment uses which are considered a marginally acceptable use in the highest 65 – 70 dBA noise contours, and industrial land uses within the 60 to 65 dBA CNEL noise level contours which would be considered normally acceptable. As conditioned by the Airport Land Use Commission, sensitive land uses including structures with more than two aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters) would be prohibited in the 65 – 70 dBA noise contours. With California Building Code (CBC) standards building construction for employment uses, the Project would satisfy the Riverside County ALUCP compatibility criteria based on the noise level contour boundaries; and

SECTION 4 Finding for Plot Plan (PP 14-02). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan PP 14-02, in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objective, policies, and programs of the March JPA General Plan because:

   a. The Project complies with General Plan Land Use Policy 1.1: *"Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area."* As the March JPA General Plan Land Use Map in this area mirrors the March ARB Master Reuse Plan (Page II-38), the Project complies with the objective of developing predominately industrial land uses in this planned area for industrial uses. Furthermore, the Project capitalizes on the appropriateness of development near the existing I-215 Freeway while generating up to an estimated 518 permanent jobs; and

   b. The Project complies with General Plan Land Use Policy 1.5: "*Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development."* The Project complies with General Plan Land Use Policy 1.5 because the Project includes up to 709,803 square feet of industrial uses, consisting of 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. The building would be approximately 44 feet in height; and

2. The proposed Project complies with all applicable zoning and other regulations because:
   a. The Project considers the approval of a new Industrial Change of Zone for the project site. The proposed Project was also reviewed by the March JPA Project Review team, consisting of the March JPA Civil Engineer, Water Quality Civil Engineer, Land Use Planner, Riverside County Fire Marshall, March JPA (Willdan) Building Plans Examiner, and the proposed development comply with all required development standards; and

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

   a. The Project complies with General Plan Land Use Policy 1.3: *"Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity."* The Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Alessandro Boulevard, Interstate 215 Freeway, existing services such as, nearby commuter rail, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project

Site, such that there is no major extension of infrastructure at the expense of the March JPA; and

b. The Project complies with General Plan Land Use Policy 1.9: *"Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use."* The Project will not adversely affect public health, safety, or general welfare because the Project contains no residential components which would be incompatible in the 65 – 70 dBA noise contours, and considered only marginal in the 60 – 65 dBA noise contours. Instead, the Project focuses on employment uses which are considered a marginally acceptable use in the highest 65 – 70 dBA noise contours, and industrial land uses within the 60 to 65 dBA CNEL noise level contours which would be considered normally acceptable. As conditioned by the Airport Land Use Commission, sensitive land uses including structures with more than two aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters) would be prohibited in the 65 – 70 dBA noise contours. With California Building Code (CBC) standards building construction for employment uses, the Project would satisfy the Riverside County ALUCP compatibility criteria based on the noise level contour boundaries; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because:

a. The Project complies with General Plan Land Use Policy 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 sub-region."* The Project Applicant proposes an industrial warehouse building in a location that is surrounded by existing industrial and commercial development, to the north and east, and adjacent to the I-215 Freeway. Accordingly, the location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity; and

SECTION 5. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including General Plan Amendment (GPA 15-01) as shown on Exhibit "A" and Plot Plan (PP 14-02), as shown on Exhibit "B", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "C", attached hereto and incorporated herein by this reference.

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

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Clerk, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

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

PASSED, APPROVED, AND ADOPTED this 14th day of February, 2018.

Marion Ashley, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 18-03 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on February 14, 2018, by the following vote of the Commission:

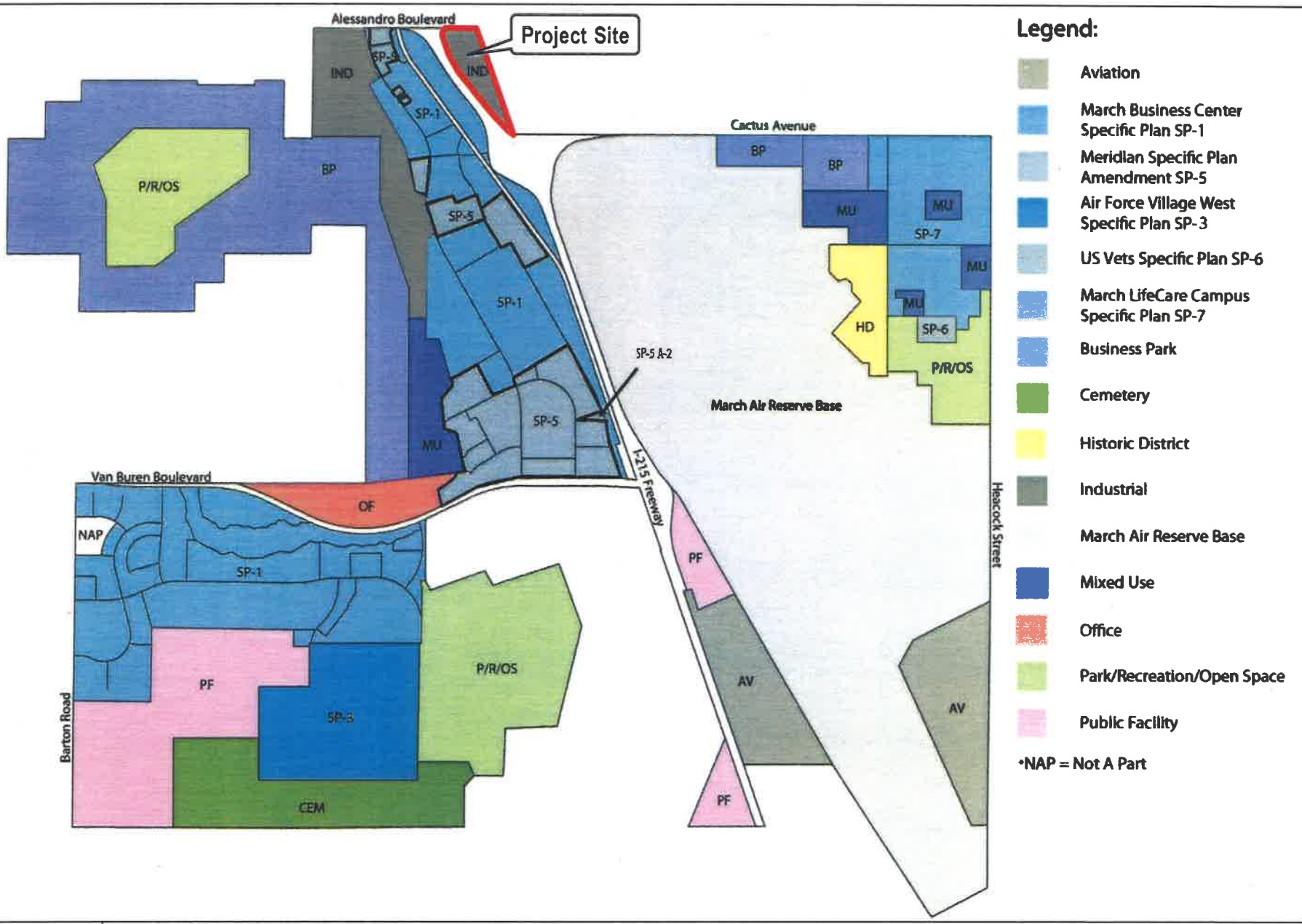
Ayes:	Jeffries, Cabrera, Rogers, Gardner, Baca, Melendrez, Vargas, Ashley
Noes:	None
Abstain:	None
Absent:	None

Dated: February 14, 2018

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

EXHIBIT A

General Plan Map



DUDEK

8744

FIGURE 1-4

General Plan Land Use

Freeway Business Center

EXHIBIT B

Freeway Business Center
Site Plan, Building Elevations, Grading Plan, Landscape Plan

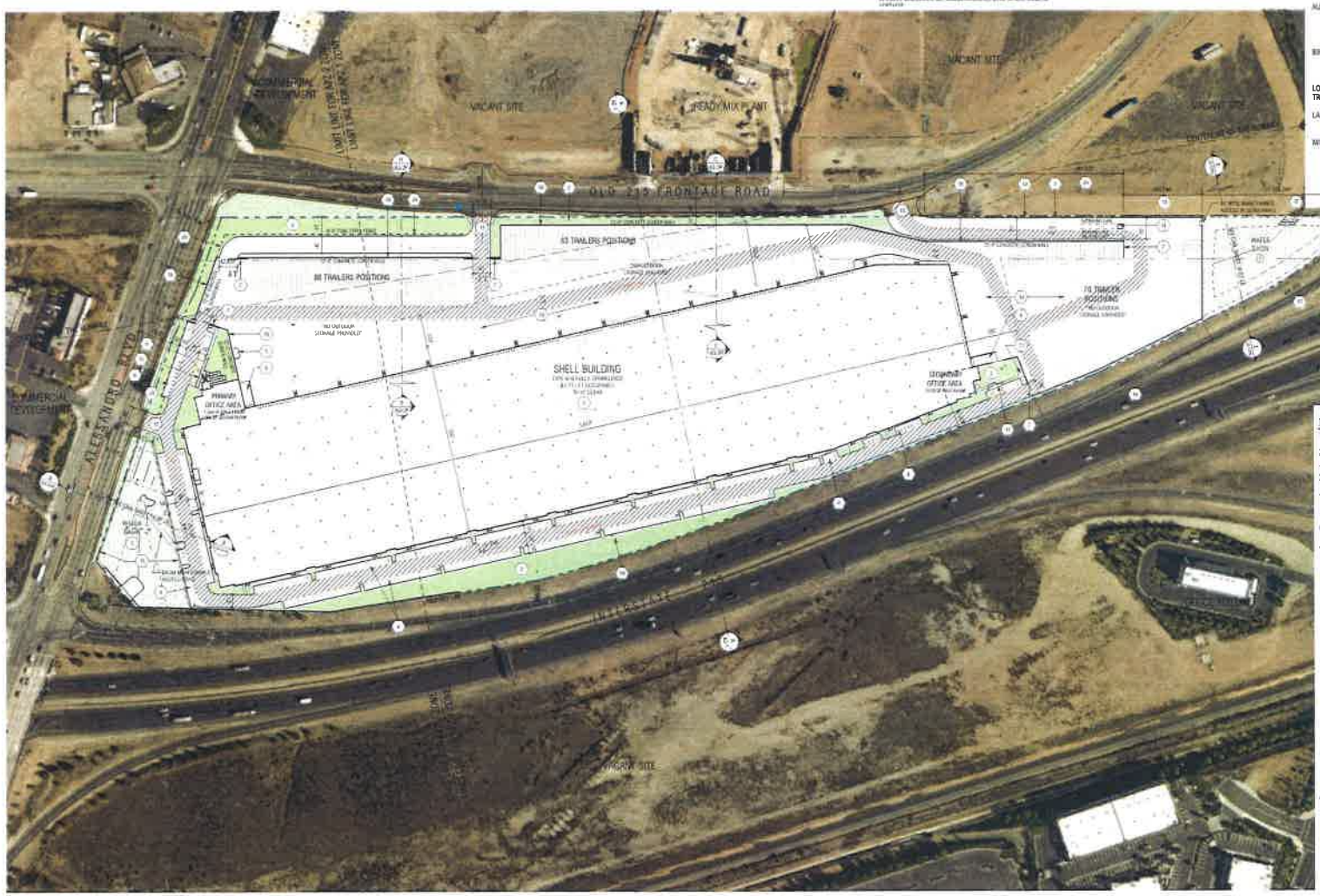
STANDARD JPA NOTES

WQMP NOTES

LEGAL DESCRIPTION

PROJECT DATA

SITE AREA:	1,709,058 SF 39.23 AC
BUILDING AREA:	
OVERALL BUILDING FOOTPRINT	708,081 SF
PRIMARY FIRST FLR OFFICE (NE CORNER)	7,000 SF
PRIMARY SECOND FLR OFFICE (NE CORNER)	3,000 SF
SECONDARY FIRST FLR OFFICE (SW CORNER)	5,000 SF
WAREHOUSE AREA	693,081 SF
TOTAL	708,081 SF
COVERAGE:	41.48 %
PARKING REQUIRED:	
15,000 SF OFFICE @ 3.3/1000	50 STALLS
0 - 50,000 SF @ 1/1,000	50 STALLS
50,000 - 200,000 SF @ 0.33/1,000	50 STALLS
290,000 SF - @ 0.20/1,000	99 STALLS
TOTAL STALLS REQUIRED	249 STALLS
AUTO PARKING PROVIDED:	
STANDARD STALLS	364 STALLS
CARPOOL STALLS (5% MIN)	20 STALLS
TOTAL STALLS PROVIDED	384 STALLS
BIKE PARKING	
REQUIRED @ 1/20 AUTO STALLS	12 SPACES
PROVIDED	12 SPACES
LOADING DOCK POSITIONS	109 DOCKS
TRUCK TRAILER STALLS 12' X 53'	217 STALLS
LANDSCAPE AREA PROVIDED:	207,830 SF 12.14 %
MINIMUM SETBACKS REQUIRED:	
FRONT BUILDING	20'
FRONT LANDSCAPE	20'
SIDE BUILDING	0'
SIDE LANDSCAPE	5'
REAR BUILDING	25'
REAR LANDSCAPING	5'



KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING BLDG.
2. SHADED AREA: PROPOSED PARTIAL LANDSCAPING PER CONSTRUCTION WITH MIN 6" CONCRETE CURBS AT ALL INTERIOR PLANTERS.
3. PAINTED CONCRETE TRASH AND RECYCLE BIN ENCLOSURE MIN 6'-0" HIGH. TRASH BIN IS DEDICATED FOR TRASH, AND ONE BIN FOR RECYCLE MATERIALS. TRASH ENCLOSURES ARE WITHIN THE CONFINED TRUCK COURT.
4. TYPICAL STANDARD PARKING STALL MIN 9' X 18' (OR 16' + 2' OVERHANG). STRIPE PER STANDARDS.
5. WATER QUALITY BASIN. SEE CIVIL DRAWINGS
6. [illegible]
7. 12'-0" PAINTED CONCRETE SCREEN WALL WITH STEEL PICKET REINFORCED GATE. ALL SITE GATES SHALL HAVE KNOX BOXES TO ALLOW FOR FIRE DEPARTMENT ACCESS. GATE SHALL PROVIDE 50% OPACITY.
8. ACCESSIBLE BUILDING ENTRY WITH ADJACENT BICYCLE RACKS NOT ENCROACHING INTO THE PEDESTRIAN PATH.
9. CONCRETE PAVED RAMP, 4% MAX
10. CONCRETE PAVED TRUCK YARD
11. CONCRETE PAVED LUNCH PATIO
12. ON SITE ACCESSIBLE SIGN AND STRIPING PER CBC 11B-502 (7' WIDE IN FRONT OF AUTO STALLS AND 5' WIDE ELSEWHERE
13. NEW CURB CUT PER STANDARDS.
14. GUARD SHACK, PAINTED TO MATCH BUILDING
15. 6'-0" TUBULAR STEEL VIEW FENCE WITH STONE CLADDING PILASTERS AT 50' O/C MAX.
16. NOT USED
17. 6'-0" TUBULAR STEEL PICKET FENCE ALONG PROPERTY LINE
18. 6'-0" PAINTED CONCRETE SCREEN WALL, SEE ELEVATION
19. LIGHTING ALONG ON-SITE INTERIOR PROPERTY LINES AND ALONG PERIMETER PROPERTY LINES SHALL BE DESIGNED TO MINIMIZE LIGHT SPILLAGE ONTO ADJOINING PROPERTIES.
20. 6'-0" TUBULAR STEEL PICKET FENCE

VICINITY MAP



UTILITY PROVIDERS

ELECTRICITY:	EDISON
WATER/SEWER:	WESTERN MUNICIPAL WATER DISTRICT
TELEPHONE:	FRONTIER
GAS:	SOUTHERN CALIFORNIA GAS

SCALE: 1" = 100'-0"

SITE PLAN

RGA
Office of Architectural Design
19201 Allen Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

FREEWAY BUSINESS CENTER

0000 ALESSANDRO BLVD.
MARCH JPA, CALIFORNIA

PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD.
SUITE 780
LOS ANGELES, CA 90049
P 310-979-8000
FX 310-979-7772

SITE PLAN

A1-1P

SCREENING LEGEND



VICINITY MAP



SITE SCREENING PLAN

SCALE: 1" = 100'-0"

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0800
FX 949-341-0923

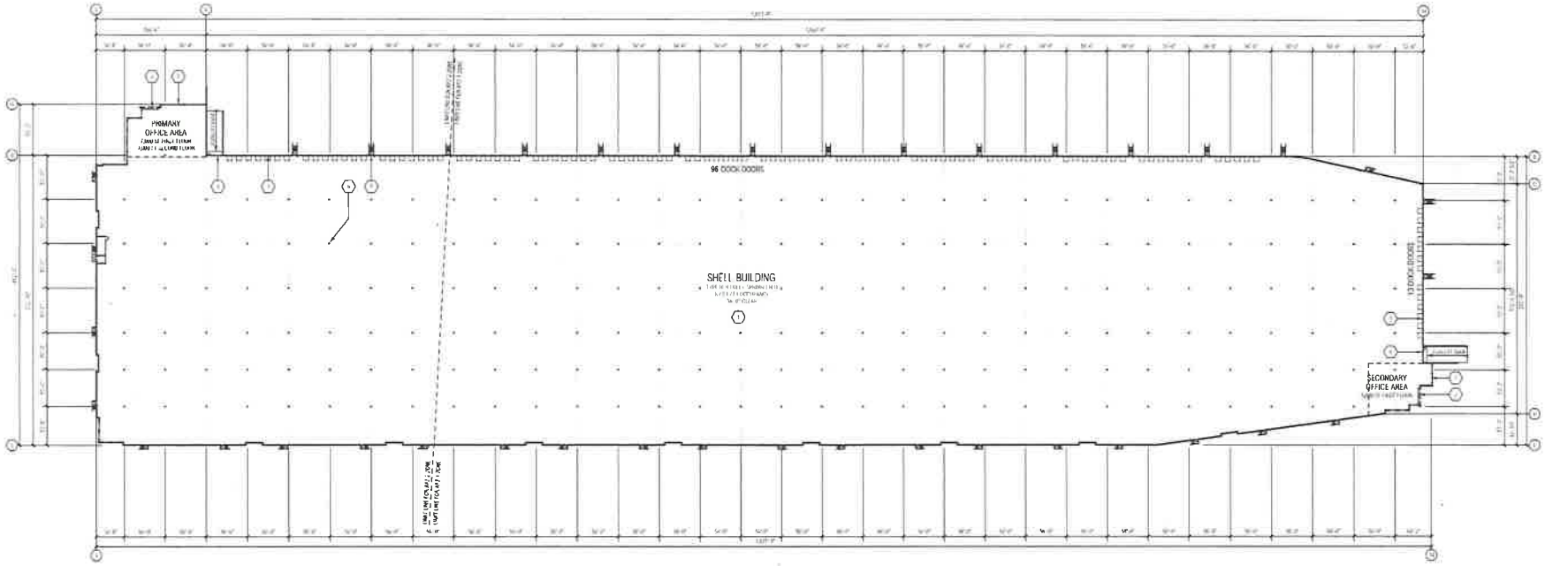
FREEWAY BUSINESS CENTER

0000 ALESSANDRO BLVD.
MARCH JPA, CALIFORNIA

PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD.
SUITE 780
LOS ANGELES, CA 90049
P 310-979-8000
FX 310-979-7772

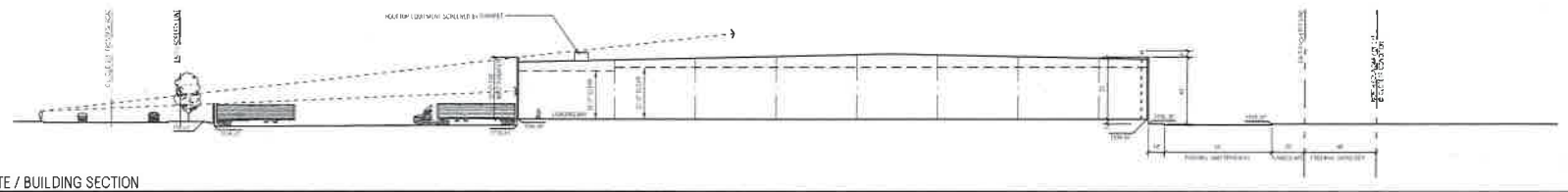
SITE SCREENING PLAN

A1-2P



FLOOR PLAN

KEYNOTES



SITE / BUILDING SECTION

RGA
Office of Architectural Design
11300 Aliso Parkway, Suite 300
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

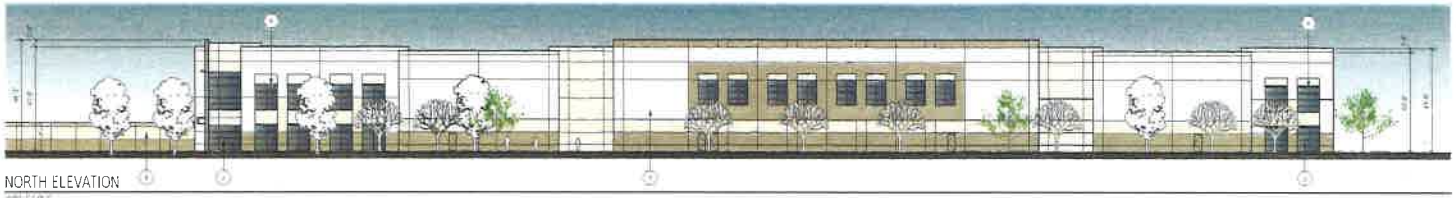
FREEWAY BUSINESS CENTER

0000 ALESSANDRO BLVD.
MARCH JPA, CALIFORNIA

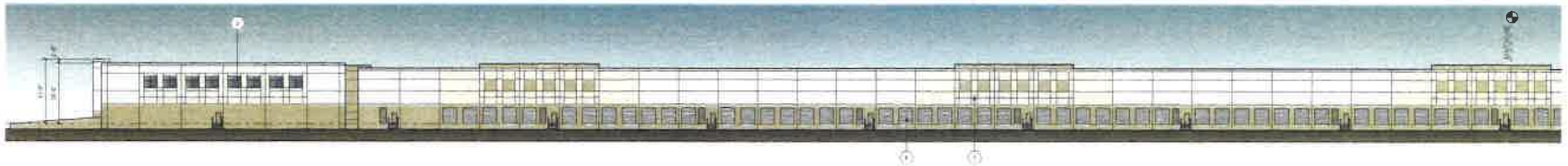
PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD.
SUITE 780
LOS ANGELES, CA 90049
P 310-979-8000
FX 310-979-7773

FLOOR PLAN

A2-1P



NORTH ELEVATION

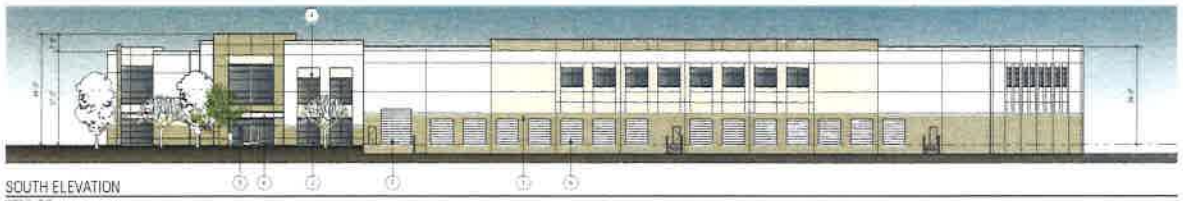




EAST ELEVATION

FINISH SCHEDULE

KEYNOTES:



SOUTH ELEVATION





WEST ELEVATION

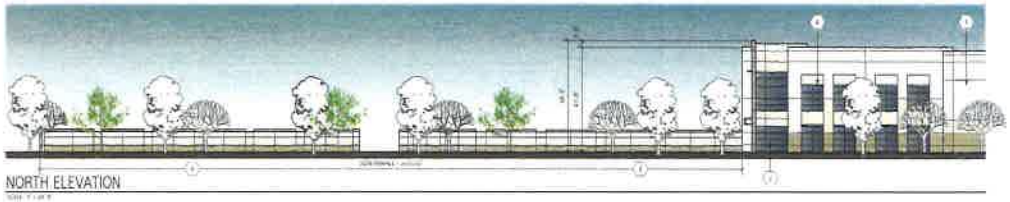
RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341 0920
FX 949-341 0922

FREEWAY BUSINESS CENTER

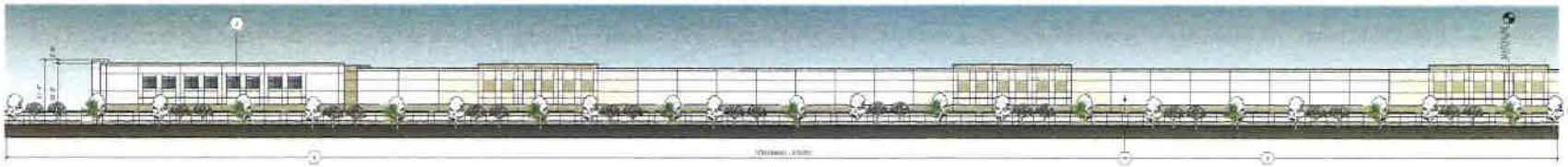
0000 ALESSANDRO BLVD.
MARCH JPA, CALIFORNIA

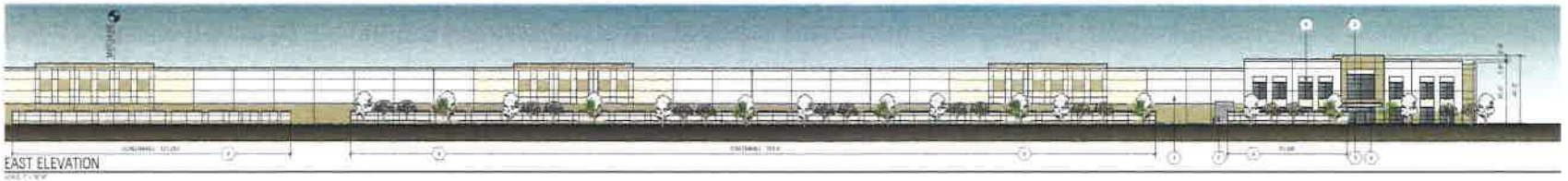
PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD.,
SUITE 780
LOS ANGELES, CA 90049
P 310-979-8000
F 310-979-7772

EXTERIOR ELEVATIONS

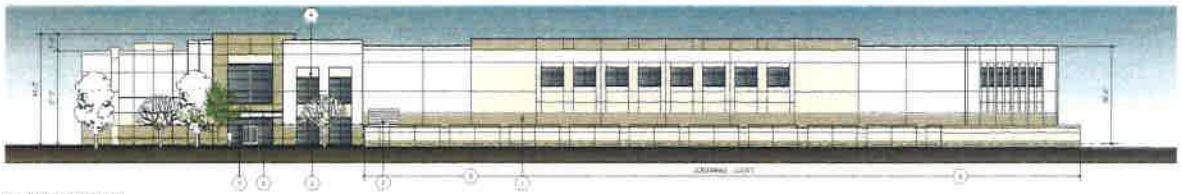


NORTH ELEVATION

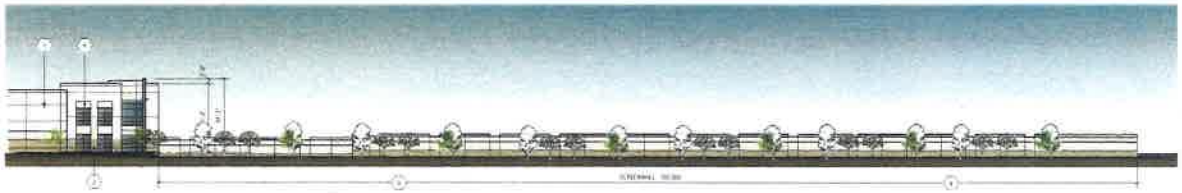




EAST ELEVATION



SOUTH ELEVATION



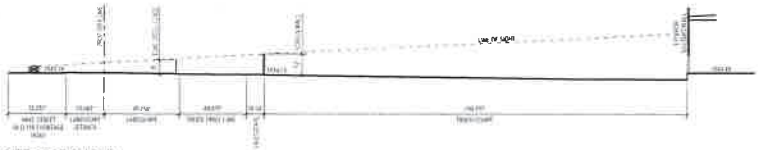
WEST ELEVATION

FINISH SCHEDULE

KEYNOTES:



SITE SECTION C-C



SITE SECTION D-D

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 300
Irvine, CA 92618
T 949.341.0920
FX 949.341.0922

FREEWAY BUSINESS CENTER

0000 ALESSANDRO BLVD.
MARCH JPA, CALIFORNIA

PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD.
SUITE 780
LOS ANGELES, CA 90049
P 310-979-8000
FX 310-979-7772

EXTERIOR ELEVATIONS

GRADING AND DRAINAGE PLAN

FOR

FREEWAY BUSINESS CENTER

MARCH JPA, CALIFORNIA

GENERAL NOTES:

1. ALL WORK DONE PER THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION, INCLUDING SUPPLEMENTS.
2. ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ALL DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SHOWN ON THESE DRAWINGS.
3. IN CASE OF ANY ACCIDENTS INVOLVING SAFETY MATTERS COVERED BY SECTION 6424 OF THE CALIFORNIA LABOR CODE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STATE DIVISION OF INDUSTRIAL SAFETY.
4. FOR DEVELOPMENT SITE, THE OWNER SHALL FILE A NOTICE OF INTENT ALONG WITH THE APPROPRIATE ANNUAL FEE WITH THE DIVISION OF WATER QUALITY OF THE STATE WATER RESOURCES CONTROL BOARD PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) PERMIT REQUIREMENTS.
5. FOR SITE OF 1 ACRES OR MORE, A QSD SHALL DEVELOP AND REVISE SWPPP, AND A QSP SHALL BE ASSIGNED RESPONSIBILITY FOR NON-STORM WATER VISUAL OBSERVATIONS, SAMPLING AND ANALYSIS OF ALL ELEMENTS OF THE SWPPP, INCLUDING THE PREPARATION OF THE ANNUAL COMPLIANCE EVALUATION AND THE ELIMINATION OF ALL UNAUTHORIZED DISCHARGES, UNLESS A WAIVER IS APPROVED.
6. NO ROCK OR SIMILAR IRREMOVABLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 6 INCHES IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
7. THE FIELD ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES.
8. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
9. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AS REQUIRED, 48 HOURS PRIOR TO EXCAVATION.
10. AGGREGATE BASE SHALL BE CRUSHED AGGREGATE BASE AS DEFINED IN SECTION 200-2.2 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", UNLESS INDICATED OTHERWISE.
11. CONCRETE CURBS, GUTTERS, WALKS, APRONS AND PAVEMENT SHALL BE CLASS 520-C-2500 MIX PORTLAND CEMENT CONCRETE AS DEFINED IN SECTION 201-1 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNLESS INDICATED OTHERWISE.
12. THE TOP 6 INCHES OF SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE DENSITY OF 95 PERCENT WHEN PAVEMENT IS TO BE PLACED DIRECTLY ON SUBGRADE MATERIAL.
13. THE TOP 6 INCHES OF SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE DENSITY OF 90 PERCENT WHEN BASE OR SUBBASE MATERIAL, CURB, GUTTER OR SIDEWALK ARE PLACED ON THE SUBGRADE MATERIAL.
14. ALL AGGREGATE BASE SHALL BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95 PERCENT.
15. ALL PAVEMENT AND CONCRETE REMOVALS SHALL BE SAWCUT.
16. PROPOSED CONCRETE WALKWAYS AND LANDSCAPING HARDSCAPE SHALL BE CONSTRUCTED AS SPECIFIED PER ARCHITECTURAL DRAWINGS, UNLESS SPECIFICALLY INDICATED OTHERWISE PER THESE DRAWINGS.
17. ALL POC CONCRETE SURFACES SHALL BE PER ARCHITECTURAL DRAWINGS.
18. THE CONTRACTOR SHALL VERIFY ALL JOIN ELEVATIONS AND LOCATIONS AT THE START OF THE CONSTRUCTION. IF DRAWING REVISION ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, THE LOCATIONS AND ELEVATION OF THE JOIN, FOR THE ENGINEER TO REVISED THE DRAWINGS.

NOTIFICATION

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES COMPANIES AND AGENCIES AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

EASTERN MUNICIPAL WATER DISTRICT	(951) 928-3777 EXT. 4830
WESTERN MUNICIPAL WATER DISTRICT	(951) 571-7100
UNDERGROUND SERVICE ALERT	(1800) 227-2600
SOUTHERN CALIFORNIA EDISON CO.	(1800) 227-2600
SOUTHERN CALIFORNIA GAS CO.	(1800) 227-2600
TELEPHONE COMPANY	(1800) 227-2600
RIVERSIDE COUNTY FLOOD CONTROL DIST.	(1951) 955-1288
EDGEMONT COMMUNITY SERVICES DIST.	(1951) 653-5120
PLUS ALL PERMIT AGENCIES	

EMWD SPECIAL NOTES:

1. EMWD (EASTERN MUNICIPAL WATER DISTRICT) SHALL BE NOTIFIED 48 HOURS PRIOR TO ALL WORK WITHIN 20 FEET OF EMWD 48" AND 54" WATER PIPELINE, OR AS REQUESTED BY EMWD.
2. ALL HEAVY AND LIGHT EQUIPMENT SHALL BE APPROVED BY MWMD PRIOR TO WORK WITHIN 20 FEET OF EMWD 48" AND 54" WATER PIPELINE.
3. CONTRACTOR SHALL MINIMIZED CROSSING THE EMWD 48" AND 54" WATER PIPELINE WITH VEHICLE AND HEAVY EQUIPMENT.

LEGEND:

- CONSTRUCTION NOTE REFERENCE
- EXISTING ELEVATION
- (E) EXISTING
- ℄ CENTERLINE
- PROPERTY LINE
- FLOW DIRECTION AND SLOPE ARROW
- HANDICAP PARKING STALL DESIGNATION
- CHAIN LINK FENCE (CLF)
- CONCRETE SURFACE (PROPOSED)
- RETAINING WALL (UNSPECIFIED)
- TOP OF GRADED SLOPE (PROPOSED)
- FIRE HYDRANT (PROPOSED)
- FIRE HYDRANT (EXISTING)
- GUARD POST (PROPOSED)
- GUARD POST (EXISTING)
- LIGHT ON MAST ARM (EXISTING)
- TRAFFIC SIGNS
- ROOF DRAIN OUTLET

LIST OF ABBREVIATION:

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CONC	CONCRETE
ELEC	ELECTRICAL
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FF	FINISH FLOOR
FG	FINISH GROUND
FS	FINISH SURFACE
GV	GAS VALVE
HP	HANDICAP
GP	GATE POST / GUARD POST
PCC	PORTLAND CEMENT CONCRETE
PB	PULL BOX
PA	PLANTER AREA
PIV	POST INDICATOR VALVE
RD	ROOF DRAIN
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FOOT
SS	SEWER
SSMH	SEWER MANHOLE
STLT	STREET LIGHT
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TEL	TELEPHONE
TG	TOP OF GRATE
WM	WATER METER
WMH	WATER VAULT

CONSTRUCTION NOTES:

1. EXISTING IMPROVEMENT TO PROTECT IN PLACE.
2. VERIFY ELEVATION AND JOIN EXISTING IMPROVEMENT.
3. ADJUST IMPROVEMENT TO GRADE.
4. CONSTRUCT COMMERCIAL DRIVEWAY, PER COUNTY OF RIVERSIDE STD. DWG. NO'S.
5. CONSTRUCT CURB AT GUTTER, MATCH EXISTING.
6. CONSTRUCT 4" PCC SIDEWALK PER APWA STD 176 SEE ARCHITECTURAL DRAWINGS FOR SURFACE TEXTURE ON PRIVATE PROPERTY.
7. CURB TRANSITIONED PER DETAIL ON SHEET X.
8. CONSTRUCT 6" PCC CURB PER DETAIL ON SHEET X.
9. CONSTRUCT 7-1/2" CURB AND 18" GUTTER PER DETAIL ON SHEET X.
10. CONSTRUCT CHANNEL PER DETAIL ON SHEET X.
11. CONSTRUCT DEPRESSED CURB PER DETAIL ON SHEET X.
12. CONSTRUCT ADA CURB RAMP PER DETAIL ON SHEET X.
13. CONSTRUCT 6" PCC CONCRETE PAVEMENT ON COMPACTED NATIVE SOIL.
14. CONSTRUCT FILTRATION TRENCH PER DETAIL ON SHEET X.
15. INSTALL COBBLE STONE 18" RIP RAP.
16. PAINT STRIPING.
17. LANDSCAPE AREA PER LANDSCAPE DRAINAGE SUBMIT SEPARATE PERMIT.
18. CONSTRUCT 4" PCC PLANTER WALK 7'H-12"S.
19. CONSTRUCT 6" CURB AND PCC PAVEMENT PER DETAIL ON SHEET X.
20. CONSTRUCT RETAINING WALL PER ARCHITECTURAL DRAWINGS SUBMIT SEPARATE PERMITS.
21. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL DRAWINGS SUBMIT SEPARATE PERMITS.
22. CONSTRUCT 12" PCC CURB PER DETAIL ON SHEET X
23. CONSTRUCT 8" HDPE PIPE (SEE NOTE 1) PER A.S.T.M. SPECIFICATIONS OR APPROVED EQUAL.
24. CONSTRUCT 12" HDPE PIPE (SEE NOTE 1) PER A.S.T.M. SPECIFICATIONS OR APPROVED EQUAL.
25. CONSTRUCT 18" HDPE PIPE (SEE NOTE 1) PER A.S.T.M. SPECIFICATIONS OR APPROVED EQUAL.
26. CONSTRUCT 24" HDPE PIPE (SEE NOTE 1) PER A.S.T.M. SPECIFICATIONS OR APPROVED EQUAL.
27. CONSTRUCT 30" HDPE PIPE (SEE NOTE 1) PER A.S.T.M. SPECIFICATIONS OR APPROVED EQUAL.
28. CONSTRUCT 36" HDPE PIPE (SEE NOTE 1) PER A.S.T.M. SPECIFICATIONS OR APPROVED EQUAL.
29. CONSTRUCT MANHOLE NO. X PER COUNTY OF RIVERSIDE FLOOD CONTROL DISTRICT, STD. DWG NO.XXX.
30. INSTALL HDPE "Y", SEE PLAN FOR SIZE
31. INSTALL HDPE BEND, SEE PLAN FOR SIZE AND ANGLE
32. INSTALL HDPE REDUCER, SEE PLAN FOR SIZE
33. INSTALL 8" HDPE CLEAN-OUT.
34. CONSTRUCT INLET TYPE X PER RIVERSIDE COUNTY FLOOD CONTROL STD. DWG. D0000
35. INSTALL ROAD AND HIGHWAY STRUCTURE PER NYLOPLAST-ABS OR EQUAL (SEE PLAN FOR BASIN SIZE AND GRATE TYPE)
36. ESTABLISH HEADWALL AND CONNECT OUTFALL WITH CONCRETE COLLAR PER APWA STD PLAN 388 OR EQUAL
37. CONSTRUCT RIPRAP BASIN INLET STRUCTURE AND APPROACH.
38. CONSTRUCT CONCRETE PROTECTION SLAB PER USING SPECIFICATIONS.
39. INSTALL OUTLET PIPE, TYPE X
40. INSTALL RIP-RAP, SEE PLAN FOR SIZE.
41. CONSTRUCT SUB-DRAIN SYSTEM PER DETAIL
42. INSTALL 8" CLEANOUT WITH BOLT GRATE.
43. CONSTRUCT NORTH BASIN OUTLET/DETENTION BASIN STRUCTURE.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE DETERMINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE SUCH PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ALL OTHER UTILITY LINES OR STRUCTURES NOT SHOWN ON THESE DRAWINGS.

THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTORS AND SUBCONTRACTORS FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE DRAWINGS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUB- CONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

CONTRACTOR AGREES THAT HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS OF THE PROJECT, INCLUDING THE REQUIREMENTS OF THE STATE OF CALIFORNIA CONSTRUCTION GENERAL PERMIT AND THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND THE CITY OF PERRIS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	STANDARD DETAILS AND NOTES
3	KEY MAP
4	ENLARGED PLAN – A
5	ENLARGED PLAN – B
6	ENLARGED PLAN – C
7	ENLARGED PLAN – D
8	ENLARGED PLAN – E
9	ENLARGED PLAN – F
10	ENLARGED PLAN – G
11	SECTION A
12	SECTIONS B, C, D, & E
13	SECTIONS F, G, H, & I
14	SOUTH DETENTION BASIN
15	SOUTH DETENTION BASIN
16	NORTH DETENTION BASIN
17	NORTH DETENTION BASIN
18,19	NOT USED
20	STORM DRAIN LINE A, STA 1+00 TO STA 12+00
21	STORM DRAIN LINE A, STA 12+00 TO STA 24+00
22	STORM DRAIN LINE A, STA 24+00 TO 33+00
23	STORM DRAIN LINE B, STA: 1+00 TO STA: 7+00
24	STORM DRAIN LINE B, STA: 7+00 TO STA: 13+49.27
25	STORM DRAIN LINE C, STA: 1+00 TO STA: 8+00
26	STORM DRAIN LINE C, STA: 8+00 TO STA: 19+00
27	STORM DRAIN LINE C, STA: 19+00 TO STA: 25+00
28	STORM DRAIN LATERALS, LATERALS A1, A2, A3, B1, B2, C1, & C2
29–38	NOT USED
40	UTILITIES – NORTH
41	UTILITIES – SOUTH
42	SECTIONS U1, U2, AND U3



VICINITY MAP

NO SCALE

THE THOMAS GUIDE: RIVERSIDE COUNTY (2006 EDITION) PAGE 716 GRID J6
SECTION: 15 TOWNSHIP: 3S RANGE: 4W

ASSESSOR'S PARCEL NO.

297-100-045-8
297-100-013

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 89°34' 02" WEST FOR THE CENTERLINE OF CACTUS AVENUE AS SHOWN ON RECORD OF SURVEY 00-135, ON FILE IN BOOK 110 , PAGES 30 AND 40, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER/DEVELOPER:

PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD., STE. 780
L. A, CA 90049
ATTN: MR. JEFFREY N. TRENTON
PH. (310) 979-8000 / FAX (310) 979-7771

ARCHITECT

R G A, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARK WAY STE 100
IRVINE, CA 92618
ATTN: MR. MICHAEL GILL
PH. (949) 341-0920 / FAX (949) 341-0922

SOIL ENGINEER:

MORDAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 907720
ATTN: MR. MARK BURKHOLDER
PH. (562) 799-8468 / FAX (562) 799-8458

CIVIL ENGINEER:

THOMSEN ENGINEERING, INC.
520 N. CENTRAL AVE. STE I
BREA, CA 92821
ATTN: MR. ROBERT SULLIVAN
PH. (626) 965-9350 x 104

APPROXIMATE EARTHWORK QUANTITIES:

THE EARTHWORK QUANTITIES SHOWN ON THIS PLAN DO NOT REFLECT ANY SHRINKAGE , SWELLING, SUBSIDENCE OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT AND CONSTRUCTION PURPOSES.

CUT: 71,000 CU. YD., FILL 11,000 CU. YD.

OVEREXCAVATION: ***** CU. YD., IMPORT: 60,000 CU. YD.

DIGALERT — DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The offsite engineer signing these plans is responsible for assuming the existence and accessibility of the design features. In the event of discrepancies arising after city approval or during construction, the grade engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS — DATE

REGISTERED PROFESSIONAL ENGINEER — HANS C. THOMSEN — No. 8244 — CIVIL — STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
520-I N Central Ave Tel. (626) 965-9350
Brea, CA 92821 Fax (626) 965-9370

PRELIMINARY

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE
82338_10/20/2017 M.P.A REVIEW

BENCHMARK:

RIVERSIDE COUNTY GRADED DWG. B-36, 1982
ELEVATION = 1494.236, DATUM = NGVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND ELSWORTH AVENUE (BEING 24 FEET WEST OF PERRIS BOULEVARD), 51 FEET SOUTH OF THE CENTERLINE OF A 72 INCH + 48 FEET DIAMETER; A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED B-36 1982

SCALE: H: N/A V: N/A

WDID NO. ----------

MARCH JPA

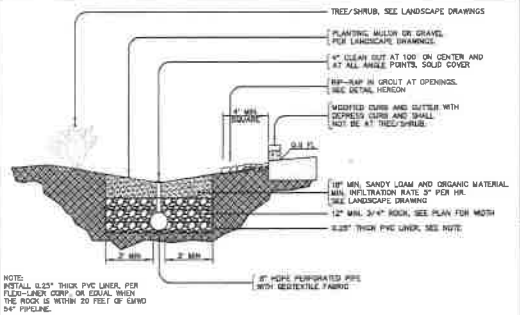
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

TITLE SHEET

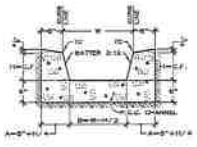
SHEET NO. 1 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. -------



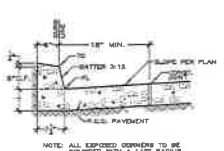
NOTE:
INSTALL 0.25" THICK PVC LINER, PER FLEX-LINER CORP., OR EQUAL WHEN THE ROCK IS WITHIN 20 FEET OF EMWD 54" PIPELINE.

FILTRATION / INFILTRATION BIORETENTION DETAIL
N.T.S



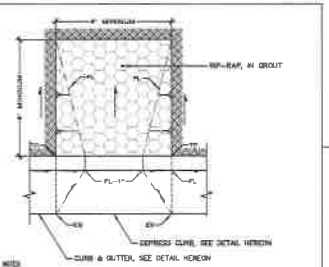
NOTE: ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/2" RADIUS.
H=6", W=24" OR AS NOTED ON THE DRAWINGS.

CHANNEL DETAIL
N.T.S



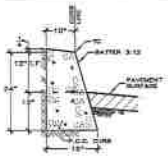
NOTE: ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/2" RADIUS.
T = PAVEMENT THICKNESS

6" CURB AND PCC PAVEMENT DETAIL
N.T.S



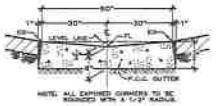
NOTES:
1. ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY DURABLE STONES AND/OR INNER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 3 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 10 INCHES. THE LARGEST DIMENSION SHALL NOT EXCEED 3 TIMES THE SMALLEST DIMENSION.
2. THERE SHALL BE A GROUT OR CONCRETE BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCK. ALL VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT OR CONCRETE. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 3 INCHES.
3. SURFACE ROCKS SHALL BE EMBEDDED FROM 1/3 TO 1/2 OF THEIR MINIMUM DIMENSION.

RIP-RAP ROCK DETAIL
N.T.S



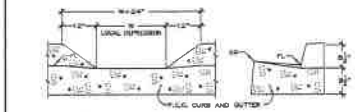
NOTE: ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/2" RADIUS.

12" CURB DETAIL
N.T.S



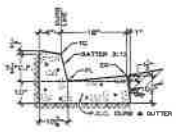
NOTE: ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/2" RADIUS.

5" GUTTER DETAIL
N.T.S



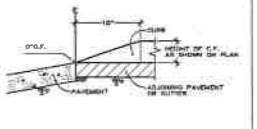
NOTE: 1. ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/2" RADIUS.
2. W=12" OR AS NOTED ON DRAWING
3. FOR 6" H ROCK, SEE DETAIL HEREON

DEPRESS CURB DETAIL
N.T.S

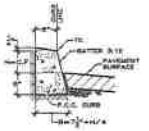


NOTE: ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/2" RADIUS.

7-1/2" CURB & 18" GUTTER DETAIL
N.T.S

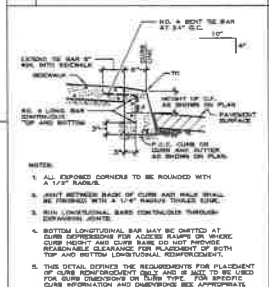


CURB TRANSITION DETAIL
N.T.S



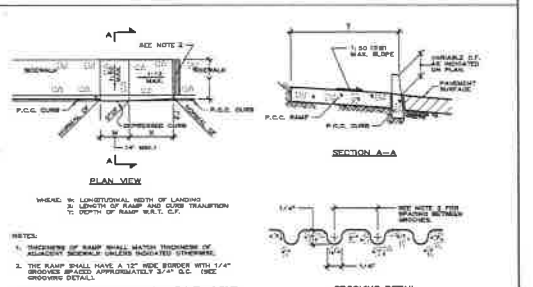
NOTE: ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/2" RADIUS.

CURB DETAIL
N.T.S



NOTES:
1. ALL EXPOSED CORNERS TO BE ROUNDED WITH A 1/4" RADIUS.
2. JOINT BETWEEN BACK OF CURB AND WALK SHALL BE FINISHED WITH A 1/4" RADIUS TROWEL EDGE.
3. RUN LONGITUDINAL BARS CONTINUOUS THROUGH EXPANSION JOINTS.
4. BOTTOM LONGITUDINAL BAR MAY BE OMITTED AT CURB DEPRESSIONS FOR ACCESS RAMPS OR WHERE CURB HEIGHT AND CURB RAISE DO NOT PROVIDE REASONABLE CLEARANCE FOR PLACEMENT OF BOTH TOP AND BOTTOM LONGITUDINAL REINFORCEMENT.
5. THIS DETAIL DEFINES THE REQUIREMENTS FOR PLACEMENT OF CURB REINFORCEMENT ONLY AND IS NOT TO BE USED FOR CURB DIMENSIONS OR CURB TYPE. FOR SPECIFIC CURB INFORMATION AND DIMENSIONS SEE APPROPRIATE DETAIL AS REFERENCED PER PLAN.

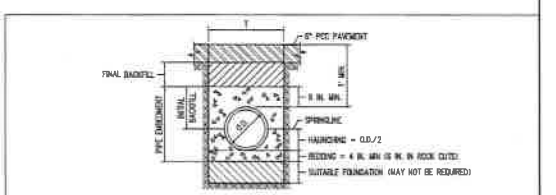
REINFORCEMENT OF CURB ADJACENT TO SIDEWALK DETAIL
N.T.S



WHERE: W: LONGITUDINAL WIDTH OF LANDING
L: LENGTH OF RAMP AND CURB TRANSITION
T: DEPTH OF RAMP W.R.T. C.F.

NOTES:
1. THICKNESS OF RAMP SHALL MATCH THICKNESS OF ADJACENT SIDEWALK UNLESS INDICATED OTHERWISE.
2. THE RAMP SHALL HAVE A 12" WIDE BORDER WITH 1/4" GROOVES SPACED APPROXIMATELY 3/4" O.C. (SEE GROOVING DETAIL).
3. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK EXCEPT FOR GROOVED SURFACES.

HANDICAP ACCESS RAMP DETAIL
N.T.S



O.D.: OUTSIDE DIAMETER OF PIPE
T: TRENCH WIDTH AT TOP OF PIPE

NOTES:

EMBEDMENT AND FINAL BACKFILL MATERIALS SHALL BE SUITABLE GRANULAR MATERIAL CONFORMING TO ASTM D 2321 CLASS I OR II.

INSTALLATION OF BEDDING SHALL BE PER THE MANUFACTURES RECOMMENDATIONS AND COMPLY WITH SECTION 306-1.2 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".

EMBEDMENT MATERIAL INCLUDING BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL BE PLACED IN 6-IN. MAX. LIFTS AND COMPACTED TO 90 PERCENT STANDARD PROCTOR DENSITY.

FINAL BACKFILL SHALL BE PLACED IN 8-IN. MAX. LIFTS AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY.

SPECIAL FOUNDATION MATERIAL SHALL BE INSTALLED IN THE CASE OF OVER-EXCAVATION AND/OR AN UNSTABLE TRENCH BOTTOM. EXCAVATION FROM 0 TO 12 INCHES BELOW PIPE SHALL BE FILLED WITH SUITABLE BEDDING MATERIAL PLACED IN 6-IN MAX. LIFTS AND COMPACTED TO A MINIMUM 90 PERCENT PROCTOR DENSITY. AREAS OF OVER-EXCAVATION BEYOND 12 INCHES BELOW PIPE SHALL BE FILLED WITH PROCESSED STONE OR GRAVEL.

BEDDING MATERIAL SHALL BE LEVELED TO FINAL GRADE BY HAND.

EMBEDMENT MATERIAL SHALL BE WORKED IN AND COMPACTED UNDER THE HAUNCHES IN A MANNER THAT WILL INSURE COMPETE CONTACT AND UNIFORM SUPPORT WITH THE PIPE BOTTOM AND FILL VOIDS BELOW THE PIPE.

MINIMUM TRENCH WIDTH (T) AT TOP OF PIPE: (8")=28", (10")=28", 11(8")=39", (30")=58", (36")=64" OR PER MANUFACTURE REQUIREMENTS.

REFERENCE: ASTM STANDARD D2321

HDPE PIPE BEDDING DETAIL
N.T.S

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	
				CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
890-I W Central Ave Tel. (951) 955-0860
Brea, CA 92821 Fax (951) 955-0879

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE
8233B_10/20/2017 MJPA Review
A:\8233B TC-130719.DWG

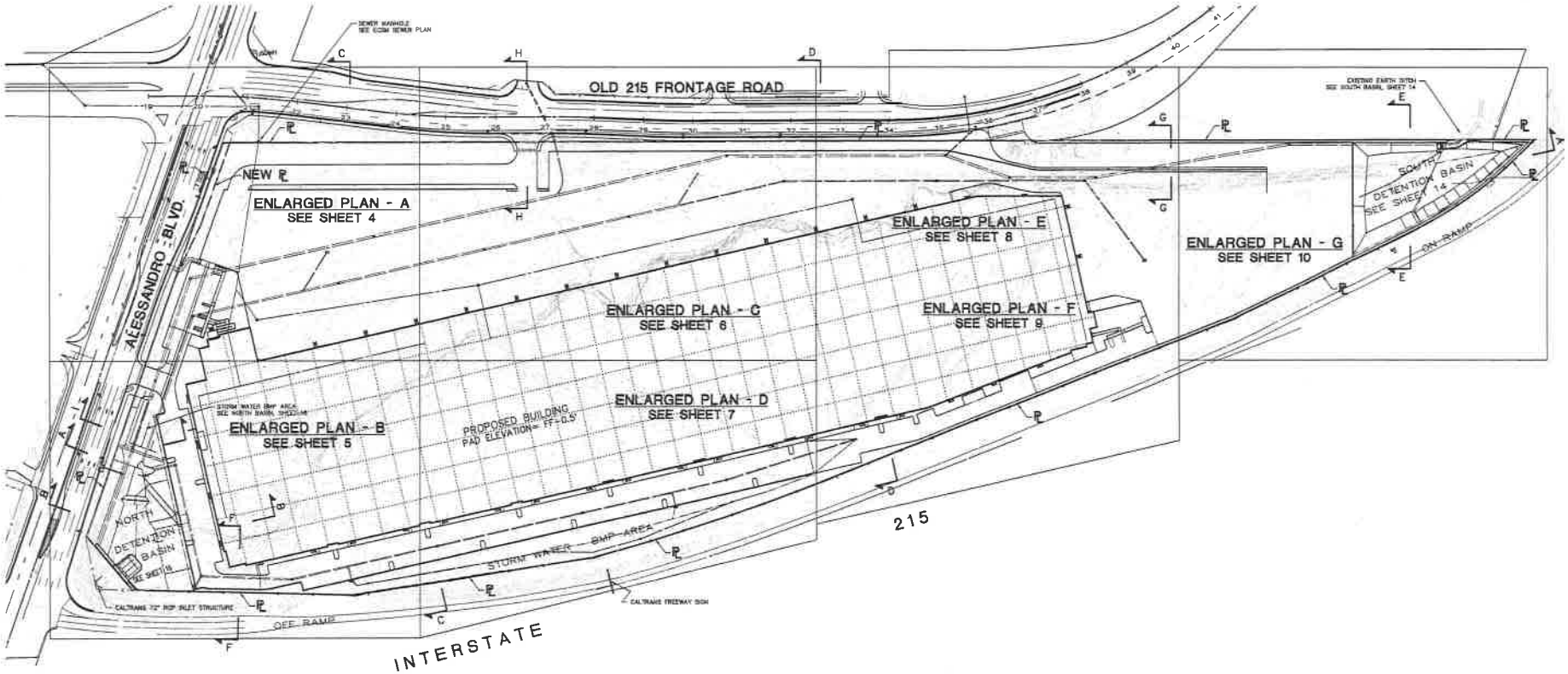
BENCHMARK:
RIVERSIDE COUNTY BENCH DATA, 91-30, 1983
ELEVATION = 1484.228, DATUM = NAVD 88
AT THE INTERSECTION OF PERRIS BOULEVARD AND ELSWORTH AVENUE BEING 24 FEET WEST OF PERRIS BOULEVARD, 5.3 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH x 48 FOOT HEADWALL; A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED 91-30 1983

SCALE: AS SHOWN N/A

MARCH JPA
PRECISE GRADING PLAN
FREEWAY BUSINESS CENTER
STANDARD DETAILS AND NOTES

SHEET NO. 2 OF 42 SHTS

FOR: Prattidency 215 LLC
W.O. ---
CITY FILE NO. -----



NOTES:

1. FOR SECTIONS SEE SHEETS 11, 12 AND 13.
2. FOR ADDITIONAL SECTIONS, SEE SOUTH BASIN ON SHEET 14 AND NORTH BASIN ON SHEET 16.
3. FOR WORK WITH IN THE STREET RIGHT OF WAY, SEE STREET IMPROVEMENT DRAWINGS.
4. SEWER LATERAL WITHIN THE BUILDING IS A CONCEPT ONLY, SEE PLUMBING DRAWINGS.
5. NO IMPROVEMENTS ON CALTRANS PROPERTY.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

62338_10/20/2017 MJPA REVIEW
JN:62338 TD=1207.0/1202

BENCHMARK:

WHERE COUNTY BRASS DISK, B.M. 1965 ELEVATION = 1444.278, DATUM = NGVD 29 AT THE INTERSECTION OF MORRIS BOULEVARD AND ELSWORTH ERRONIC (ROAD), 24 FEET WEST OF MORRIS BOULEVARD, 0.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH ± HIGH ± 48 FOOT GUARDRAIL, A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED M-24 1962

SCALE: 1" = 100' V. N/A

MARCH JPA

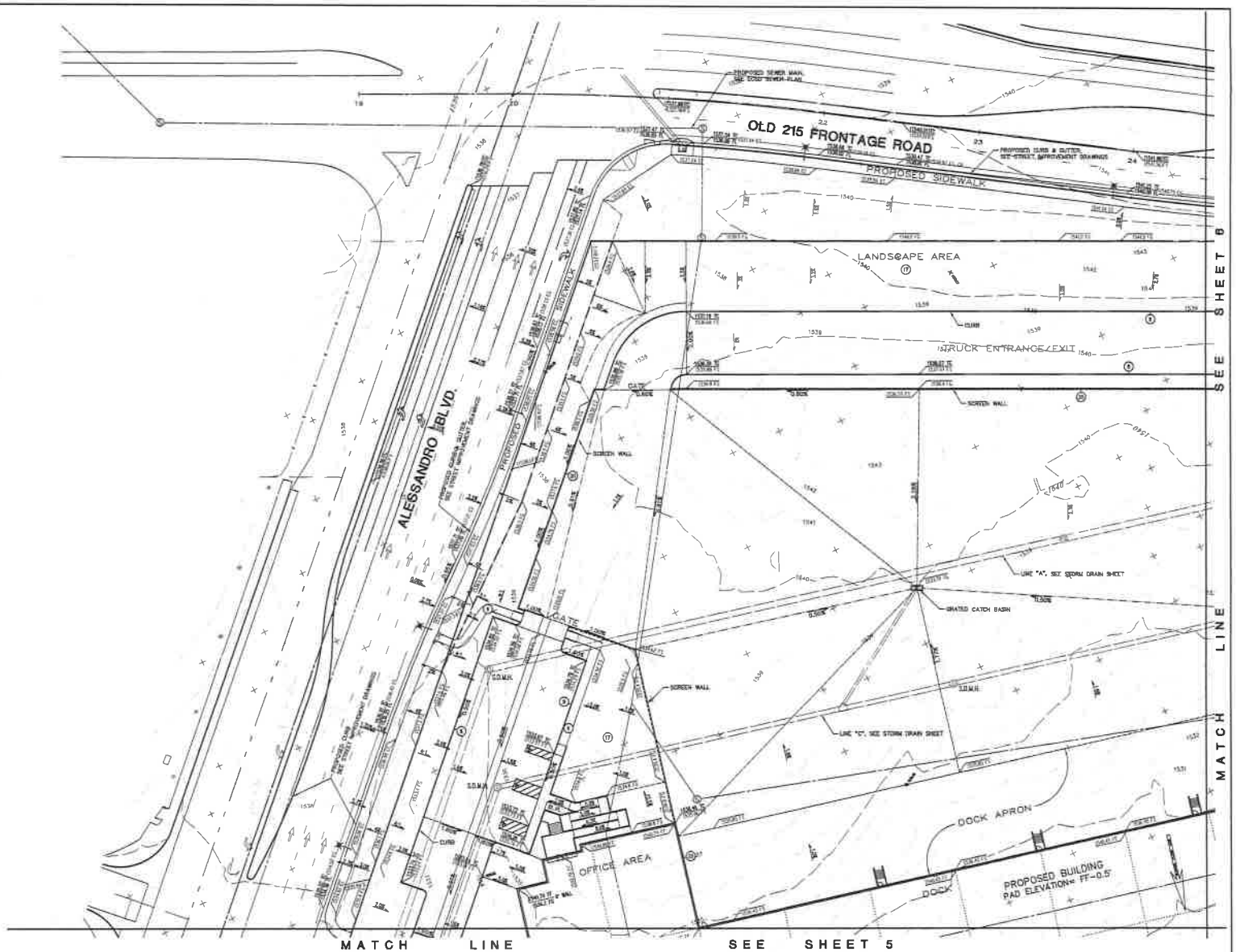
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

KEY MAP

SHEET NO. 3 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. ----



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

BENCHMARK:

SCALE: 1" = 30' V. N/A

WDID NO. ---------

MARCH JPA

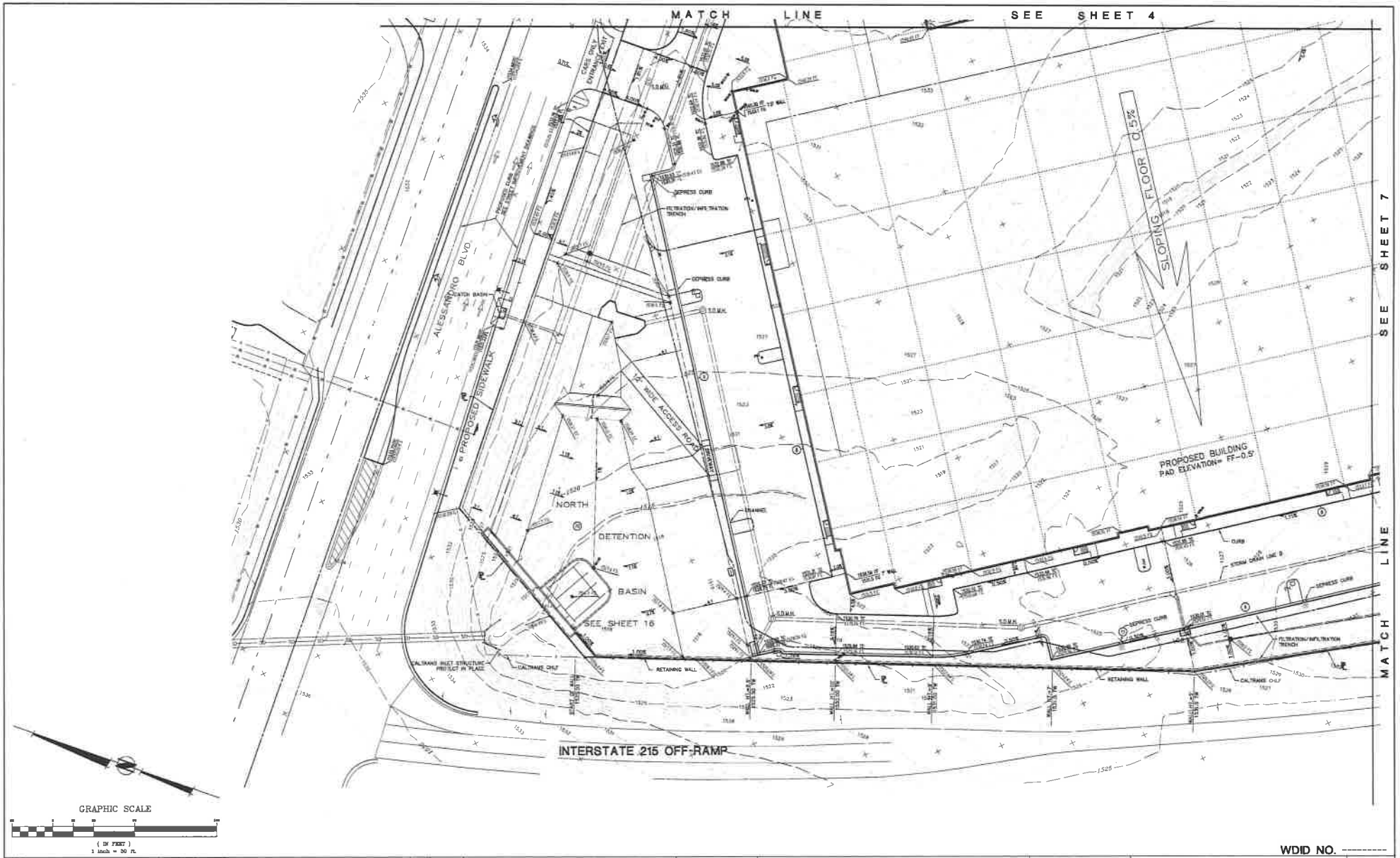
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

ENLARGED PLAN - A

SHEET NO. 4 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. -----



WDID NO. ---------

NOTE:
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The private engineer signing these plans is responsible for checking the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval of during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 RE-06-08-18 STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
590-1 W Central Ave Tel. (951) 695-8080
Brea, CA 92821 Fax (951) 695-8379

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

6333B 10/30/2017 MJPA REVIEW
6333A 06-10/13/2017

BENCHMARK:

SCALE: H: 1" = 30' V: N/A

MARCH JPA

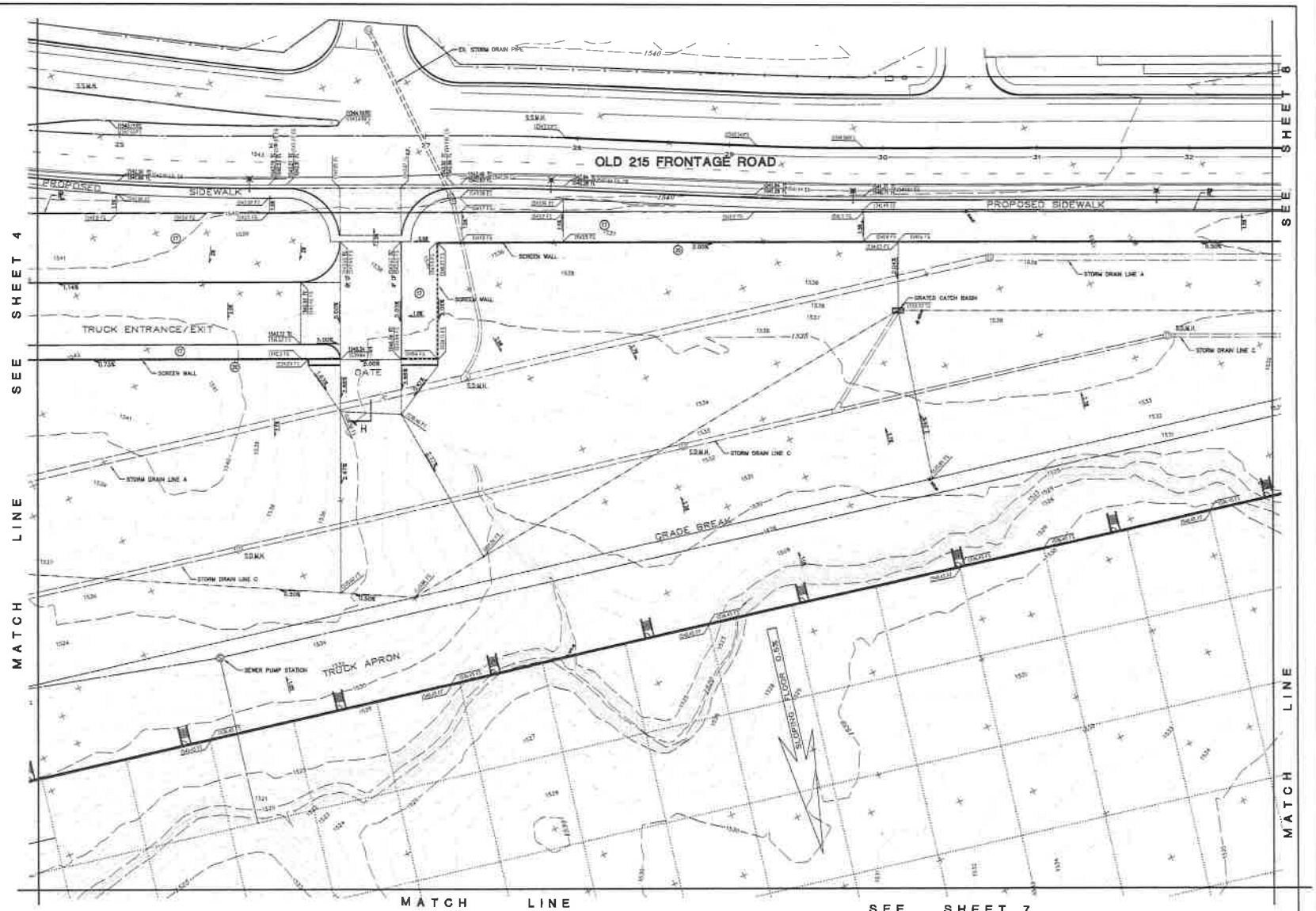
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

ENLARGED PLAN - B

SHEET NO. 5 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. -----



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

WDID NO. ---------

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	
				CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 STATE OF CALIFORNIA

Thomsen Engineering, Inc.
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PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

8233B_10/20/2017 MJPA REVIEW
JN 82338 TM-150713.1202

BENCHMARK:

SCALE: H.:1" = 30' V: N/A

MARCH JPA

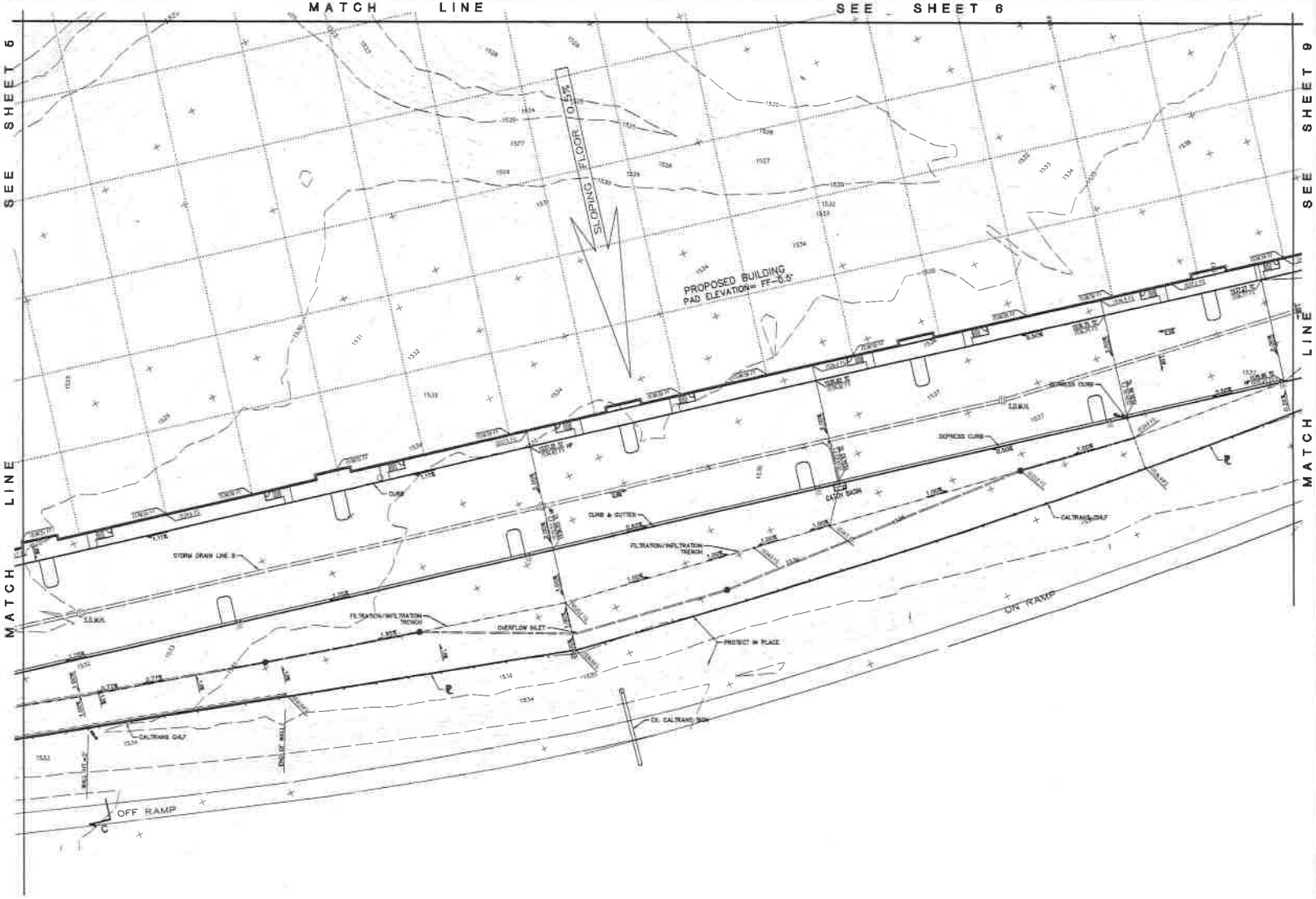
SHEET NO. 6 OF 42 SHTS

PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

ENLARGED PLAN - C

FOR: PROFICIENCY 215 LLC W.O. CITY FILE NO. -----



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

WDID NO. ----------

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

823B_10/20/2017 MJPA REVIEW
01823B 20-180704.DGN

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, M-30, 1983
ELEVATION = 1484.219, DATUM = NAVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND OLEANDER BRIDGE #53891, 24 FEET WEST OF PERRIS BOULEVARD, 8.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH + 48 FEET HEADWALL, A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED M-30 1983

SCALE: H: 1" = 30' V: N/A

MARCH JPA

PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

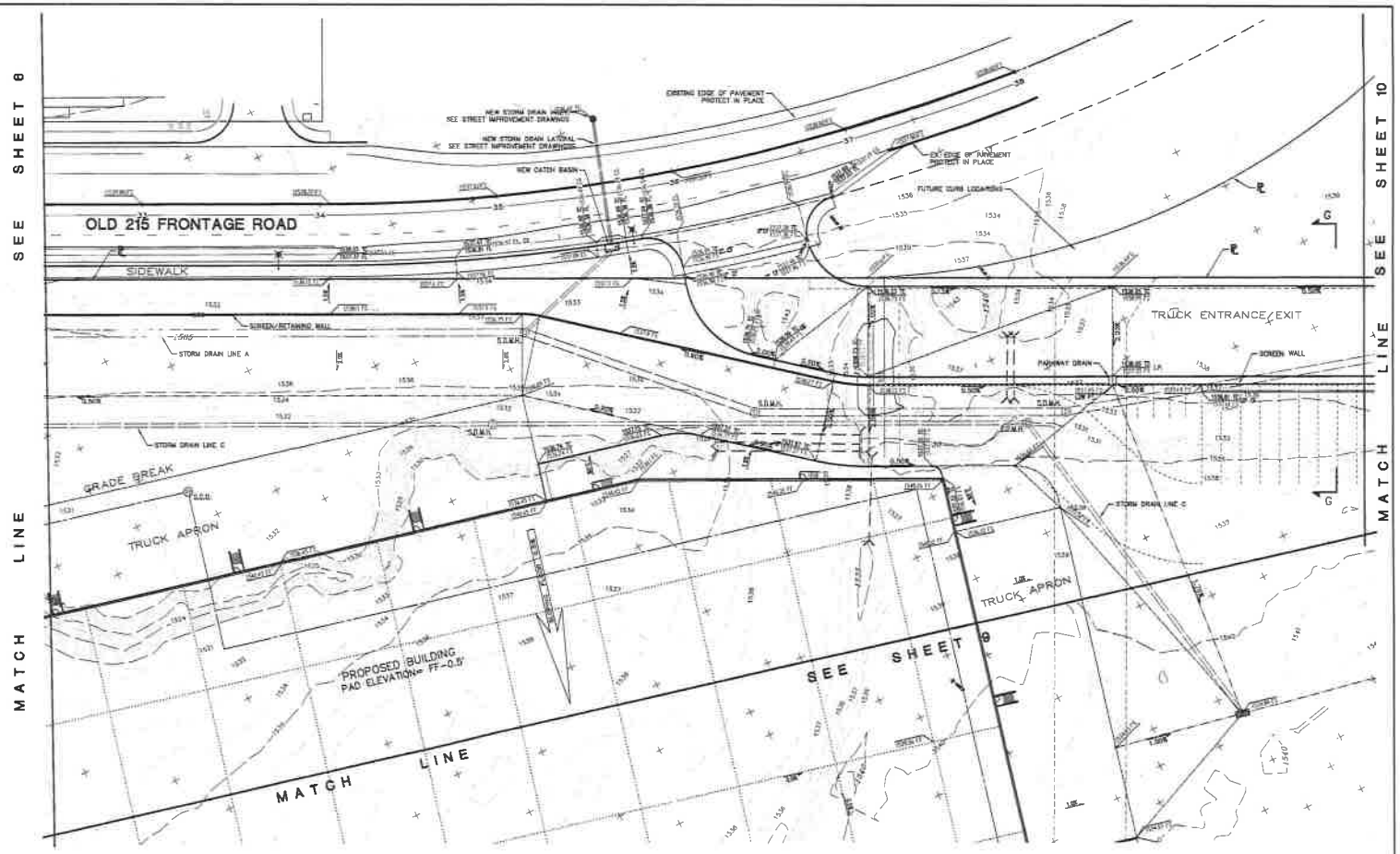
ENLARGED PLAN - D

SHEET NO. 7 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

W.O.

CITY FILE NO. -----



GRAPHIC SCALE

(IN FEET)

WDID NO. ---------

NOTE:
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The entire engineer agrees these plans is responsible for ensuring the accuracy and acceptability of the design services. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	CITY

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

623\8_10/20/2017 MJPA REVIEW
8\GTHS 10-19775-1000

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, M-30, 1983
ELEVATION = 1464.776, DATUM = NGVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND CLEARWATER EXPRESS (EASTBOUND) 24 FEET WEST OF PERRIS BOULEVARD, 6.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH x 48 FEET HEADWALL; A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED M-30 1983

SCALE: H: 1" = 30' V: N/A

MARCH JPA

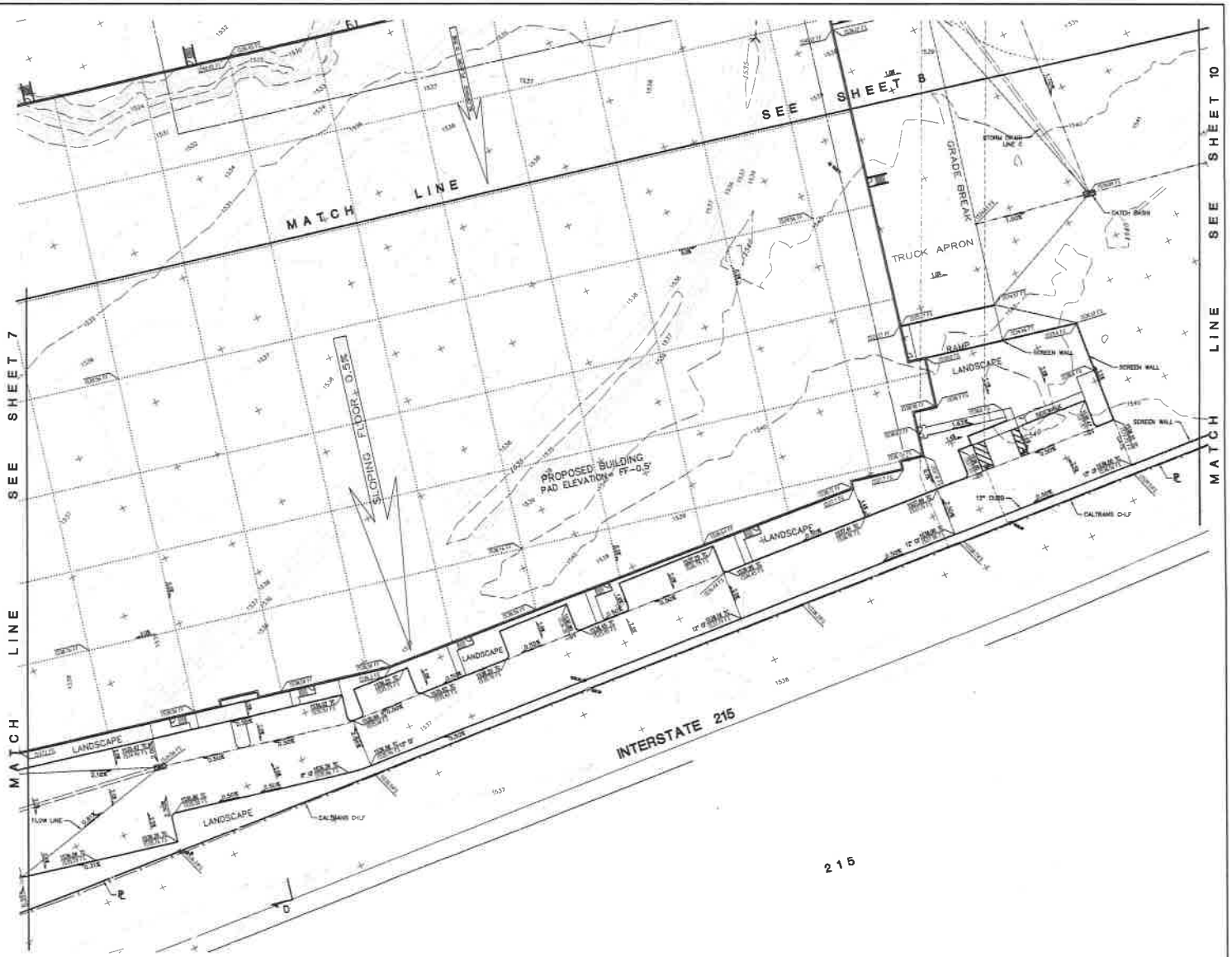
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

ENLARGED PLAN - E

SHEET NO. 8 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. -----



GRAPHIC SCALE

(IN FEET)

WDID NO. ----------

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	
				ENGINEER	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
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Brea, CA 92821 Fax (619) 986-2379

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

62338_10/20/2017 M.P.A. REVIEW
TE-1507151000

BENCHMARK:

SCALE: H: 1" = 30' V: N/A

MARCH JPA

PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

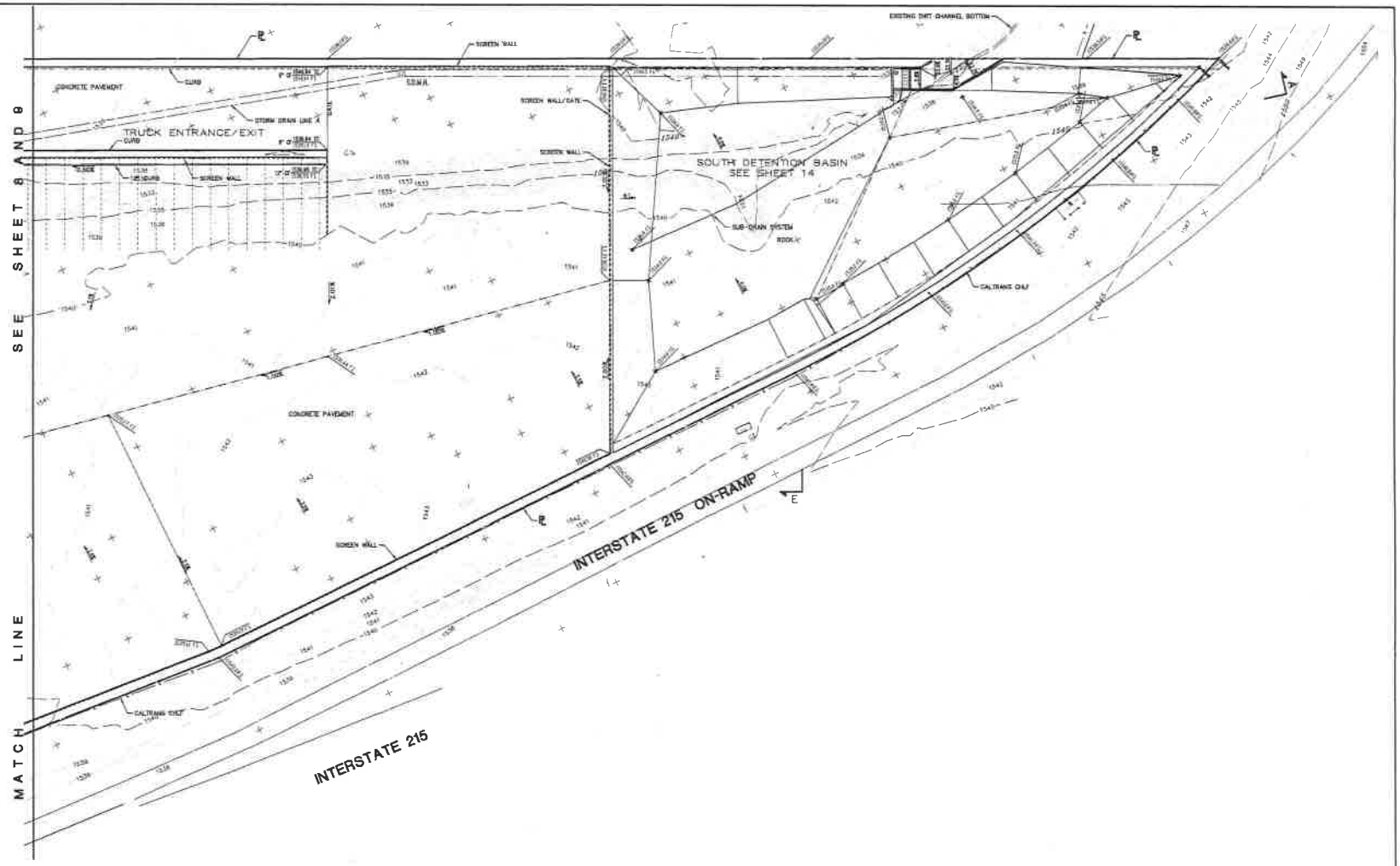
ENLARGED PLAN - F

SHEET NO. 9 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

W.O.

CITY FILE NO. -----



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

WDID NO. ---------

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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Brea, CA 92821 Fax (951) 965-0979

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE
62338_10/20/2017 M.PA REVIEW
62338 TD-162718-1006

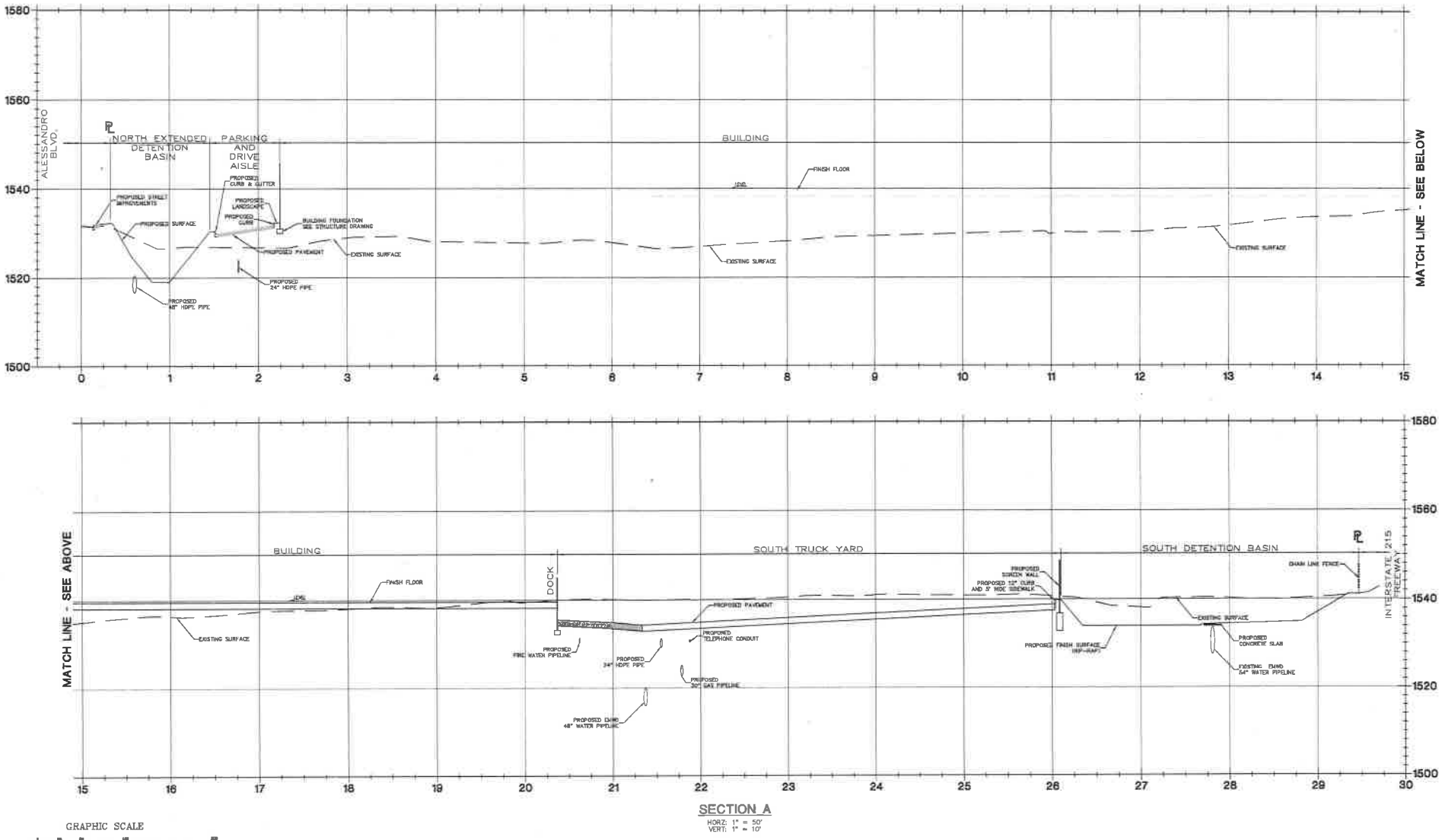
BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, B-30, 1982
ELEVATION = 1614.79, DATUM = NAVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND ELSWORTH AVENUE, 24 FEET WEST OF PERRIS BOULEVARD, 5.0 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH + 48 FEET HEADWALL, A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED B-30 1982

SCALE: H: 1" = 30' V: N/A

MARCH JPA
PRECISE GRADING PLAN
FREEWAY BUSINESS CENTER
ENLARGED PLAN - G

SHEET NO. 10 OF 42 SHTS

FOR: PROFICIENCY 215 LLC
W.O.
CITY FILE NO. -----



SECTION A

HORZ: 1" = 50'
VERT: 1" = 10'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOTE: FOR SECTIONS LOCATION, SEE KEYMAP ON SHEET 3

WDID NO. ---------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
500-J W Central Ave Tel (626) 965-0960
Brea, CA 92821 Fax (626) 965-0970

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

63330_10/20/2017 MJPA REVIEW
#163330 TD=10/19/2017

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, U-30, 1983
ELEVATION = 1494.329, DATUM = NAVD 29
AT THE INTERSECTION OF PIGEON BOULEVARD AND ELEANDER AVENUE (S30E), 24 FEET NEAR OF PIGEON BOULEVARD, 1.5 FEET SOUTH OF THE MONUMENTED END OF A 75 INCH x 48 FEET HEADWALL. A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED U-30 1983

SCALE: H: 1" = 50', V: 1"=10'

MARCH JPA

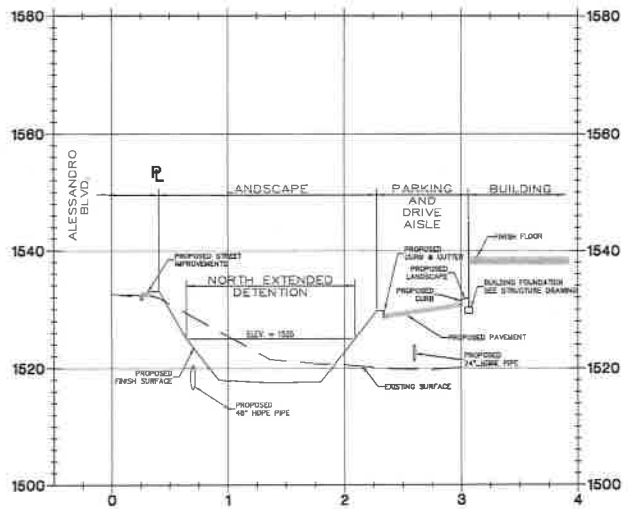
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

SECTION A

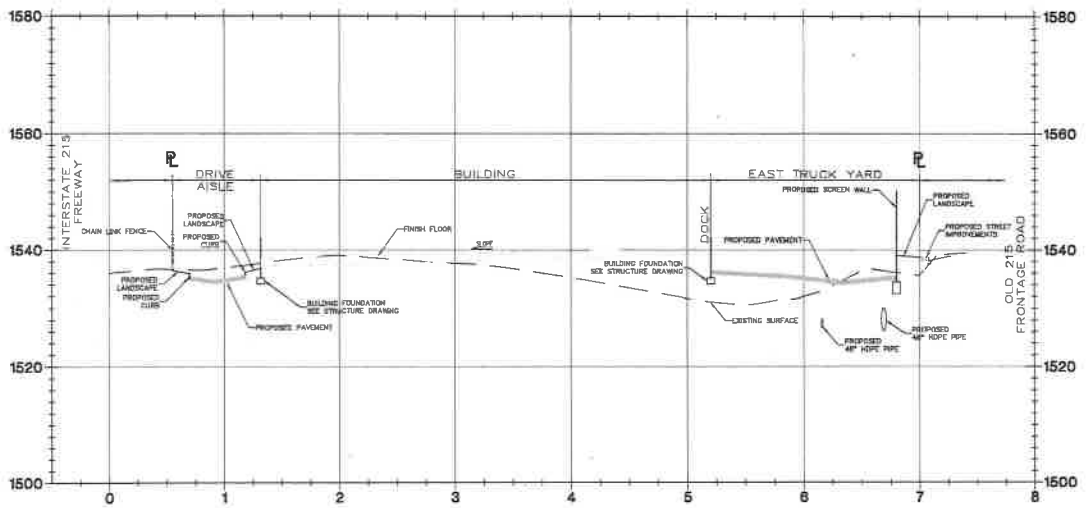
SHEET NO. 11 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. -----



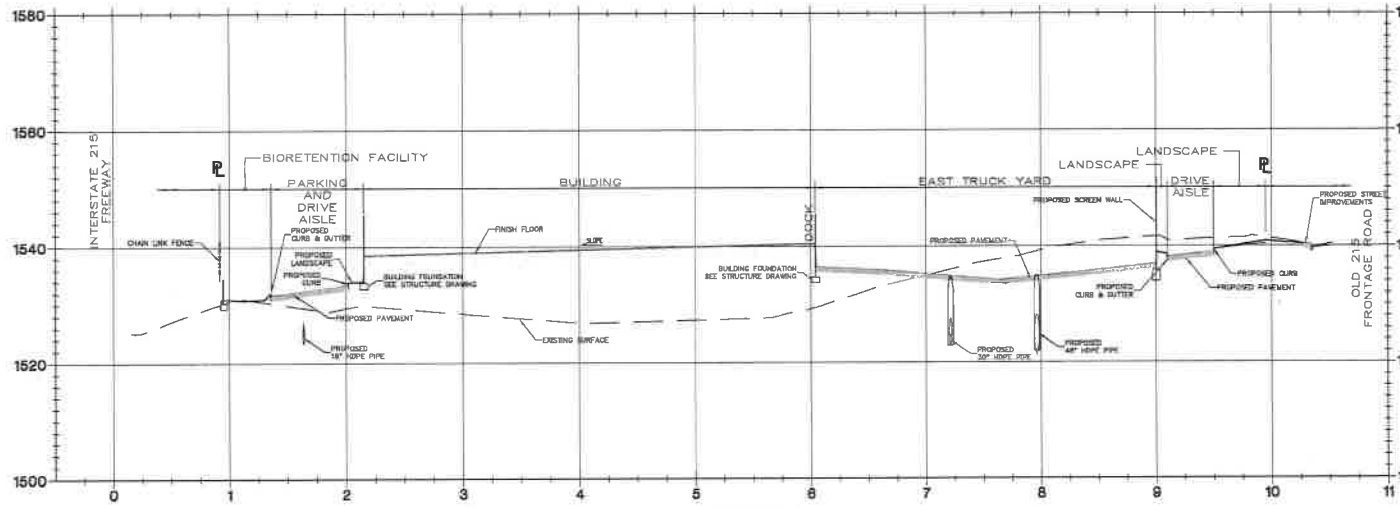
SECTION B

HORZ: 1" = 50'
VERT: 1" = 10'



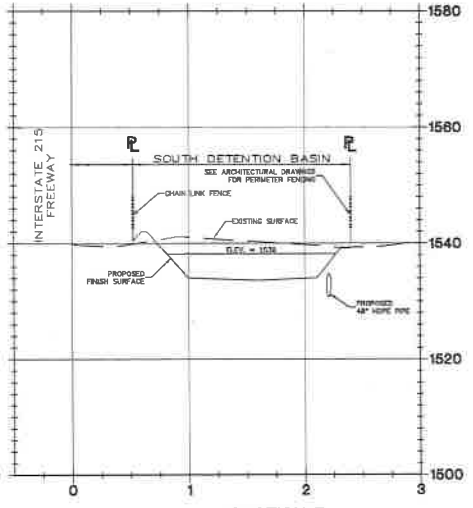
SECTION D

HORZ: 1" = 50'
VERT: 1" = 10'



SECTION C

HORZ: 1" = 50'
VERT: 1" = 10'



SECTION E

HORZ: 1" = 50'
VERT: 1" = 10'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOTE: FOR SECTIONS LOCATION, SEE KEYMAP ON SHEET 3

WDID NO. ---------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The grading engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after City approval or during construction, the grading engineer shall be responsible for determining as assumptions, solutions and revisions the plans for approval by the city.

MARK	BY	DATE	REVISIONS
	ENGINEER		

APPR.	DATE
	CITY

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS — DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN No. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
5240-I W Central Ave
Brea, CA 92821
Tel. (626) 965-9880
Fax (626) 965-8379

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

BENCHMARK:

SCALE: H: 1" = 50', V: 1" = 10'

MARCH JPA

PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

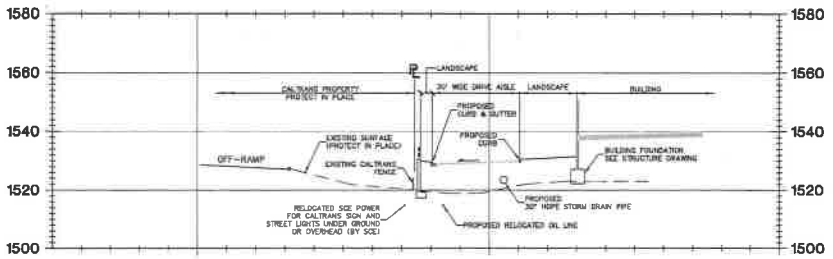
SECTIONS B, C, D & E

SHEET NO. 12 OF 42 SHTS

FOR: PROPONENCY 215 LLC

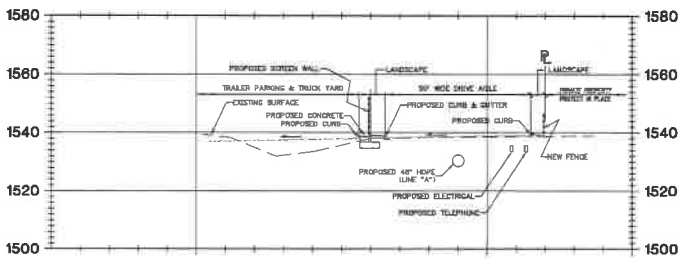
W.O.

CITY FILE NO. -----



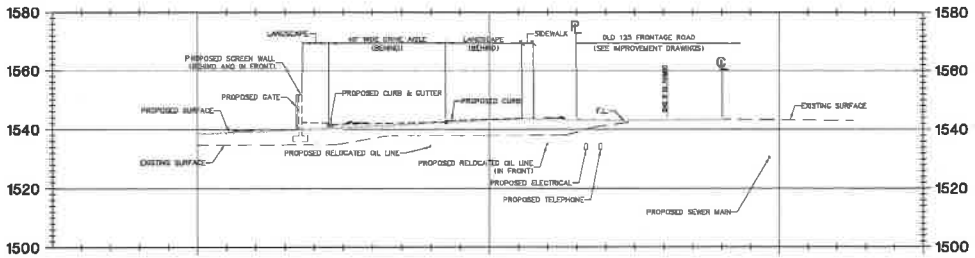
SECTION F

HORZ: 1" = 20'
VERT: 1" = 20'



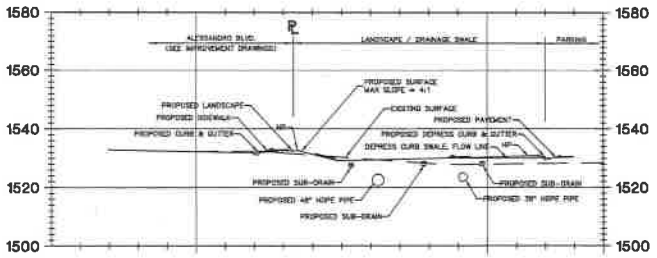
SECTION G

HORZ: 1" = 20'
VERT: 1" = 20'



SECTION H

HORZ: 1" = 20'
VERT: 1" = 20'



SECTION I

HORZ: 1" = 20'
VERT: 1" = 20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTE:

1) FOR SECTIONS LOCATION, SEE KEYMAP ON SHEET 3

2) PROPOSED UTILITIES SHOWN ARE FOR REFERENCE ONLY, UTILITY OWNER WILL DESIGN AND RELOCATE THEIR ITEM.

WDID NO. _____

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The artistic engineer signing these plans is responsible for ensuring the accuracy and constructability of the design herein. In the event of discrepancies arising after city approval or during construction, the artistic engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
590-1 W Central Ave Tel. (626) 965-9880
Brea, CA 92821 Fax (626) 965-8979

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 6244 DATE

83339_10/20/2017 MJPA REVIEW

BENCHMARK:

SCALE: H: 1" = 20' V: N/A

MARCH JPA

PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

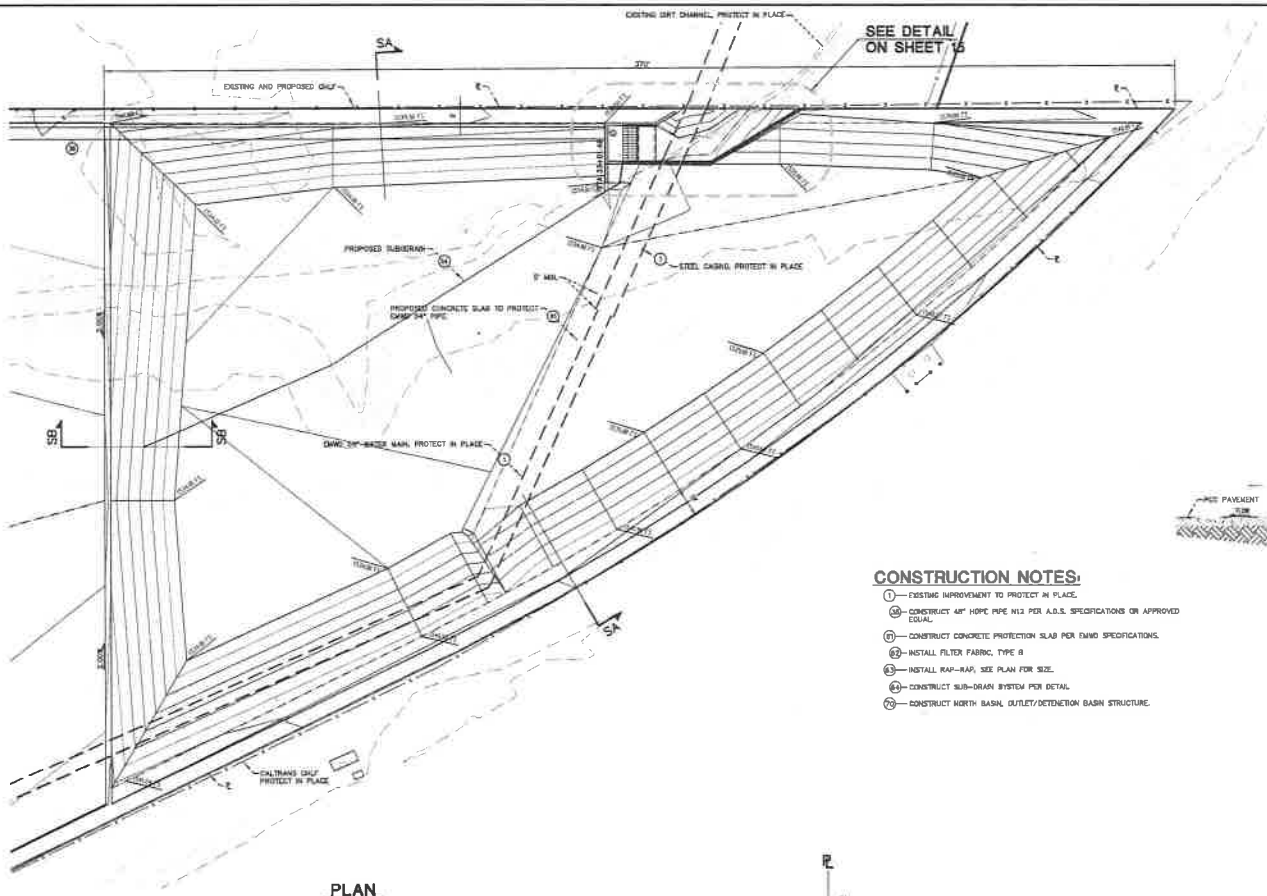
SECTIONS F, G, H, & I

SHEET NO. 13 OF 42 SHTS

FOR: PROPERTY 215 LLC

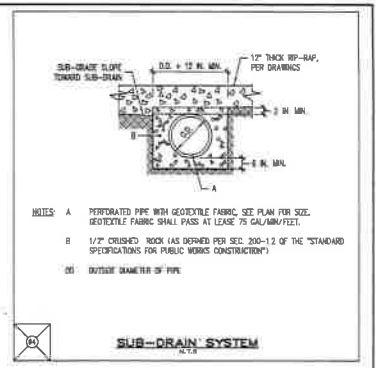
W.O.

CITY FILE NO. -----



PLAN

SCALE: 1" = 20'



NOTES: A PERFORATED PIPE WITH GEOTEXTILE FABRIC, SEE PLAN FOR SIZE. GEOTEXTILE FABRIC SHALL PASS AT LEAST 75 GAL/MIN/FEET.

B 1/2" CRUSHED ROCK (AS DEFINED PER SEC. 200-1.2 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION")

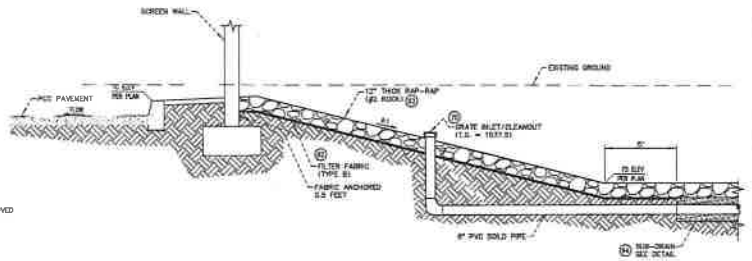
OD OUTSIDE DIAMETER OF PIPE

SUB-DRAIN SYSTEM

N.T.S.

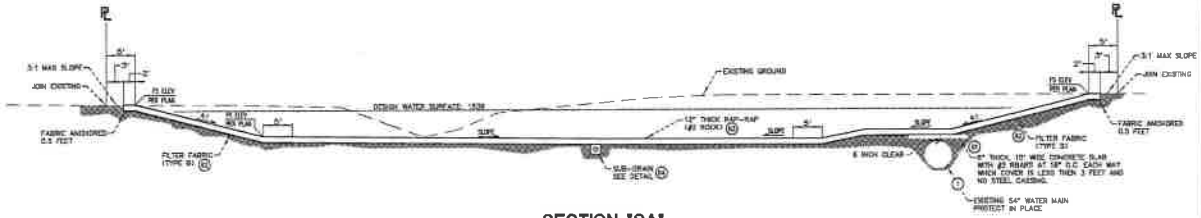
CONSTRUCTION NOTES:

1. EXISTING IMPROVEMENT TO PROTECT IN PLACE.
2. CONSTRUCT 48" HDPE PIPE N12 PER A.D.S. SPECIFICATIONS OR APPROVED EQUAL.
3. CONSTRUCT CONCRETE PROTECTION SLAB PER EMWD SPECIFICATIONS.
4. INSTALL FILTER FABRIC, TYPE B
5. INSTALL RAP-RAP, SEE PLAN FOR SIZE.
6. CONSTRUCT SUB-DRAIN SYSTEM PER DETAIL
7. CONSTRUCT NORTH BASIN, OUTLET/DETENTION BASIN STRUCTURE.



SECTION "SB"

SCALE: 1" = 4'



SECTION "SA"

SCALE: 1" = 10'

NOTES:

1) FOR ADDITIONAL SECTIONS, SEE KEYMAP ON SHEET 3 AND SECTION ON SHEETS 11, 12 AND 13
2) THERE SHALL BE NO WATER VISIBLE IN THE BASIN, AFTER 24 HOUR OF THE RAIN EVENT.
3) SEE ARCHITECTURAL DRAWINGS FOR PERIMETER FENCING
4) BASIN IS DESIGN TO DETAIN STORM WATER DURING PEAK FLOW. LOW FLOW AND DEBRIS WILL NOT ENTER THE BASIN, THEREFORE AN ACCESS ROAD IS NOT REQUIRED.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

WDID NO. ---------

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The grantor engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the grantor engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
590-1 W Central Ave Tel (626) 966-9860
Brea, CA 92821 Web tei-civil.com

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

82338, 10/20/2017 MJPA REVIEW

BENCHMARK:

ORANGE COUNTY BRASS DISK, B-2L, 1983 ELEVATION = 1494.238, DATUM = NAVD 29 AT THE INTERSECTION OF PERRIS BOULEVARD AND CLEARWATER CIRCLE (CORS), 24 FEET WEST OF PERRIS BOULEVARD, 0.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH + 45 FEET HEADWALL, A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED M-38 1983

SCALE: 1" = 20' V. N/A

MARCH JPA

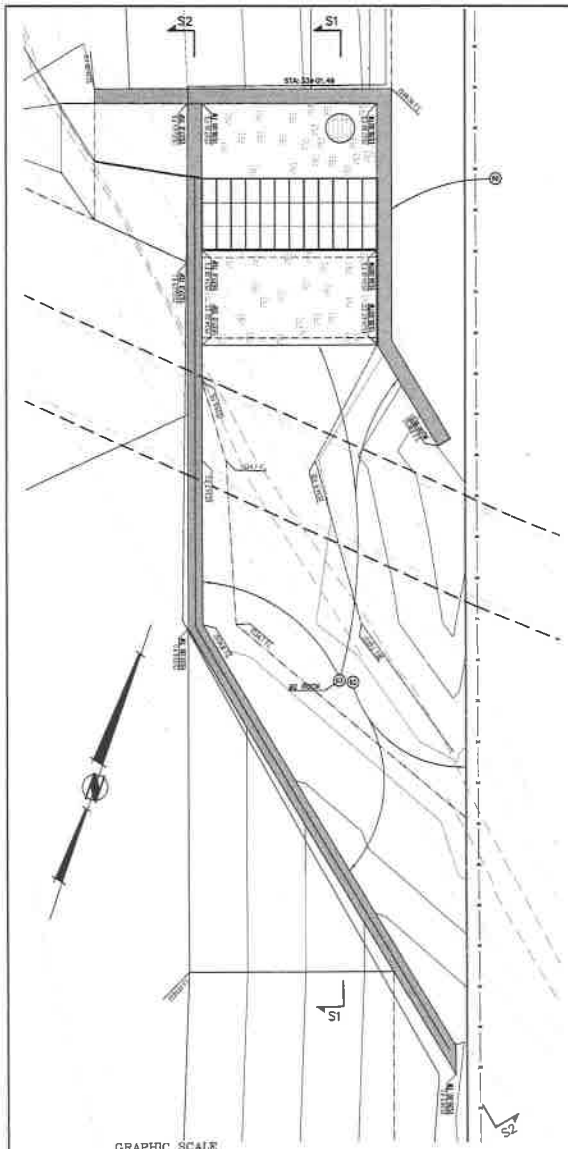
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

SOUTH DETENTION BASIN

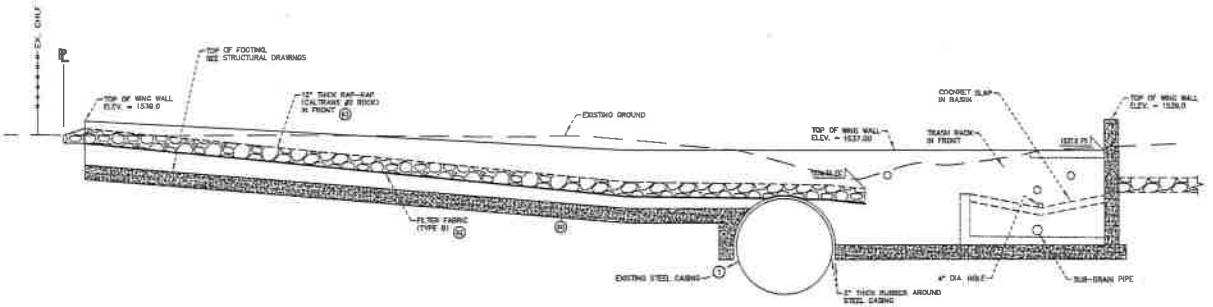
SHEET NO. 14 OF 42 SHTS

FOR: PROFICIENCY 215 LLC W.O. CITY FILE NO. ------



GRAPHIC SCALE

(IN FEET)
1 inch = 4 ft.

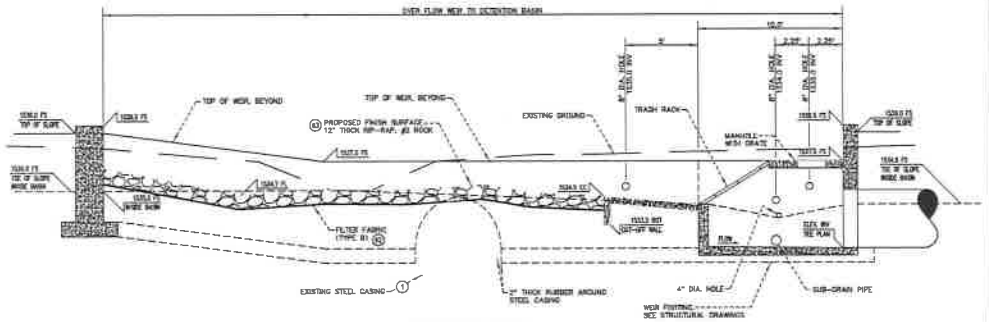


SECTION "S2"

SCALE: 1" = 4'

CONSTRUCTION NOTES:

(1) — EXISTING IMPROVEMENT TO PROTECT IN PLACE.
(80) — CONSTRUCT SOUTH BASIN INLET STRUCTURE AND APPENDAGES.
(82) — INSTALL FILTER FABRIC, TYPE B
(83) — INSTALL RAP-RAP, SEE PLAN FOR SIZE.



SECTION "S1"

SCALE: 1" = 4'

WDID NO. ---------

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS — DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
600-3 W Central Ave, Brea, CA 92821
Tel: (657) 895-9886
Web: tei-civil.com

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 — DATE
10/20/2017 MJPA REVIEW

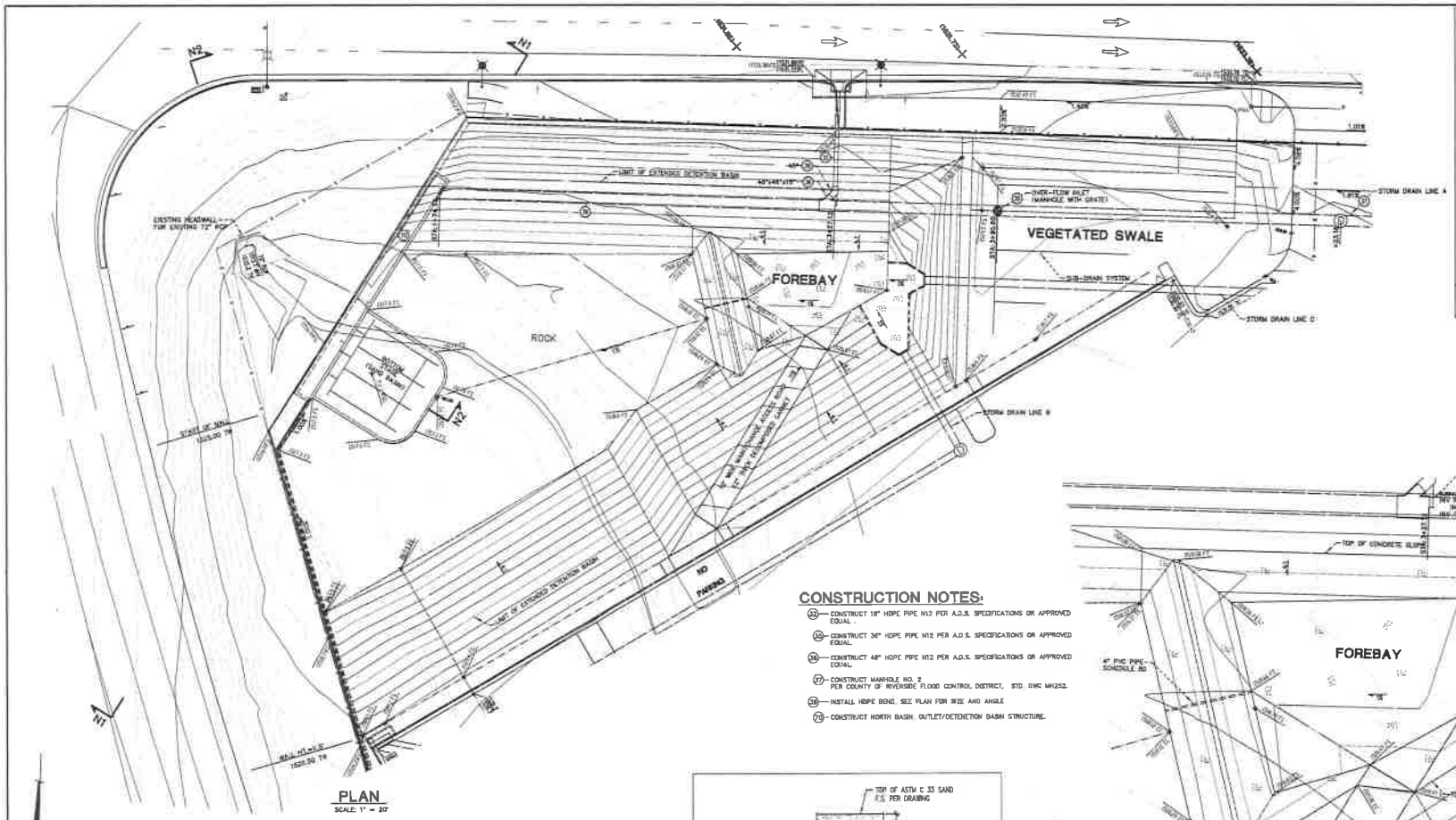
BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, M-31, 1983
ELEVATION = 1494.218, DATUM = NGVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND ALESSANDRO ARROYO, 20.5 FEET WEST OF PERRIS BOULEVARD, 5.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH x 48 FEET HEADWALL; A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED M-31 1983

SCALE: H: AS SHOWN V: N/A

MARCH JPA
PRECISE GRADING PLAN
FREEWAY BUSINESS CENTER
SOUTH DETENTION BASIN

SHEET NO. 15 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. ----



PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

(53) CONSTRUCT 18" HDPE PIPE N12 PER A.D.S. SPECIFICATIONS OR APPROVED EQUAL.

(56) CONSTRUCT 36" HDPE PIPE N12 PER A.D.S. SPECIFICATIONS OR APPROVED EQUAL.

(58) CONSTRUCT 48" HDPE PIPE N12 PER A.D.S. SPECIFICATIONS OR APPROVED EQUAL.

(67) CONSTRUCT MANHOLE NO. 2 PER COUNTY OF RIVERSIDE FLOOD CONTROL DISTRICT, STD. DWG MH252.

(59) INSTALL HDPE BEND. SEE PLAN FOR SIZE AND ANGLE

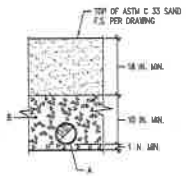
(78) CONSTRUCT NORTH BASIN, OUTLET/DETENETION BASIN STRUCTURE.

NOTE:

1) FOR ADDITIONAL SECTIONS, SEE KEYMAP ON SHEET 3 AND SECTION ON SHEETS 11, 12 AND 13
2) THERE SHALL BE NO WATER VISIBLE IN THE BASIN, AFTER 24 HOUR OF THE RAIN EVENT.
3) SEE ARCHITECTURAL DRAWINGS FOR PERIMETER FENCING.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



NOTES: A 6" PERFORATED PIPE, (HOLES DOWN) WITH GEOTEXTILE FABRIC, SEE PLAN FOR SIZE. GEOTEXTILE FABRIC SHALL PASS AT LEAST 75 GAL/MIN/FEET. OR AS NOTED ON DRAWING.

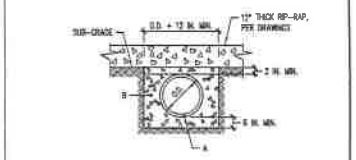
B 1/2" CRUSHED ROCK (AS DEFINED PER SEC. 200-1.2 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION")

OD OUTSIDE DIAMETER OF PIPE

4" CLEAN OUT SHALL BE INSTALLED AT END OF EACH RUN, OR SHOWN ON DRAWING. THE END CAP SHALL BE 4" ABOVE FINISH SURFACE, WITH A SOLID REMOVAL CAP.

SAND FILTER SYSTEM

N.T.S.



NOTES: A PERFORATED PIPE WITH GEOTEXTILE FABRIC, SEE PLAN FOR SIZE. GEOTEXTILE FABRIC SHALL PASS AT LEAST 75 GAL/MIN/FEET.

B 1/2" CRUSHED ROCK (AS DEFINED PER SEC. 200-1.2 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION")

OD OUTSIDE DIAMETER OF PIPE

SUB-DRAIN SYSTEM

RIP-RAP BASIN
N.T.S.

FOREBAY

SCALE: 1" = 10'

WDID NO. ----------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The grading engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the grading engineer shall be responsible for determining and recommending the plans be approved by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
580-I W Central Ave Tel (909) 965-9350
Brea, CA 92821 Fax (909) 965-9379

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE
#2338 10/25/2017 M-PA REVIEW
#1823338

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, 8-30, 1982
ELEVATION = 1494.218, DATUM = NAVD 88
AT THE INTERSECTION OF PERRIS BOULEVARD AND SUNNYMEAD RANCH PARKWAY, IN FRONT WEST OF MORRIS HOUSE/HOME, 0.3 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH x 48 FOOT HEADWALL, A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED 8-30 1982

SCALE: H: 1" = 30' V: N/A

MARCH JPA

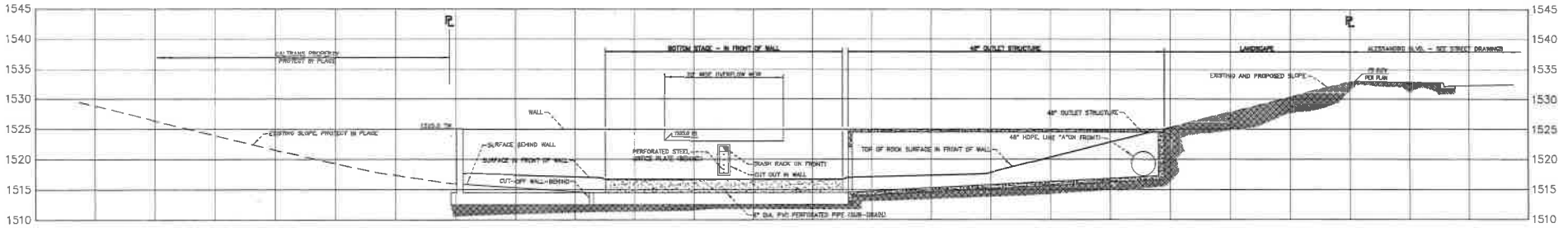
PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

NORTH DETENTION BASIN

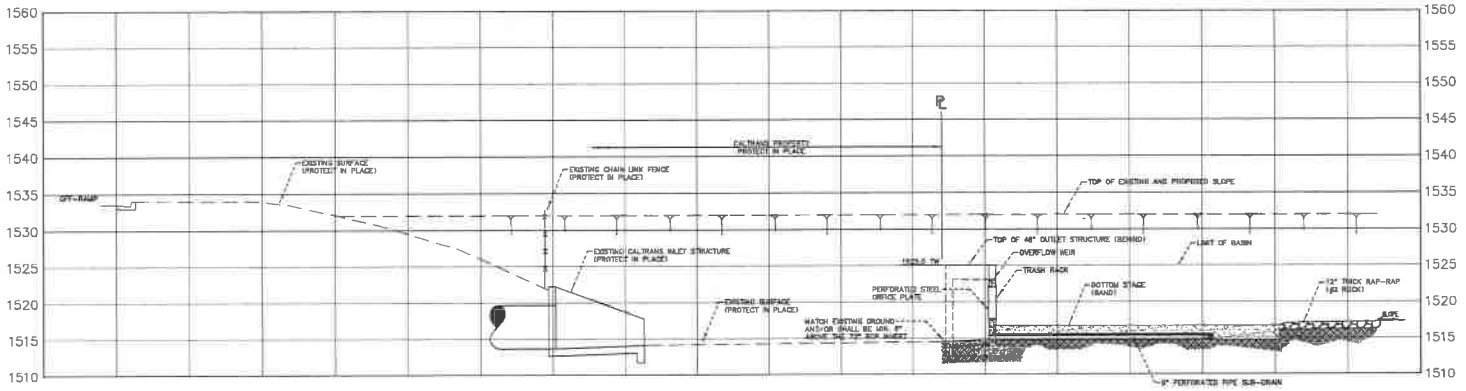
SHEET NO. 16 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. -----



SECTION "N1"

SCALE: 1" = 5'



SECTION "N2"

SCALE: 1" = 5'

WDID NO. _____

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and making the plans be approved by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	
				CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS _____ DATE _____

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
500-1 W Central Ave Tel (626) 355-2850
Brea, CA 92821 Fax (626) 965-2379

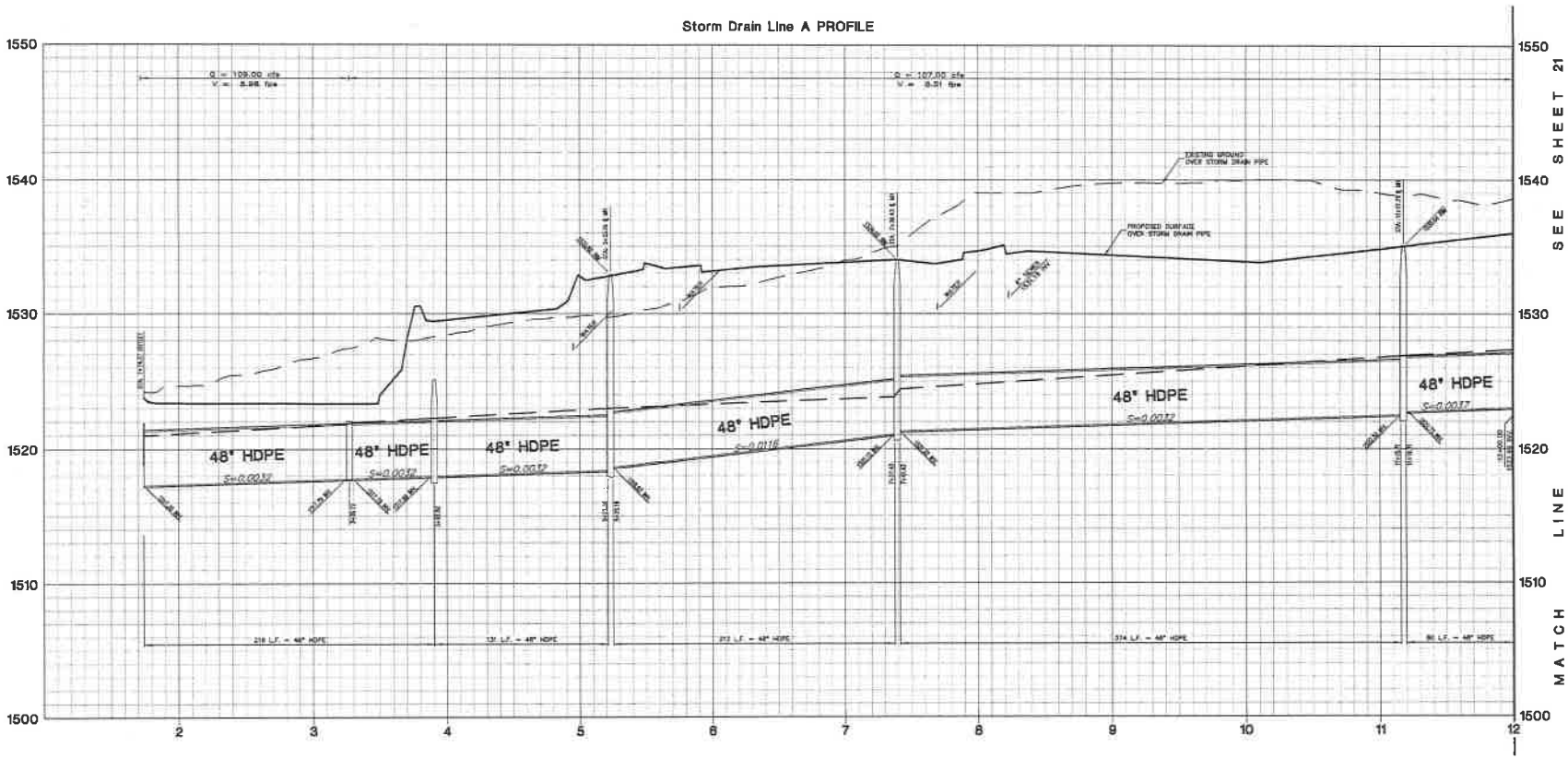
PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, 6-30, 1983
ELEVATION = 1964.270, DATUM = NAVD 88
AT THE INTERSECTION OF PERRIS BOULEVARD AND ELSWORTH STREET, 24 FEET WEST OF PERRIS BOULEVARD, 0.5 FEET SOUTH OF THE MARGERY LINE OF A 12 INCH x 48 FEET HEADWALL; A BRASS DISK SET IN TOP OF CONCRETE HEADWALL AND MARKED W-30 1983

SCALE: H: 1" = 30' V: N/A

MARCH JPA			SHEET NO. 17
PRECISE GRADING PLAN			OF 42 SHTS
FREEWAY BUSINESS CENTER			
NORTH DETENTION BASIN			
FOR: PROFICIENCY 215 LLC	W.O.	CITY FILE NO. -----	

Storm Drain Line A PROFILE



STORM DRAIN LINE A

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

WDID NO. _____

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
690-1 W Central Ave Tel. (626) 966-8500
Brea, CA 92821 Fax (626) 965-8579

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

8233B_10/20/2017 MJPA REVIEW
M:\8233B_ 3rd-12012017\8233B_1424

BENCHMARK:

SCALE: H:1" = 40' V: 1" = 4'

MARCH JPA

PRECISE GRADING PLAN

STORM DRAIN LINE A

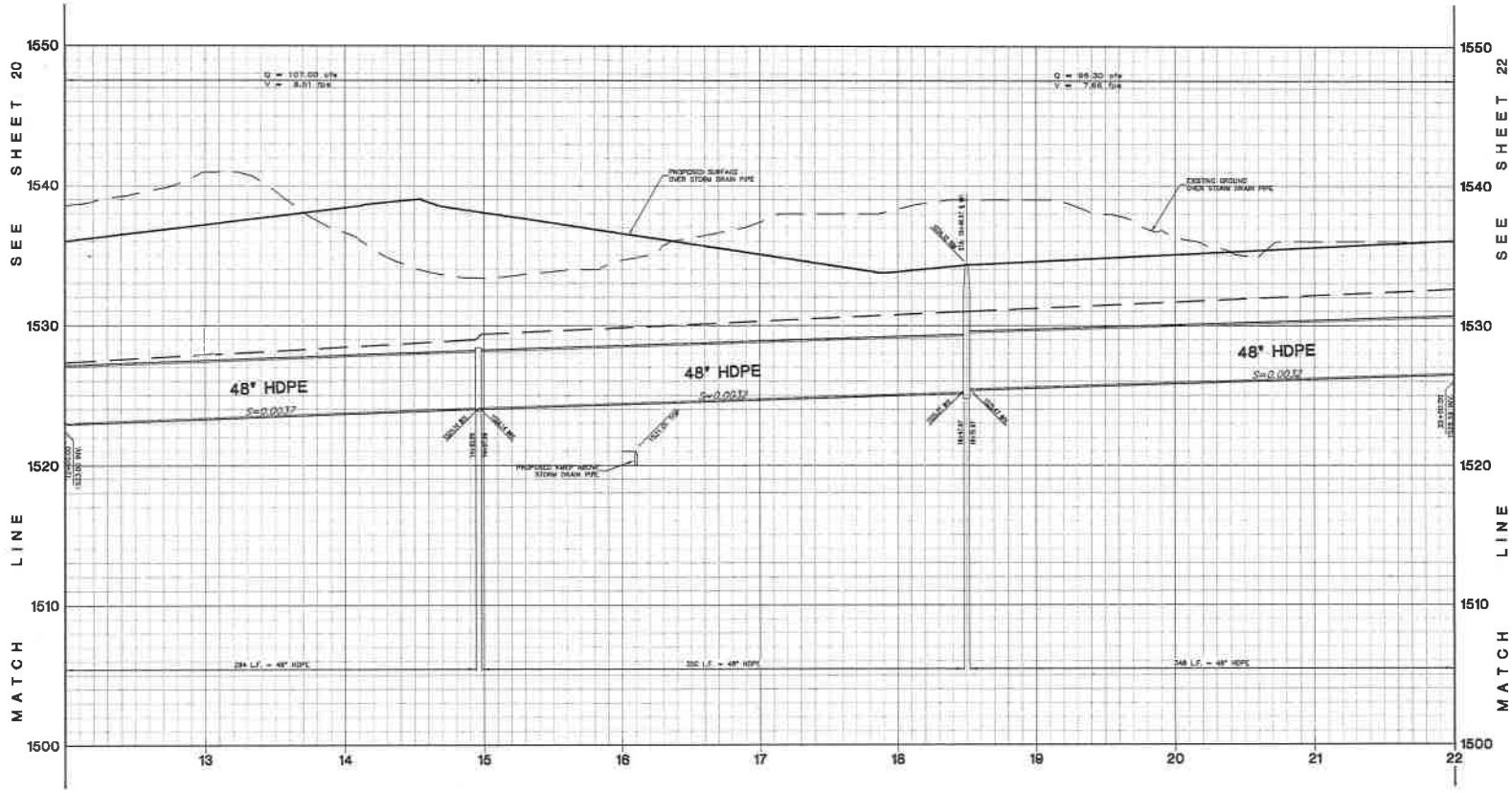
STA 1+00 TO STA 12+00

SHEET NO. 20 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

W.O.

CITY FILE NO. -----



STORM DRAIN LINE A

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

WDID NO. ----------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design thereon. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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Civil Engineering, Land Planning & Land Surveying
590-I W Central Ave Tel (951) 966-1550
Brea, CA 92821 Fax (951) 965-1579

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

62330_10/20/2017 MJPA REVIEW
project file: 1311128.11.54

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, M-33, 1983
ELEVATION = 1484.218, DATUM = NAVD 29
AT THE INTERSECTION OF MORRIS BOULEVARD AND CLEARWOOD GROVE (SIGNAL), 24 FEET WEST OF MORRIS BOULEVARD, 5.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH x 48 FEET HEADWALL. A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED M-33 1983

SCALE: H: 1" = 40', V: 1" = 4'

MARCH JPA

PRECISE GRADING PLAN

STORM DRAIN LINE A

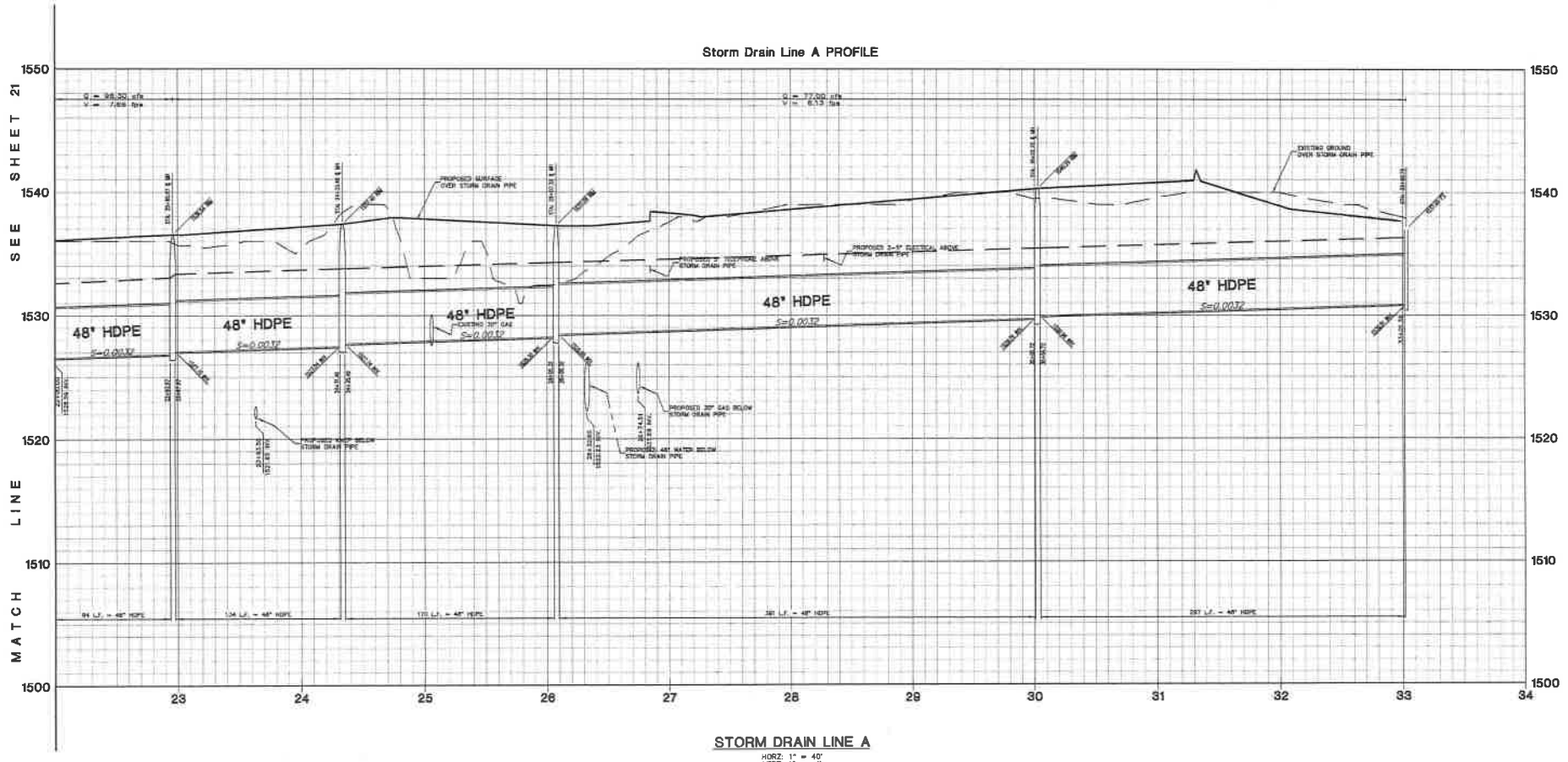
STA 12+00 TO STA 24+00

SHEET NO. 21 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

W.O.

CITY FILE NO. -----



STORM DRAIN LINE A

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

WDID NO. ---------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The grading engineer signing these plans is responsible for ensuring the accuracy and completeness of the design. In the event of discrepancies arising after plan approval or during construction, the grading engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS
			ENGINEER

APPR.	DATE
	CITY

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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Civil Engineering, Land Planning & Land Surveying
590-1 W Central Ave Tel. (626) 966-0560
Brea, CA 92821 Fax (626) 966-0579

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

#2338_10/20/2017 MJPA REVIEW

BENCHMARK:

RIVERSIDE COUNTY BRASS DISC, 8-26, 1983
ELEVATION = 1494.235, DATUM = NAVD 88
AT THE INTERSECTION OF PEORIA WALLYARD AND OLEANDER AVENUE (EAST), 24 FEET WEST OF PEORIA WALLYARD, 53 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH x 48 FEET HEADWALL, 4 BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED B-26 1983

SCALE: H: 1" = 40', V: 1" = 4'

MARCH JPA

PRECISE GRADING PLAN

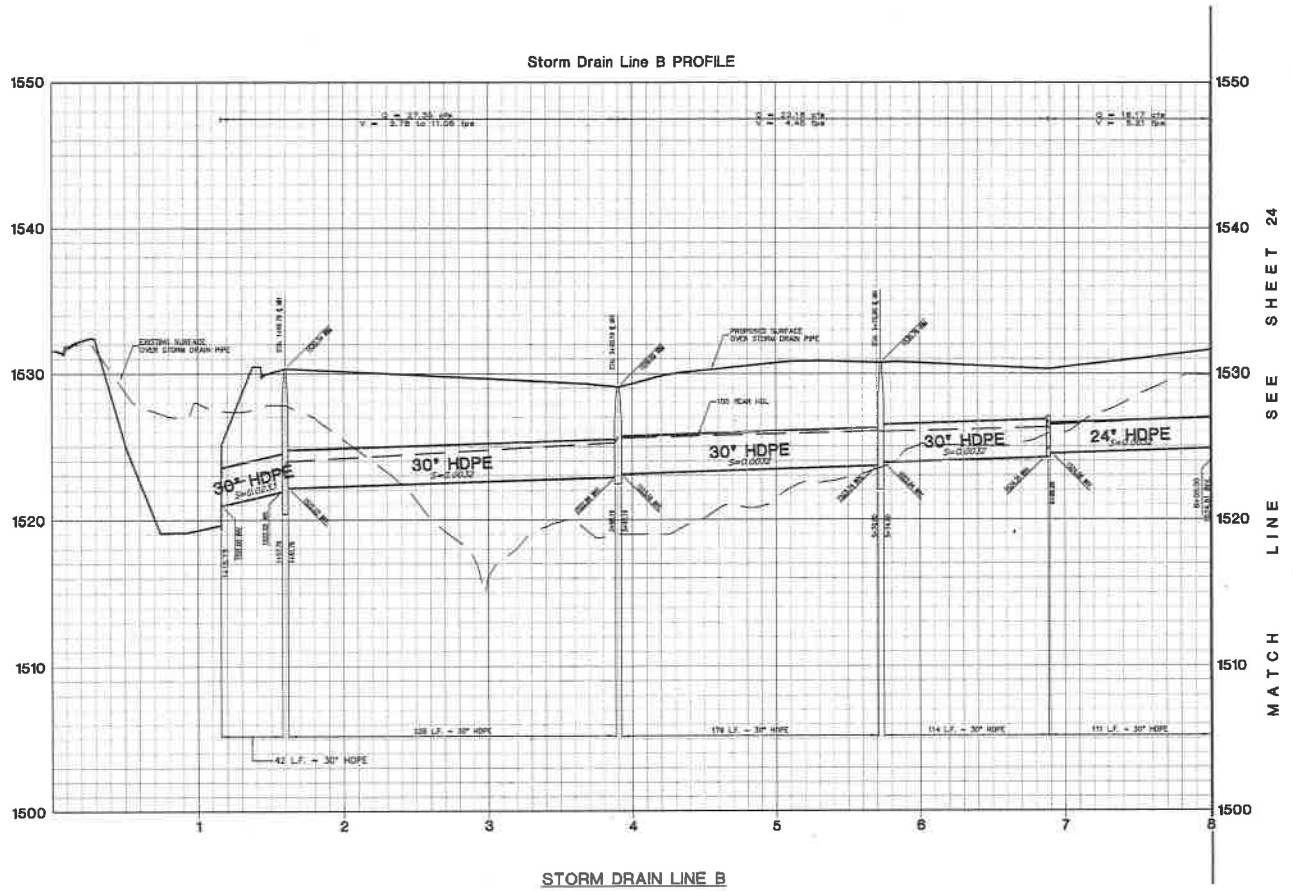
STORM DRAIN LINE A

STA 24+00 TO 33+00

SHEET NO. 22 OF 42 SHTS

FOR: PROPONENCY 215 LLC. W.O. CITY FILE NO. ------

Storm Drain Line B PROFILE



STORM DRAIN LINE B

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
890-I W Central Ave Tel. (626) 965-0860
Brea, CA 92821 Fax (626) 965-0879

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

82338_10/20/2017 MJPA REVIEW

BENCHMARK:

SCALE: H: 1" = 40' V: 1" = 4'

WDID NO. ----------

MARCH JPA

PRECISE GRADING PLAN

STORM DRAIN LINE B

STA: 1+00 TO STA: 7+00

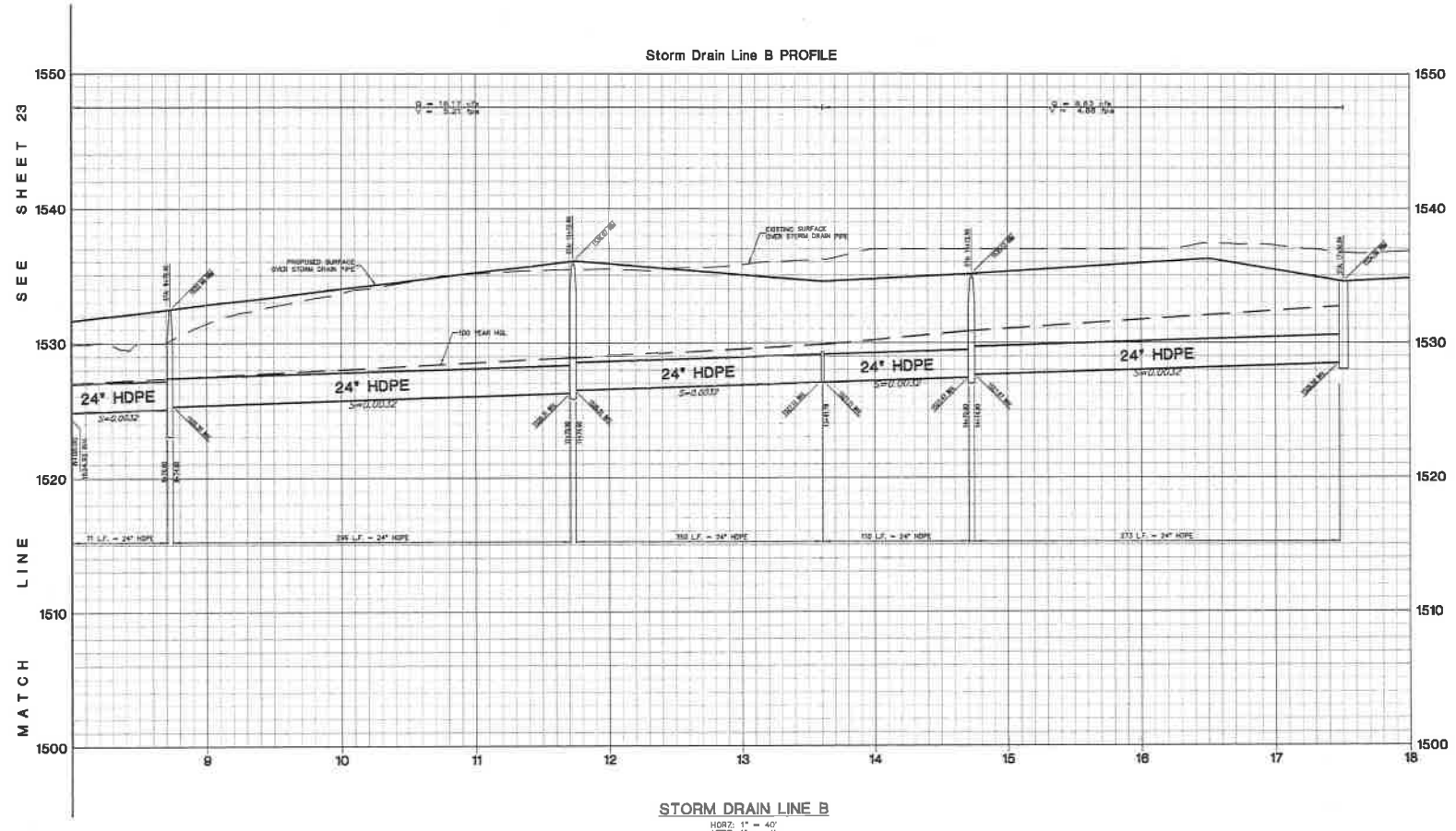
SHEET NO. 23 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

W.O.

CITY FILE NO. -----

Storm Drain Line B PROFILE



STORM DRAIN LINE B

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval of survey construction, the private engineer shall be responsible for determining an acceptable solution and obtaining the plans be approved by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
890-I W Central Ave Tel. (951) 965-0350
Brea, CA 92821 Fax (951) 965-0370

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

62330_10/20/2017 MJPA REVIEW
A-61729 TM-181128.1424

BENCHMARK:

SCALE: H: 1" = 40' V: 1" = 4'

WDID NO. ----------

MARCH JPA

PRECISE GRADING PLAN

STORM DRAIN LINE B

STA: 7+00 TO STA: 13+49.27

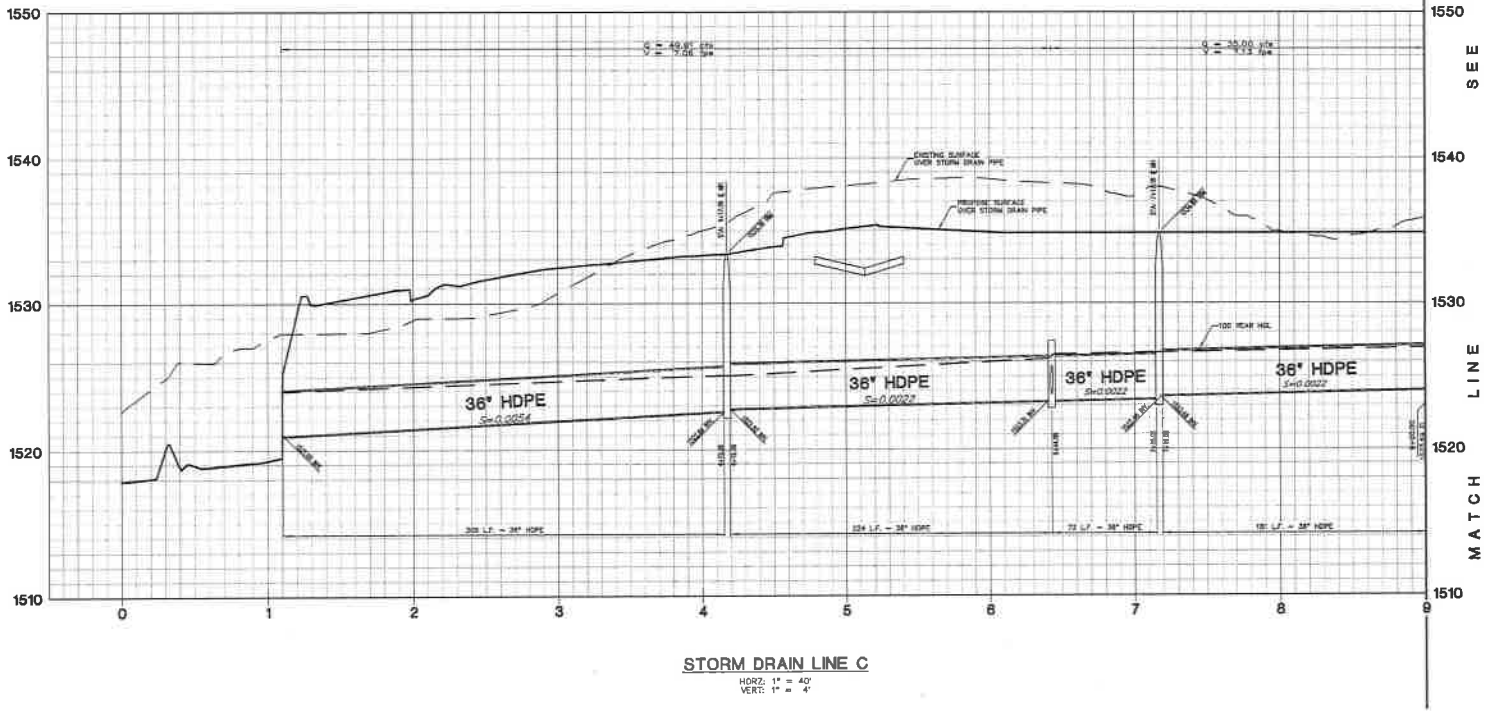
SHEET NO. 24 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

W.O.

CITY FILE NO. -----

Storm Drain Line C PROFILE



STORM DRAIN LINE C

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE:
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The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
800-1 N Central Ave Tel (626) 966-0880
Brea, CA 92821 Fax (626) 966-8379

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

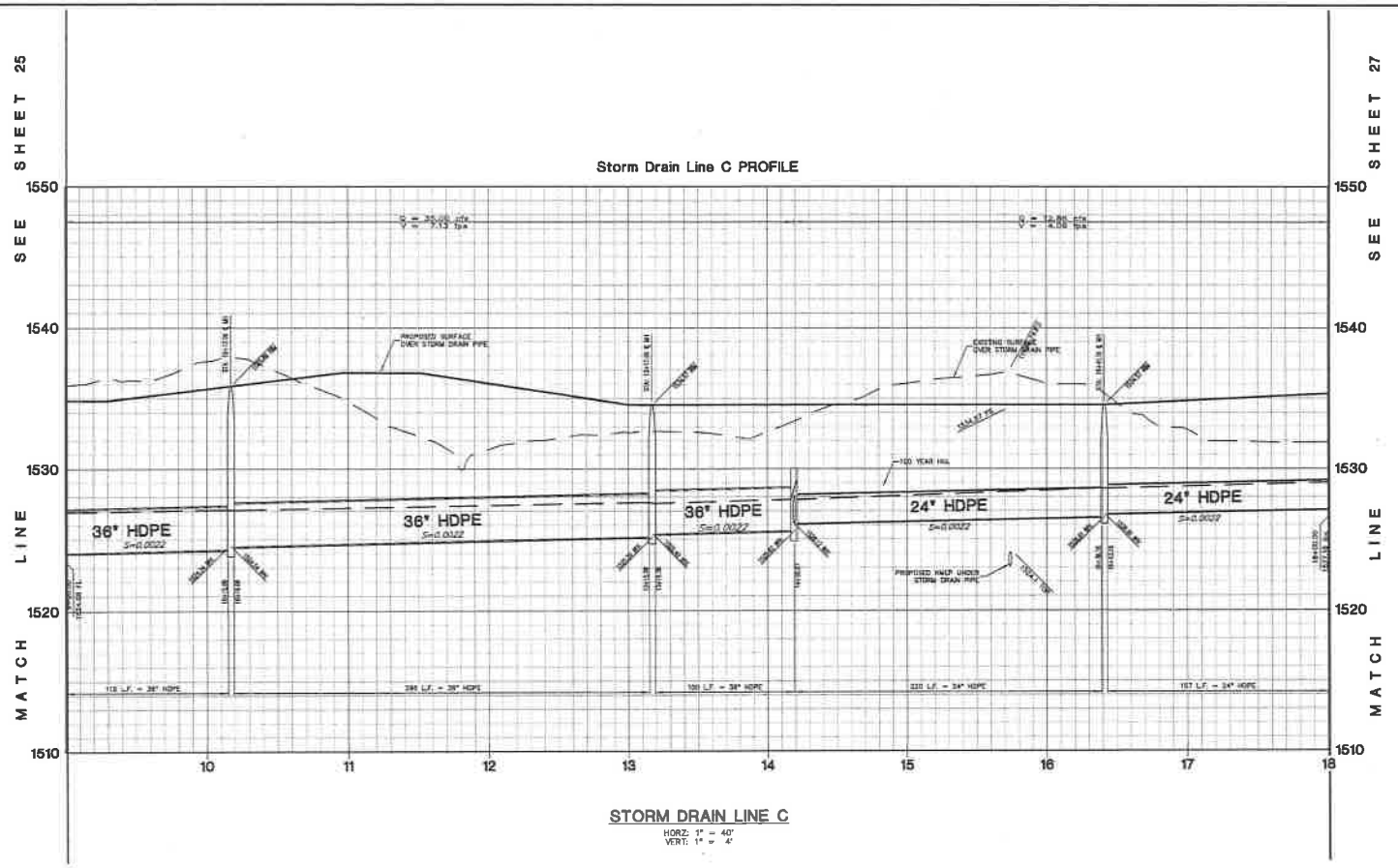
BENCHMARK:

SCALE: H: 1" = 40', V: 1" = 4'

WDID NO. ----------

MARCH JPA	SHEET NO.
PRECISE GRADING PLAN	25
STORM DRAIN LINE C	OF 42 SHTS
STA: 1+00 TO STA: 9+00	

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. -----



STORM DRAIN LINE C

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The article engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

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Brea, CA 92821
Tel (626) 665-6650
Fax (626) 665-6979

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

62330_10/20/2017 MJPA REVIEW
24-107133-1434

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, M-36, 1983
ELEVATION = 1494.278, DATUM = NAVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND ELSINORE (SR#74), 24 FEET WEST OF PERRIS BOULEVARD, 5.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH ± HI FEET HIGHWALL, A BRASS DISK SET IN THE TOP OF CONCRETE HIGHWALL AND MARKED M-36 1983

SCALE: H: 1" = 40', V: 1" = 4'

MARCH JPA

PRECISE GRADING PLAN

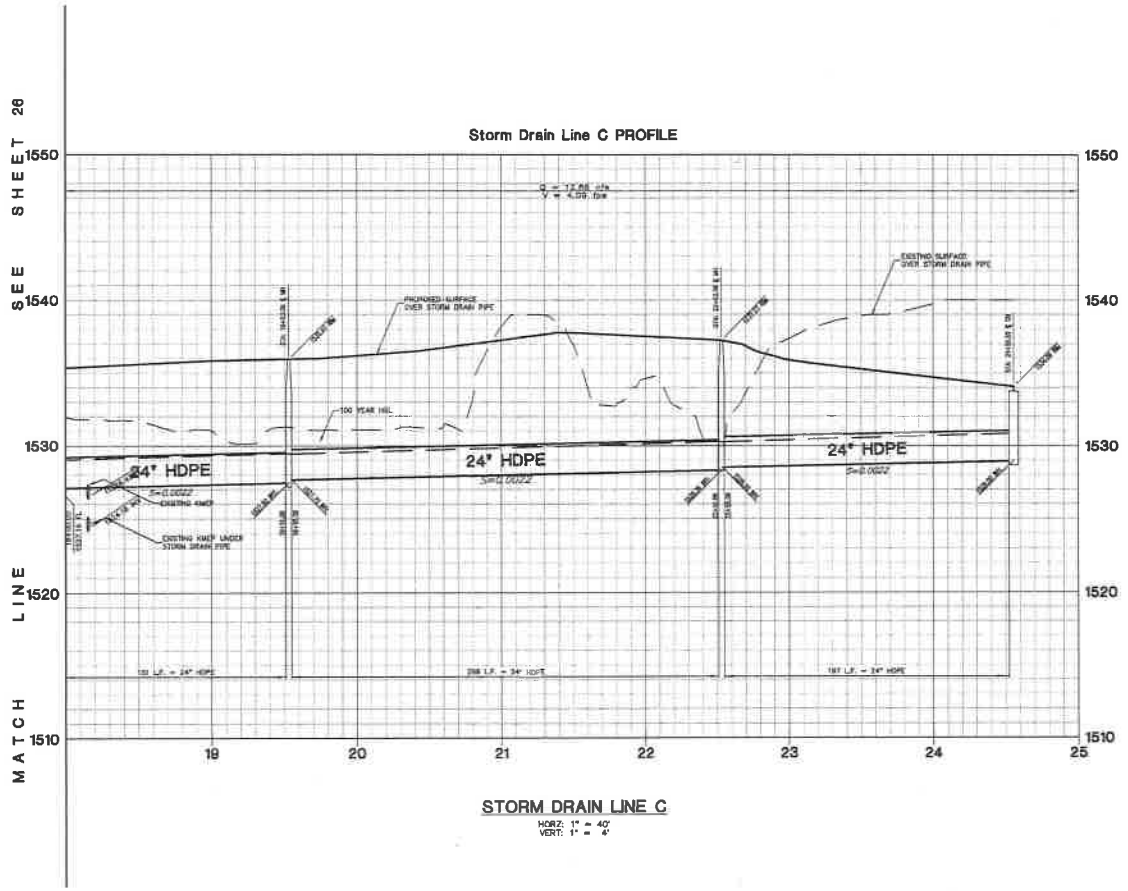
STORM DRAIN LINE C

STA: 9+00 TO STA: 13+00

SHEET NO. 26 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. ----

WDID NO. ----------



STORM DRAIN LINE C

HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

WDID NO. ----------

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
500-I W Cenfral Ave Tel. (925) 935-0350
Brea, CA 92821 Fax (925) 935-0370

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

42338_10/30/2017 MJPA REVIEW

BENCHMARK:

SCALE: H: 1" = 40' V: 1" = 4'

MARCH JPA

PRECISE GRADING PLAN

STORM DRAIN LINE C

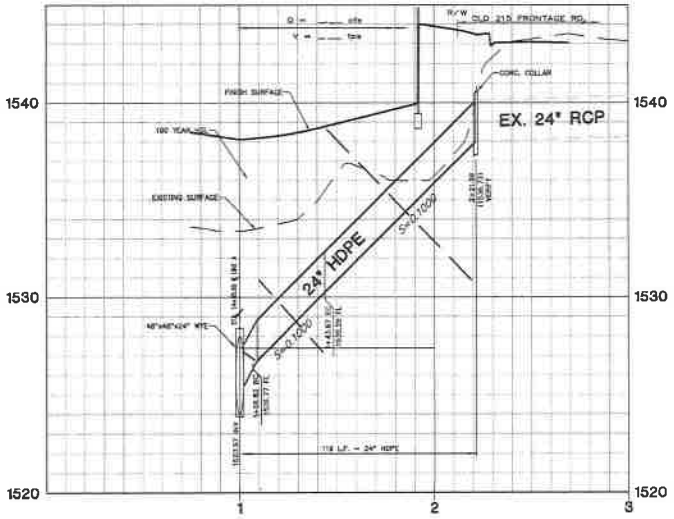
STA: 19+00 TO STA: 25+00

SHEET NO. 27 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

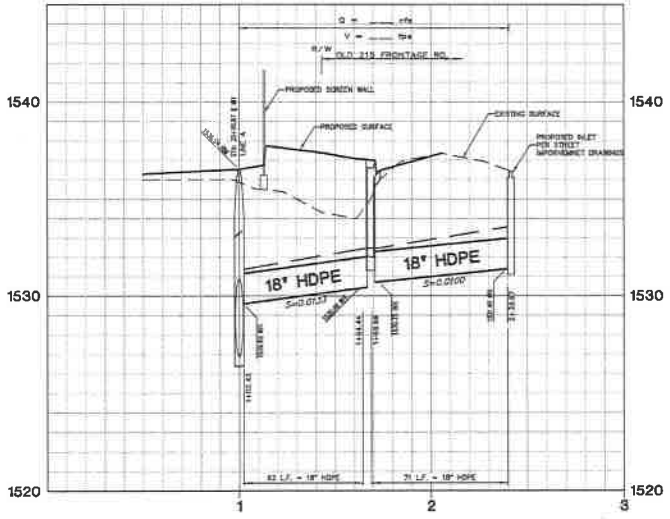
W.O.

CITY FILE NO. -----



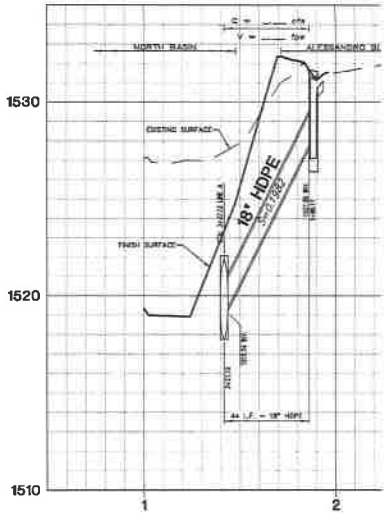
STORM DRAIN LATERAL A1

HORZ: 1" = 30'
VERT: 1" = 3'



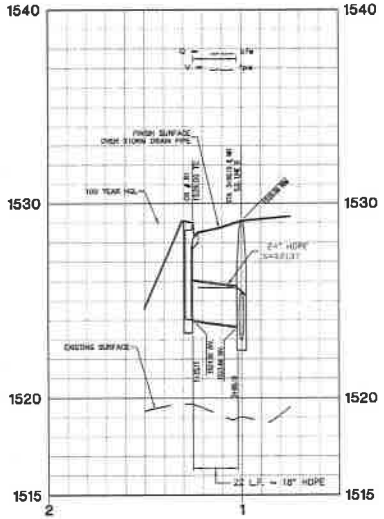
STORM DRAIN LATERAL A2

HORZ: 1" = 30'
VERT: 1" = 3'



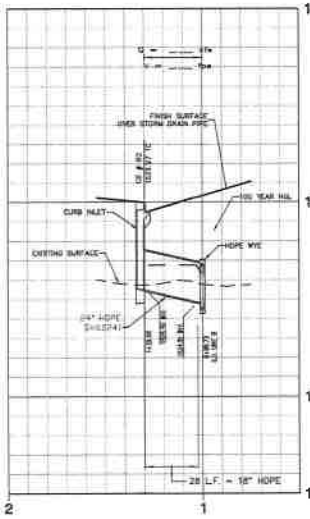
STORM DRAIN LATERAL A3

HORZ: 1" = 30'
VERT: 1" = 3'



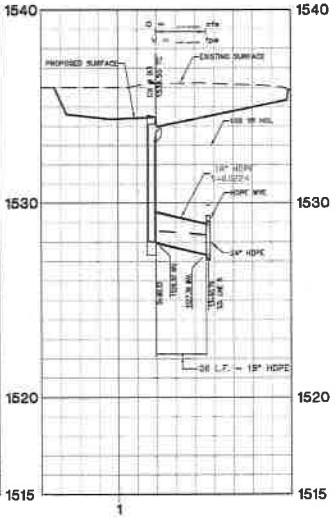
STORM DRAIN LATERAL B1

HORZ: 1" = 30'
VERT: 1" = 3'



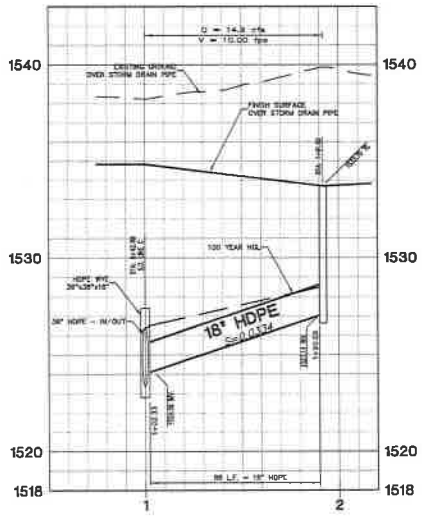
STORM DRAIN LATERAL B2

HORZ: 1" = 30'
VERT: 1" = 3'



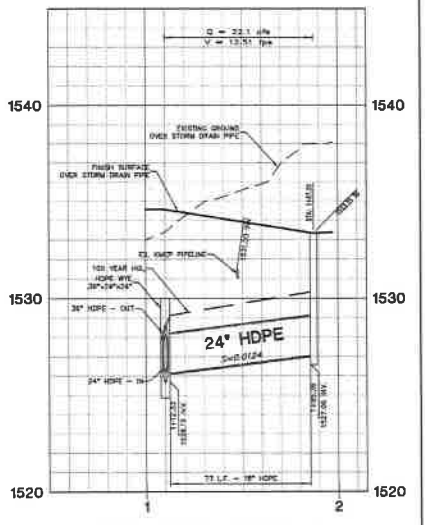
STORM DRAIN LATERAL B3

HORZ: 1" = 30'
VERT: 1" = 3'



STORM DRAIN LATERAL C1

HORZ: 1" = 30'
VERT: 1" = 3'



STORM DRAIN LATERAL C2

HORZ: 1" = 30'
VERT: 1" = 3'

WDID NO. ----------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The grading engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the grading engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS — DATE

REGISTERED PROFESSIONAL ENGINEER — HANS C. THOMSEN — NO. 8244 — CIVIL — STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
500-1 W Central Ave
Brea, CA 92821
Tel (626) 965-2550
Fax (626) 965-1979

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 — DATE

62330_10/20/2017 MJPA REVIEW

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, U-30, 1983
ELEVATION = 1494.278, DATUM = NAVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND CLEARWATER CROSSING (EXISTING), 24 FEET WEST OF PERRIS BOULEVARD, 5.5 FEET SOUTH OF THE NORTHERLY END OF A 13 INCH ± HIGH ± 48 FOOT HEADWALL; A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND AWARDS U-30 1983

SCALE: H: 1" = 30', V: 1" = 3'

MARCH JPA

PRECISE GRADING PLAN

STORM DRAIN LATERALS

LATERALS A1, A2, A3, B1, B2, C1 & C2

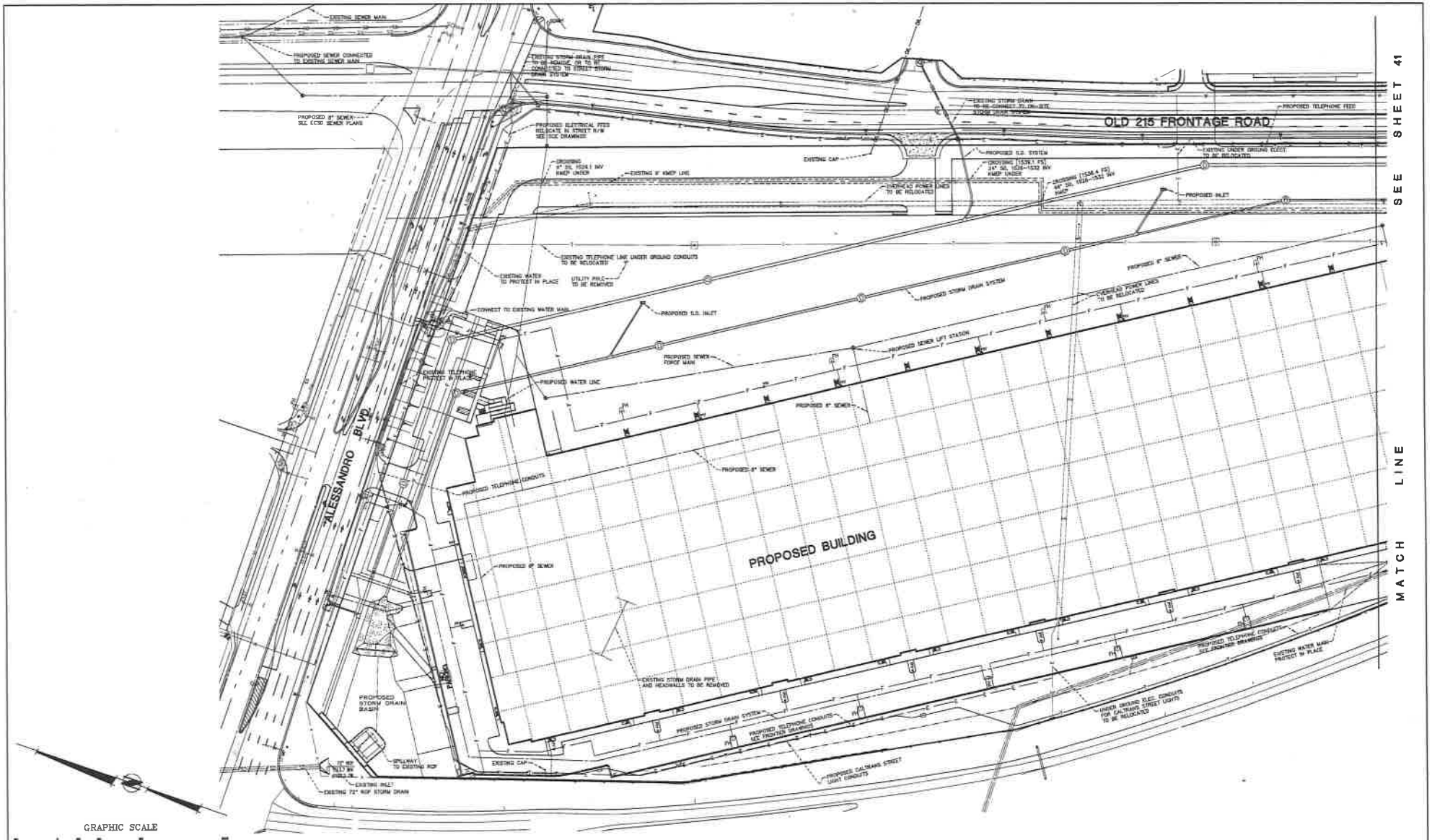
SHEET NO. 28

OF 42 SHTS

FOR: PROFICIENCY 215 LLC

W.O.

CITY FILE NO. ------



WDID NO. ----------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for ensuring the accuracy and constructibility of the design hereon. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
590-I W Central Ave Tel. (626) 005-0360
Brea, CA 92821 Web. www.hcl-civil.com

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

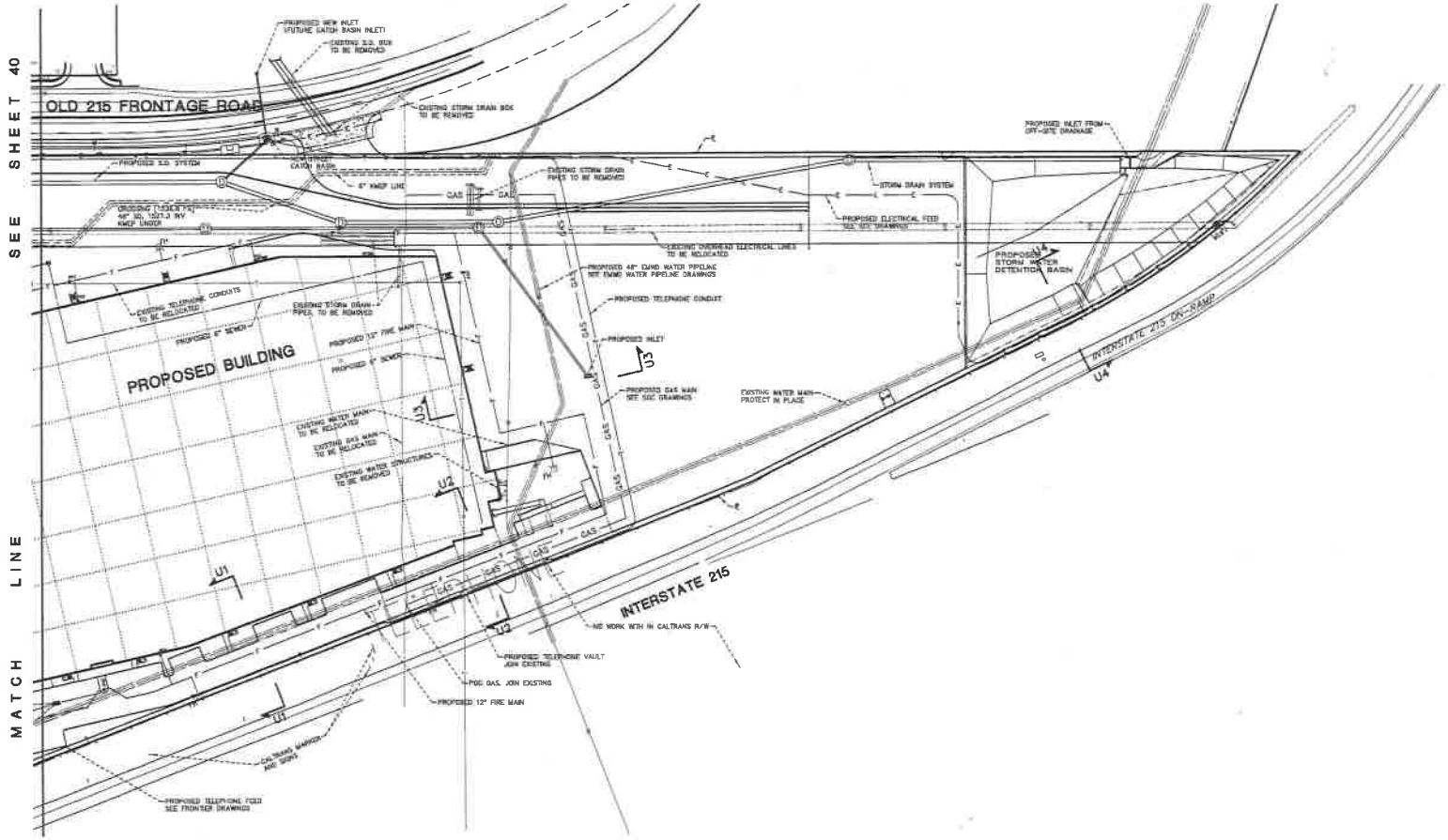
BENCHMARK:
HINDSIDE COUNTY BRASS DISK, M-30, 1953 ELEVATION = 1484.236, DATUM = NAVD 88 AT THE INTERSECTION OF PERRIS BOULEVARD AND ELSWORTH AVENUE, ACCESS 24 FEET WEST OF PERRIS BOULEVARD, 0.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH x 48 FEET HIGHWALL, A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED M-30 1953

SCALE: H: 1" = 60', V: N/A

MARCH JPA
PRECISE GRADING PLAN
FREEWAY BUSINESS CENTER
UTILITIES - NORTH

SHEET NO. 40 OF 42 SHTS

FOR: PROFICIENCY 215 LLC
W.O.
CITY FILE NO. -----



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The grade engineer signing these plans is responsible for ensuring the accuracy and acceptability of the design thereon. In the event of discrepancies arising after city approval or during construction, the grade engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS — DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
500-1 W Central Ave Tel (626) 965-0960
Brea, CA 92821 Web. www.tei-civil.com

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

83338_10/20/2017 MJPA REVIEW
AU8338

BENCHMARK:
RIVERSIDE COUNTY BRASS DISK, B-31, 1983
ELEVATION = 1484.219, DATUM = NAVD 29
AT THE INTERSECTION OF PERRIS BOULEVARD AND SLEEPER GROVE (SOUTH), 24 FEET WEST OF PERRIS BOULEVARD, 5.5 FEET SOUTH OF THE NORTHERLY END OF A 21 INCH ± 48 FEET HEADWALL, A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED B-31 1983

SCALE: H: 1" = 600' V: N/A

WDID NO. ----------

MARCH JPA

PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

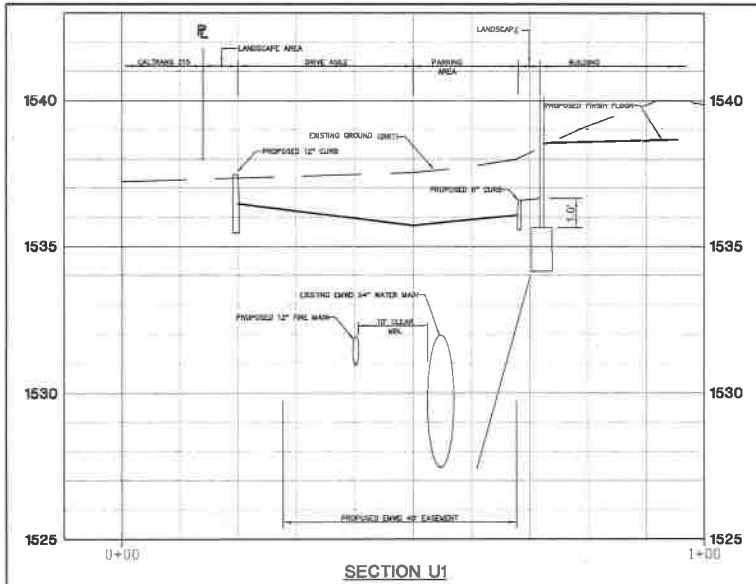
UTILITIES - SOUTH

SHEET NO. 41 OF 42 SHTS

FOR: PROFICIENCY 215 LLC

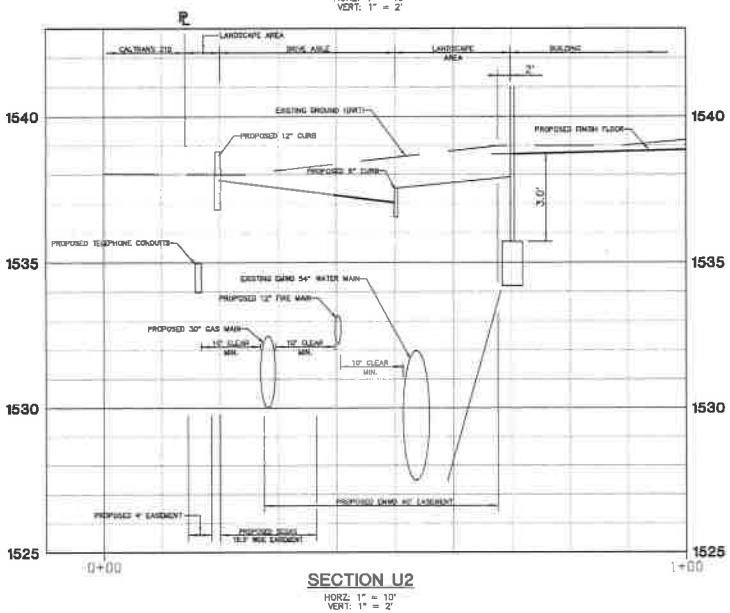
W.O.

CITY FILE NO. ------



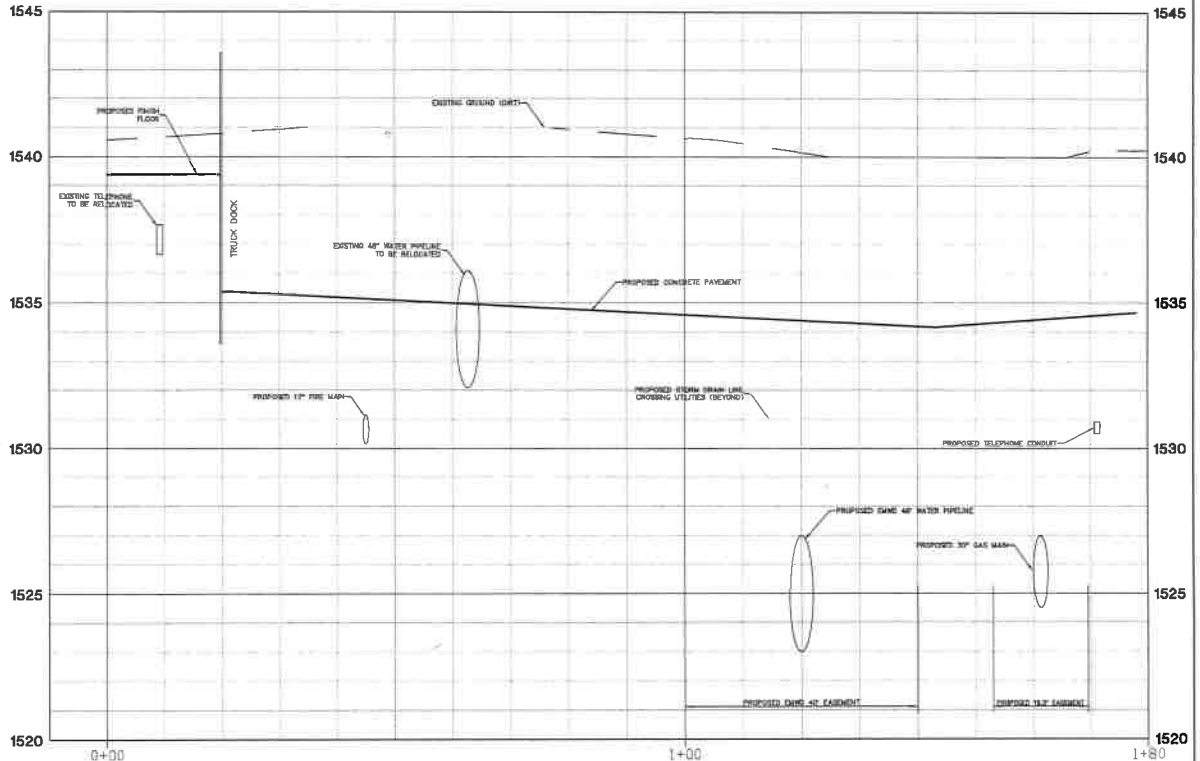
SECTION U1

HORZ: 1" = 10'
VERT: 1" = 2'



SECTION U2

HORZ: 1" = 10'
VERT: 1" = 2'



SECTION U3

HORZ: 1" = 10'
VERT: 1" = 2'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

NOTE:

1) PROPOSED UTILITIES SHOWED ARE CONCEPT ONLY AND MAY CHANGE.
2) EXISTING UTILITIES SHOWED WERE BASED ON RECORD DRAWINGS AND LIMITED FIELD POTHOLING.
3) THE EXISTING EMWD 48" WATER PIPELINE NEEDS TO BE RELOCATED BEFORE THE SOUTHERN CALIFORNIA GAS PIPELINE. UNLESS THE SCG PIPELINE GOES UNDER THE PROPOSED 48" EMWD WATER PIPELINE NEAR THE EAST P.L.

WDID NO. ----------

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after city approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	

ENGINEER

MARCH JOINT POWERS AUTHORITY

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

REGISTERED PROFESSIONAL ENGINEER HANS C. THOMSEN NO. 8244 CIVIL STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
590-1 W Central Ave
Brea, CA 92821
Tel. (562) 905-2260
Web. www.tei-civil.com

PREPARED BY: HANS C. THOMSEN R.C.E. NO. 8244 DATE

61338-10/20/2017 MJPA REVIEW
61338

BENCHMARK:

RIVERSIDE COUNTY BRASS DISK, 6-81 1962
ELEVATION = 1404.28, DATUM = NAVD 29
AT THE INTERSECTION OF PENNSYLVANIA AVENUE AND ELEMENTARY CIRCLE (EXIST). 24 FEET WEST OF PENNSYLVANIA, 1.5 FEET SOUTH OF THE NORTHERLY END OF A 12 INCH & 48 INCH HEADWALL; A BRASS DISK SET IN THE TOP OF CONCRETE HEADWALL AND MARKED B-81 1962

SCALE: H: 1" = 10' V: N/A

MARCH JPA

PRECISE GRADING PLAN

FREEWAY BUSINESS CENTER

SECTIONS U1, U2, AND U3

SHEET NO. 42 OF 42 SHTS

FOR: PROFICIENCY 215 LLC | W.O. | CITY FILE NO. ----------

TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	QTY
	Acacia stenophylla / Shoestring Acacia	24"Box	Low	136
	Cercidium x Desert Museum / Thornless Palo Verde	48"box	Low	76
	Pistacia chinensis / Chinese Pistache	24"box	Low	84
	Prosopis chilensis / Chilean Mesquite	24"box	Low	44
	Rhus lancea / African Sumac	24"box	Low	70
	x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24"box	Low	98

CONCEPT PLANT SCHEDULE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" THICK X 3/4" DECORATIVE GRAVEL (MOJAVE GOLD) WITH RANDOM ACCENT BOULDERS (DESERT SAND) - OVER WEED BARRIER
2	6x6 CONCRETE MOWCURB TO SEPARATE SHRUB AREAS FROM GRAVEL
3	RIVER ROCK COBBLE 4" - 10"

REQUIRED LANDSCAPE WITHIN PROPOSED BASINS

NORTH WEST BASIN = 40,474 S.F. - 100% IS INCLUDED IN THE OVERALL REQUIRED LANDSCAPE AREA
13,466 S.F. WILL BE LANDSCAPED
27,008 S.F. WILL BE COBBLE

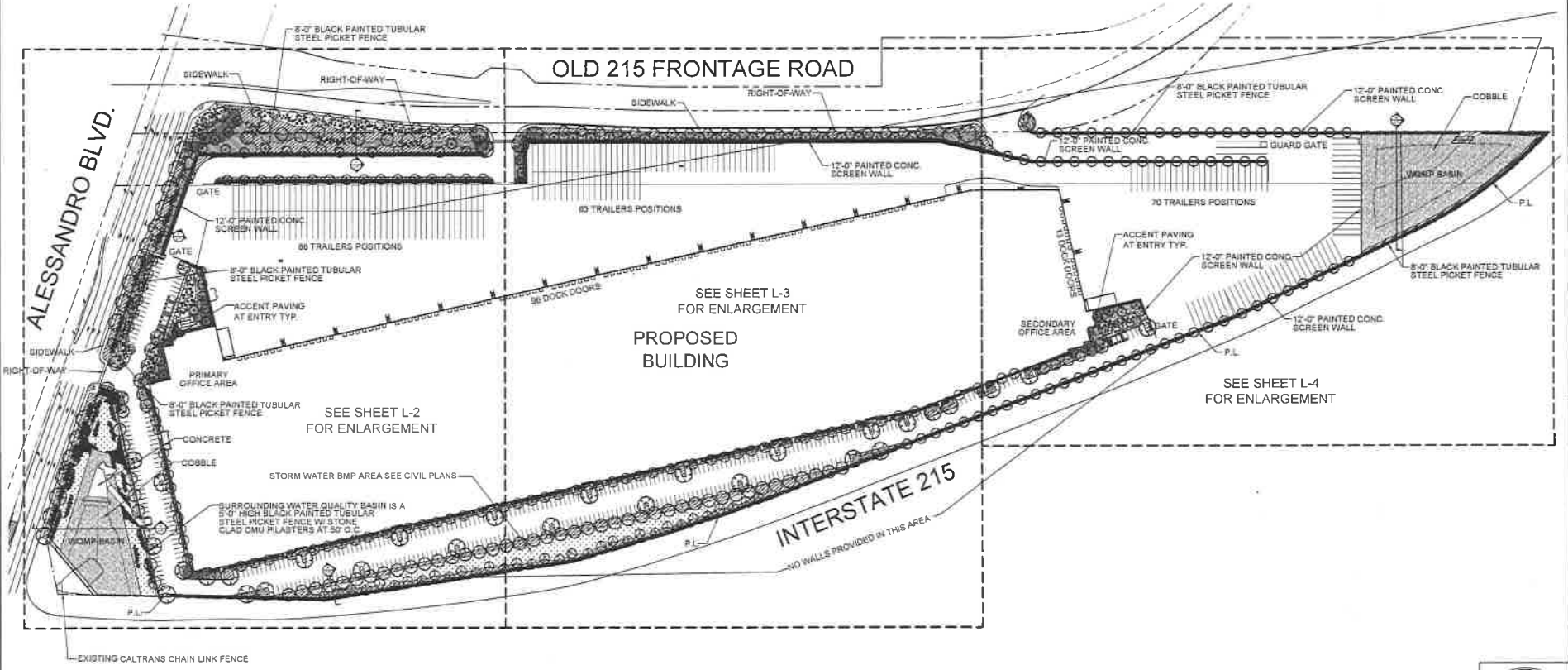
SOUTH WEST BASIN = 44,535 S F. - 0% IS INCLUDED IN THE OVERALL REQUIRED LANDSCAPE AREA
44,535 S.F. WILL BE COBBLE

REQUIRED LANDSCAPE AREA CALCULATIONS

SITE AREA = 1,709,058 S.F. = 39 23 ACRES
TOTAL LANDSCAPE AREA PROVIDED = 207,630 S.F. = 12 14%

BIRD AIR STRIKE HAZARD NOTES

1. AVOID USING LANDSCAPE PLANT MATERIAL THAT COULD ATTRACT BIRDS OR ANIMALS. REMOVE ANY LANDSCAPE PLANTS IN THE VICINITY OF THE AIRFIELD THAT ARE KNOWN TO ATTRACT BIRDS OR WILDLIFE.
2. 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. LANDSCAPING IN AND AROUND THE RETENTION BASIN(S) SHALL NOT INCLUDE TREES THAT PRODUCE SEEDS, FRUITS, OR BERRIES.



1" = 80'

NORTH

RESPONSE TO PLANNING COMMENTS - 10/20/17

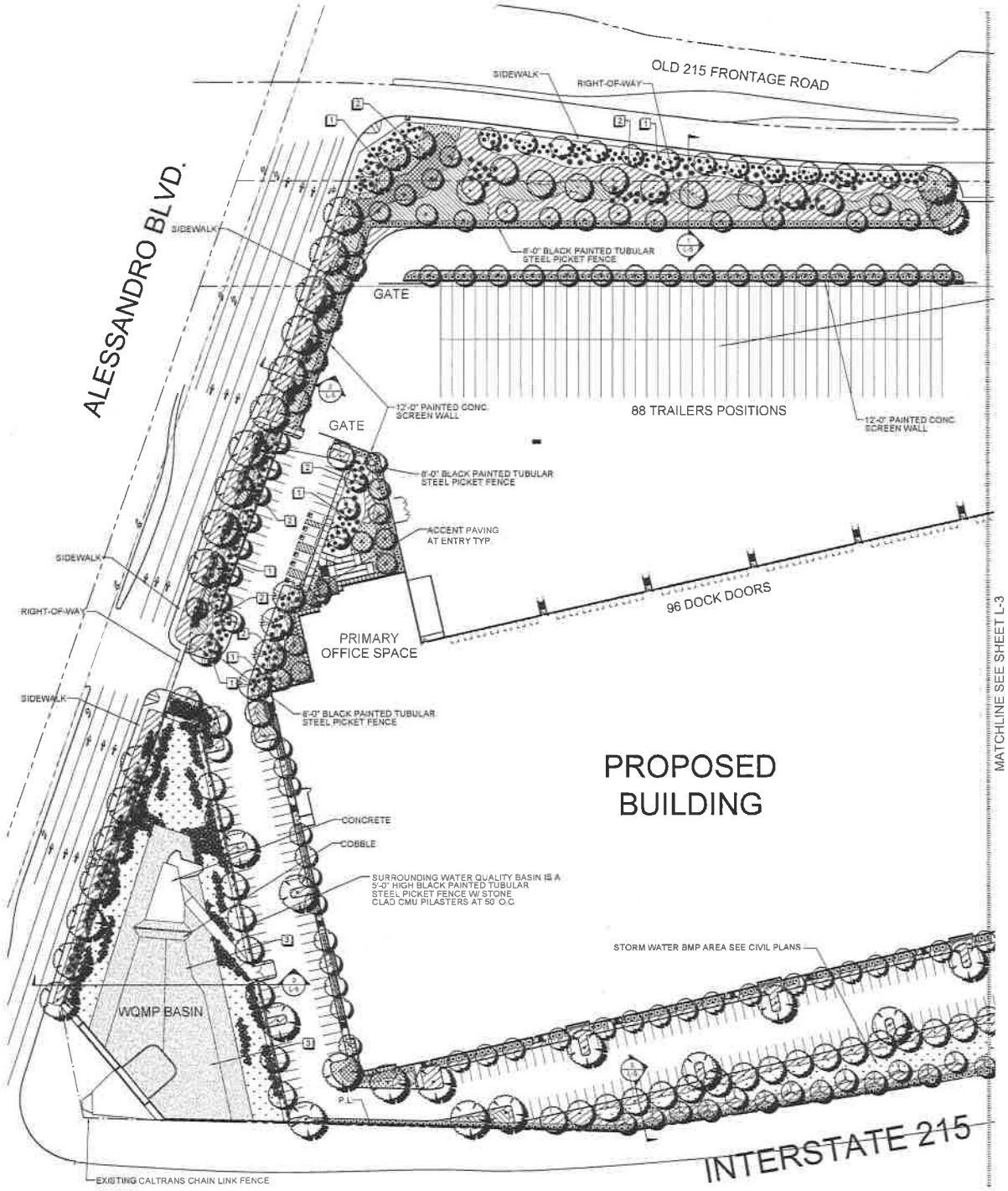
Environs
LANDSCAPE ARCHITECTURE
Corona Riverside • West Los Angeles
(951) 808-0914 • (310) 979-8060
FAX (951) 808-0915

PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD. SUITE 750
LOS ANGELES, CA 90049
TEL (310) 979-8060

DEVELOPER

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT: FREEWAY BUSINESS CENTER
0000 ALESSANDRO BLVD.
MARCH JPA, CA

DRAWN BY: BFK DATE: 6/2016
JOB NO.: RGA0055
SHEET NO.: L-1
1 OF 5 SHEETS

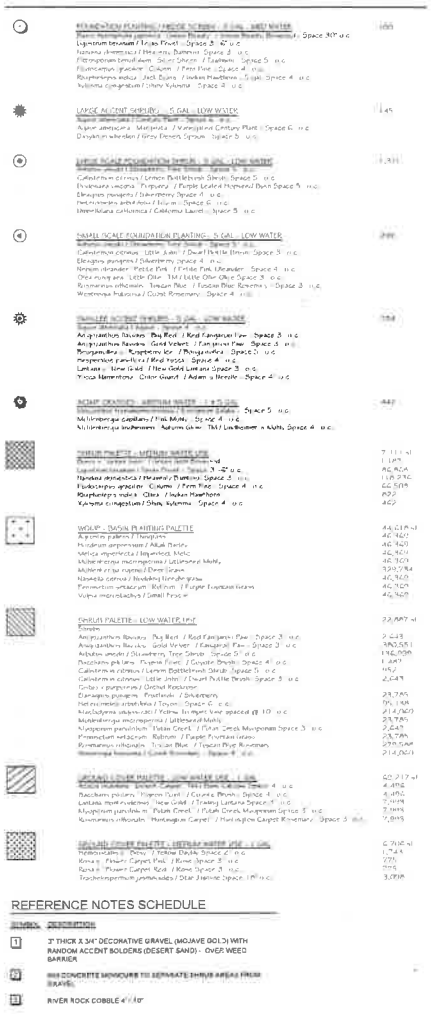


TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	QTY
	Acacia stenophylla / Shoestring Acacia	24"Box	Low	138
	Cercidium x 'Desert Museum' / Thornless Palo Verde	48"Box	Low	15
	Pistacia chinensis / Chinese Pistache	24"Box	Low	64
	Prosopis chilensis / Chilean Mesquite	24"Box	Low	46
	Rhus lancea / African Sumac	24"Box	Low	70
	x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24"Box	Low	88

NOTE:
1. ALL TREES WITHIN 6'-0" OF HARDSCAPE SHALL BE IN A SHANTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. CONTRACTOR TO INSTALL CONDUCTIVE IRON CURB BETWEEN SHRUB AREAS AND TURF

CONCEPT PLANT SCHEDULE



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" THICK X 3/4" DECORATIVE GRAVEL (MOJAVE GOLD) WITH RANDOM ACCENT BOLDERS (DESERT SAND) - OVER WEED BARRIER
2	6X6 CONCRETE HEADERS TO SEPARATE SHRUB AREAS FROM GRAVEL
3	RIVER ROCK COBBLE 4" / 8"

0 40 80 120 feet
1" = 40'

NORTH

RESPONSE TO PLANNING COMMENTS - 8/22/17

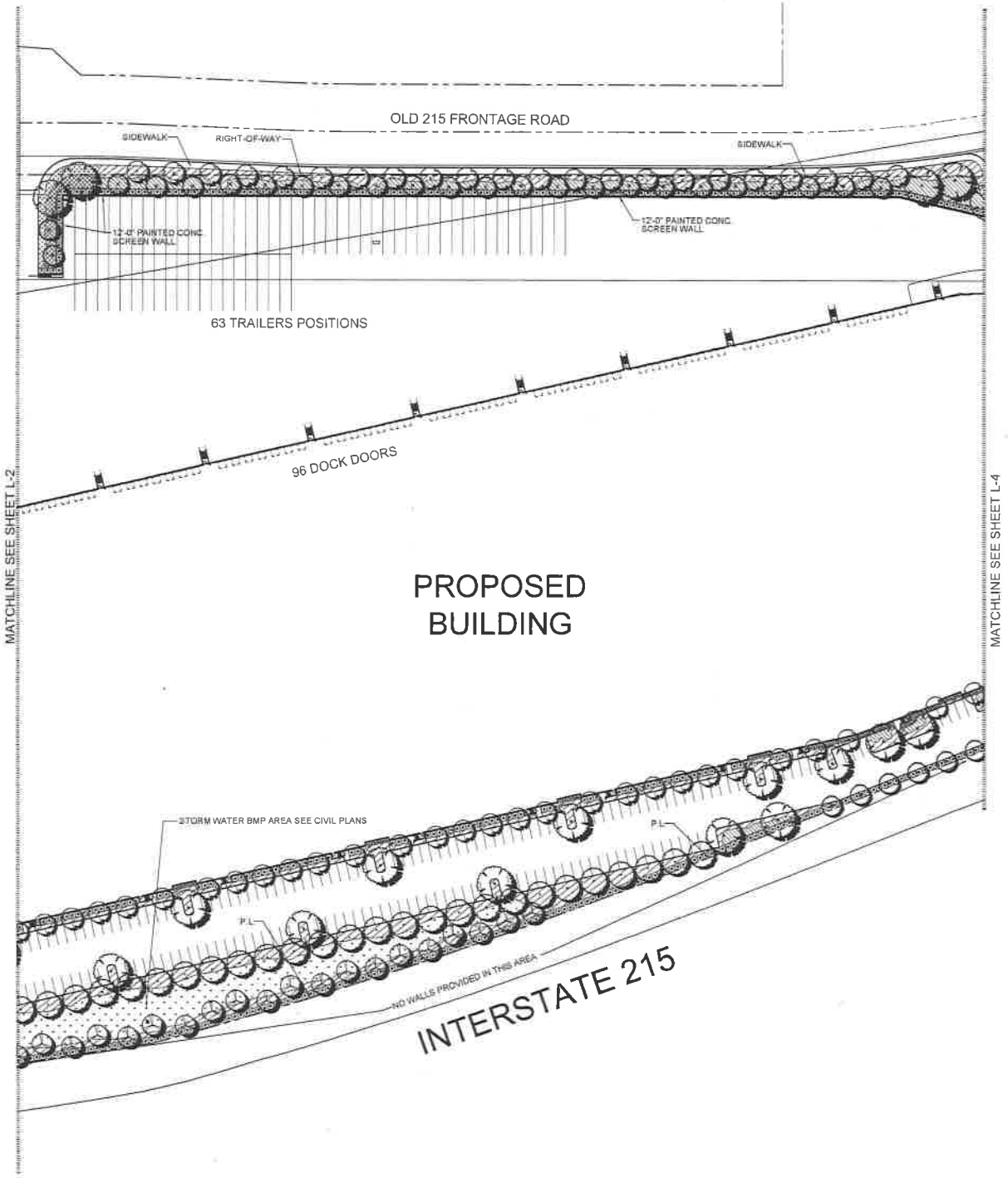
Environs
LANDSCAPE ARCHITECTURE
Civil Engineering & Water Conservation
41 Corporate Park, Suite 300, Irvine, CA 92606
Ph. (949) 553-0666 / Fax (949) 553-8076

PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD. SUITE 780
LOS ANGELES, CA 90049
TEL. (310) 979-8000

DEVELOPER

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT
FREEWAY BUSINESS CENTER
0000 ALESSANDRO BLVD.
MARCH JPA, CA

DRAWN BY: EFK DATE: 6/20/16
JOB NO.: RGA0055
SHEET NO.: L-2
2 of 6 SHTS



TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	QTY
	Acacia stenophylla / Shoestring Acacia	24"Box	Low	136
	Cinnamomum x 'Green Mountain' / Thornless Pala Verde	48"Box	Low	16
	Pistacia chinensis / Chinese Pistache	24"Box	Low	54
	Prosopis chilensis / Chilean Mesquite	24"Box	Low	44
	Rhus lancea / African Sumac	24"Box	Low	111
	x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24"Box	Low	66

NOTE:

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A 24"WIDTH LINEAR SWAP AROUND NOT ALLOWED ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN SHRUB AREAS AND TURF

CONCEPT PLANT SCHEDULE

	FOUNDATION PLANTING / ACCENT TREES - 5 GAL - LOW WATER Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa - Space 20' o.c. Leptospermum petersonii / Lemon Tea Tree - Space 5' OC o.c. Nandina domestica / Heavenly Bamboo - Space 3' o.c. Pittosporum tenuifolium 'Silver Sheen' / Tawhiwhi - Space 5' o.c. Podocarpus gracilior 'Column' / Fern Pine - Space 4' o.c. Rhaphiolepis indica 'Jack Evans' / Indian Hawthorn - 5 gal. Space 4' o.c. Xylosma congestum / Shiny Xylosma - Space 4' o.c.	100
	LARGE ACCENT SHRUBS - 5 GAL - LOW WATER Agave americana / Century Plant - Space 6' o.c. Agave americana 'Mediopicta' / Variegated Century Plant - Space 6' o.c. Dasylirion wheeleri / Grey Desert Spoon - Space 5' o.c.	141
	LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER Arbutus 'Marina' / Strawberry Tree 'Marina' - Space 5' o.c. Calliandra californica / Lemon Pottertrunk Shrub - Space 5' o.c. Dodonaea viscosa 'Purpurea' / Purple Leaved Hopseed Bush Space 5' o.c. Dracaena draco / Dragon Tree - Space 4' o.c. Heteromeles arbutifolia / Toyon - Space 6' o.c. Umbellularia californica / California Laurel - Space 5' o.c.	1,310
	MEDIUM SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER Arbutus 'Marina' / Strawberry Tree 'Marina' - Space 5' o.c. Calliandra californica 'Little Johnny' / Dwarf Pottertrunk Shrub - Space 3' o.c. Dracaena draco / Dragon Tree - Space 4' o.c. Leptospermum petersonii 'Copper Glow' / Pohutukawa - Space 5' o.c. Olea europaea 'Little Ollie' TM / Little Ollie Olive Space 3' o.c. Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary - Space 3' o.c. Westringia fruticosa / Coast Rosemary - Space 4' o.c.	596
	SMALLER ACCENT SHRUBS - 5 GAL - LOW WATER Agave attenuata / Agave - Space 4' o.c. Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw - Space 3' o.c. Anigozanthos flavidus 'Gold Velvet' / Kangaroo Paw - Space 3' o.c. Bougainvillea x 'Raspberry Ice' / Bougainvillea - Space 5' o.c. Pennisetum pennisetiformis / Red Fountain Grass - Space 4' o.c. Leucophyllum 'New Gold' / New Gold Leucophyllum Space 8' o.c. Yucca rupicola / Twisted Leaf Yucca - Space 4' o.c.	974
	GROWN GRASSES - MEDIUM WATER - 1 & 5 GAL Muhlenbergia capillaris / Pink Muhly - Space 4' o.c. Muhlenbergia rigens / Deer Grass - Space 4' o.c. Muhlenbergia x lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly Space 4' o.c.	442
	SHRUB PALETTE - MEDIUM WATER USE Acacia x 'Cousin Itt' / Cousin Itt Acacia Shrub Leucophyllum frutescens / Texas Ranger - Space 5' OC o.c. Nandina domestica / Heavenly Bamboo - Space 3' o.c. Pittosporum tenuifolium 'Golf Ball' / Kohuhu - Space 4' o.c. Podocarpus gracilior 'Column' / Fern Pine - Space 4' o.c. Rhaphiolepis indica 'Clara' / Indian Hawthorn Xylosma congestum / Shiny Xylosma - Space 4' o.c.	7,111 s.f. 1,183 AC AOA 115,476 40,308 932 400
	WOMP - BASIN PLANTING PALETTE Agapanthus praecox / Headbourne Hesperaloe parviflora / Red Yucca Muhlenbergia rigens / Deer Grass Nassella tenuissima / Mexican Feather Grass Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Salvia mellifera 'nana' / Dwarf Purple Sage	44,614 s.f. 46,760 46,760 46,760 46,760 420,834 46,760 46,760 46,760
	WATER PALETTE - LOW WATER USE Agapanthus 'Peter Pan' / Peter Pan Lily Anigozanthos flavidus 'Gold Velvet' / Kangaroo Paw - Space 3' o.c. Arbutus 'Marina' / Strawberry Tree 'Marina' - Space 5' o.c. Bougainvillea x 'Raspberry Ice' / Bougainvillea - Space 5' o.c. Calliandra californica 'Little Johnny' / Dwarf Pottertrunk Shrub - Space 3' o.c. Carissa macrocarpa 'Boxwood Beauty' / Natal Plum - Space 4' o.c. Dietes bicolor / Fortnight Lily - Space 3' o.c. Dodonaea viscosa 'Purpurea' / Purple Leaved Hopseed Bush - Space 5' o.c. Leucophyllum frutescens 'Green Cloud' / Texas Ranger - Space 5' o.c. Leucophyllum langmaniae 'Lynn's Legacy' / Lynn's Legacy Sage - Space 5' o.c. Muhlenbergia capillaris / Pink Muhly - Space 4' o.c. Muhlenbergia rigens / Deer Grass Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary Westringia fruticosa / Coast Rosemary - Space 4' o.c.	22,447 s.f. 2,649 880,551 196,980 1,287 952 4,649 23,795 191,104 214,900 39,795 4,649 39,795 370,598 214,900
	GROUND COVER PALETTE - LOW WATER USE - 1 GAL Asparagus densiflorus 'Sprengeri' / Sprengeri Asparagus - Space 4' o.c. Baccharis pilularis 'Pigeon Point' / Coyote Brush - Space 4' o.c. Lantana montevidensis 'Trailing Lavender' / Trailing Lantana Space 3' o.c. Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum Space 5' o.c. Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary - Space 3' o.c.	40,417 s.f. 4,846 6,459 5,969 7,751 7,993
	GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL Hemerocallis x 'Ruby' / Ruby Daylily - Space 4' o.c. Rosa x 'Flower Carpet Pink' / Rose - Space 5' o.c. Rosa x 'Flower Carpet Red' / Rose - Space 5' o.c. Trachelospermum jasminoides / Star Jasmine Space 18" o.c.	4,706 s.f. 1,745 775 775 8,918

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" THICK X 3/4" DECORATIVE GRAVEL (MOJAVE GOLD) WITH RANDOM ACCENT BOLDERS (DESERT SAND) - OVER WEED BARRIER
2	6IN CONCRETE MOWCURB TO SEPARATE SHRUB AREAS FROM GRAVEL
3	RIVER ROCK COBBLE 4" - 10"

0 40 80 120 feet
1" = 40'

NORTH

PRELIMINARY LANDSCAPE PLAN

PROPOSED DEVELOPMENT
FREEWAY BUSINESS CENTER
0000 ALESSANDRO BLVD
MARCH JPA, CA

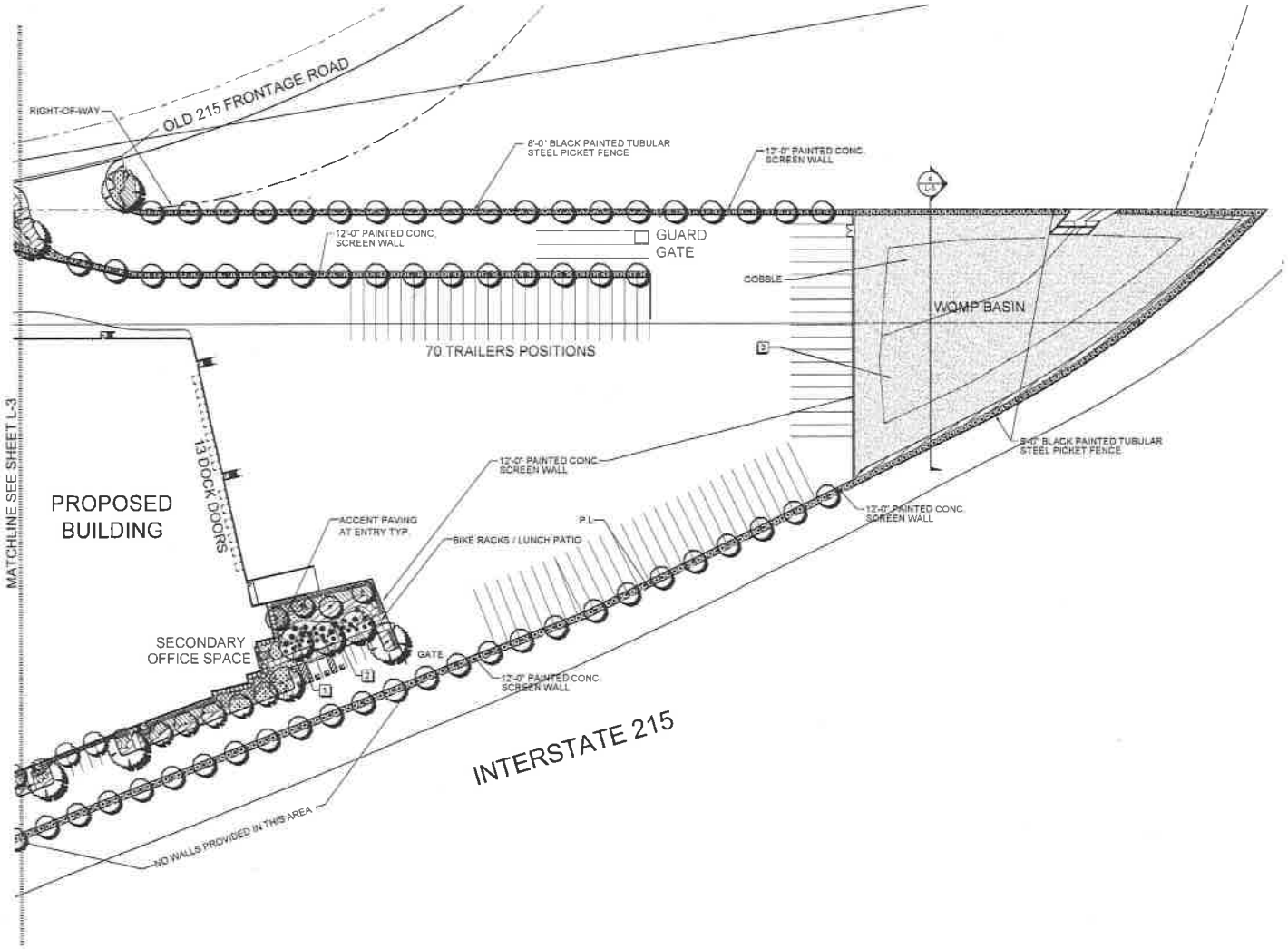
SHEET TITLE

DEVELOPED BY
PROFICIENCY 215 LLC
17777 SKY VICENTE BLVD, SUITE 780
LOS ANGELES, CA 90049
TEL (310) 979 8000

Environs
LANDSCAPE ARCHITECTURE
Corona Newport Beach Riverside
(951) 279-0160

REVISIONS
PREVIOUS TCP PLANNING COMMENTS - 10/20/17

DRAWN BY BFK
DATE 6/20/16
JOB NO. RGA0055
SHEET NO. L-3
3 OF 6 SHTS.



TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CONT	WAVEGUIDE	QTY
	Acacia stenophylla / Shoestring Acacia	36"box	Low	135
	Cercidium x 'Desert Museum' / Thornless Palo Verde	48"box	Low	16
	Pistacia chinensis / Chinese Pistache	36"box	Low	84
	Prosopis chilensis / Chilean Mesquite	24"box	Low	44
	Rhus lancea / African Sumac	24"box	Low	59
	Chilopsis linearis 'Art Dixon' / Art Dixon Chilopsis	24"box	Low	66

NOTE:
1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A CHANNEL LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. CONTRACTOR TO INSTALL CONCRETE MOWSTRIP BETWEEN SHRUB AREAS AND SOD

CONCEPT PLANT SCHEDULE

	FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - VERY WATER	
	Ficus microcarpa nitida 'Green Shady' / Shade Ready Magnolia - Space 12' o.c.	1787
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Ranger - Space 5' o.c.	
	Nandina domestica / Heavenly Bamboo - Space 5' o.c.	
	Pittosporum tenuifolium 'Silver Sheen' / Tawhiwhi - Space 5' o.c.	
	Raphiolepis x 'Snow White' / Snow White Indian Hawthorne - Space 5' o.c.	
	Rhaphiolepis indica 'Jack Evans' / Indian Hawthorne - 5 gal Space 4' o.c.	
	Xylosma congestum / Shiny Xylosma - Space 4' o.c.	
	LARGE ACCENT SHRUBS - 15 GAL - LOW WATER	141
	Agave americana / Century Plant - Space 10' o.c.	
	Agave americana 'Marginata' / Variegated Century Plant - Space 6' o.c.	
	Dasylirion wheeleri / Grey Desert Spoon - Space 5' o.c.	
	LARGE TO MED FOUNDATION TREES - 15 GAL - LOW WATER	1,313
	Arbutus 'Marina' / Strawberry Tree 'Marina' - Space 15' o.c.	
	Caesalpinia cacalaco 'Smooth Form' / Smooth Form Cascalote - Space 15' o.c.	
	Caesalpinia pulcherrima / Dwarf Poinciana - Space 8' o.c.	
	Cordyline australis / New Zealand Cabbage Tree - Space 8' o.c.	
	Dietes bicolor / Fortnight Lily - Space 4' o.c.	
	Hymenosporum flavum / Sweetshade - Space 8' o.c.	
	Leucadendron 'Safari Sunset' / Safari Sunset Conebush - Space 6' o.c.	
	Leucophyllum candidum 'White Cloud' / White Cloud Texas Ranger - Space 8' o.c.	
	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Ranger - Space 8' o.c.	
	Leucophyllum langmaniae 'Rio Bravo' / Rio Bravo Texas Ranger - Space 8' o.c.	
	Myrtus communis 'Compacta' / Dwarf Myrtle - Space 5' o.c.	
	Pittosporum crassifolium 'Compacta' / Compact Karo - Space 8' o.c.	
	Pittosporum tobira 'Wheeler's Dwarf' / Mock Orange - Space 5' o.c.	
	Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry - Space 8' o.c.	
	Rhaphiolepis umbellata 'Minor' / Dwarf Yeddo Hawthorne - Space 4' o.c.	
	Rhaphiolepis x 'Majestic Beauty' / Majestic Beauty Indian Hawthorne - Space 8' o.c.	
	Rhus ovata / Sugar Bush - Space 8' o.c.	
	Tecomaria capensis / Cape Honeysuckle - Space 6' o.c.	
	Xylosma congestum 'Compacta' / Compact Xylosma - Space 5' o.c.	
	SMALLER ACCENT SHRUBS - 5 GAL - LOW WATER	856
	Agave attenuata / Agave - Space 4' o.c.	
	Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw - Space 3' o.c.	
	Anigozanthos flavidus 'Gold Velvet' / Kangaroo Paw - Space 3' o.c.	
	Bougainvillea x 'Raspberry Ice' / Raspberry Ice - Space 5' o.c.	
	Hesperaloe parviflora / Red Yucca - Space 4' o.c.	
	Leonotis x 'Harrismith White' / White Lion's Tail - Space 5' o.c.	
	Yucca rostrata 'Blue Select' / Select Blue Beaked Yucca - Space 4' o.c.	
	WOMP BASIN - WATER WARM - 5 GAL	442
	Juncus patens 'Carman's Gray' / Carman's Gray Common Rush - Space 3' o.c.	
	Muhlenbergia capillaris / Pink Muhly - Space 4' o.c.	
	Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly - Space 4' o.c.	
	WATER PALETTE - WATER WARM LOW	7,113 sf
	Acorus x 'Ogon Nana' / Sweet Grass - Space 12" o.c.	1,193
	Equisetum hyemale / Horsetail - Space 12" o.c.	42,462
	Juncus inflexus / Hollow Rush - Space 12" o.c.	119,282
	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass - Space 3' o.c.	62,509
	Rhaphiolepis indica 'Clara' / Indian Hawthorne	872
	Xylosma congestum / Shiny Xylosma - Space 4' o.c.	467
	WOMP - BASIN PLANTING PALETTE	44,418 sf
	Agonis flexuosa / Peppermint	42,760
	Dodonaea viscosa 'Purpurea' / Hopseed Bush	46,760
	Leucophyllum frutescens / Texas Ranger	46,760
	Muhlenbergia capillaris / Pink Muhly	46,760
	Muhlenbergia rigens / Deer Grass	46,760
	Nassella tenuissima / Mexican Feather Grass	46,760
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass	46,760
	Yucca x 'Margaritaville' / Small Fescue	46,760
	CHAPARRAL PALETTE - LOW WATER USE	22,887 sf
	Shrubs	
	Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw - Space 3' o.c.	2,215
	Anigozanthos flavidus 'Gold Velvet' / Kangaroo Paw - Space 3' o.c.	343,501
	Arbutus 'Marina' / Strawberry Tree 'Marina' - Space 15' o.c.	130,000
	Baccharis pilularis 'Pigeon Point' / Coyote Brush - Space 4' o.c.	1,667
	Calandrinia grandiflora / Rock Purslane	500
	Calliandra californica 'Little John' / Dwarf Pink Fairy - Space 5' o.c.	2,443
	Cistus x purpureus / Orchid Rockrose	
	Elaeagnus pungens 'Fruitlandii' / Silverberry	24,285
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily - Space 2' o.c.	25,000
	Muhlenbergia capillaris / Yellow Trumpet Vine - spaced @ 10' o.c.	21,000
	Muhlenbergia rigens / Deer Grass	23,795
	Oenothera speciosa 'Pink Petals' / Pink Petals Evening Primrose - Space @ 3' o.c.	2,043
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass	23,795
	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	270,000
	Salvia greggii 'Furman's Red' / Furman's Red Autumn Sage	214,000
	GROUND COVER PALETTE - LOW WATER USE - 1 GAL	69,217 sf
	Baccharis pilularis 'Pigeon Point' / Coyote Brush - Space 8' o.c.	4,356
	Baccharis pilularis 'Pigeon Point' / Coyote Brush - Space 4' o.c.	4,356
	Carex tumulicola / Berkeley Sedge	7,043
	Lantana montevidensis 'New Gold' / Trailing Lantana - Space 3' o.c.	7,043
	Muhlenbergia dubioides / Dubious Muhly - Space 3' o.c.	7,043
	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary - Space 3' o.c.	7,043
	GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL	6,700 sf
	Hemerocallis x 'Stella' / Stella Lily - Space 2' o.c.	1,743
	Rosa x 'Flower Carpet Pink' / Rose - Space 3' o.c.	775
	Rosa x 'Flower Carpet Red' / Rose - Space 3' o.c.	775
	Trachelospermum jasminoides / Star Jasmine - Space 18" o.c.	3,055

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" THICK X 3/4" DECORATIVE GRAVEL (MOJAVE RON D) WITH RANDOM ACCENT BOULDERS (DESERT SAND) - OVER WEED BARRIER
2	6X6 CONCRETE MOWSTRIP TO SEPARATE SHRUB AREAS FROM GRAVEL
3	RIVER ROCK COBBLE 4" - 10"

1" = 40'

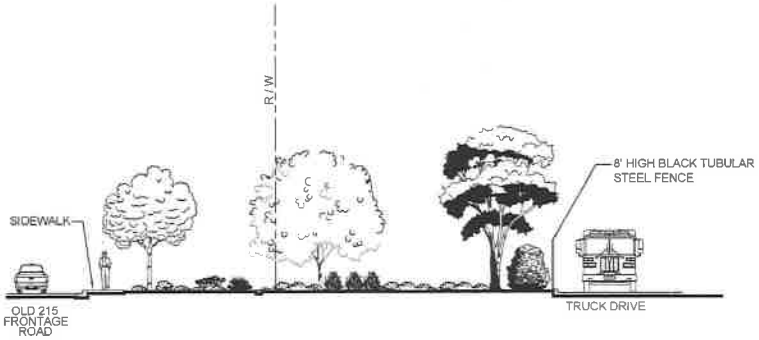
NORTH

Environs
LANDSCAPE ARCHITECTURE

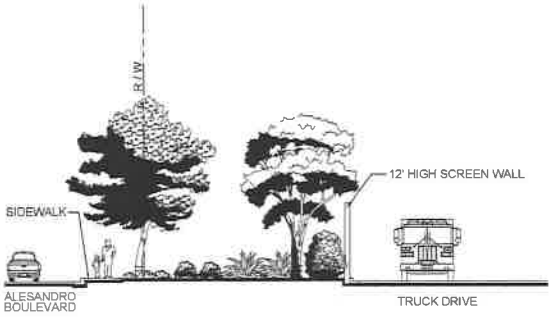
DEVELOPER:
PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD. SUITE 780
LOS ANGELES, CA 90049
TEL: (310) 979-8000

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:
FREEWAY BUSINESS CENTER
0000 ALESSANDRO BLVD.
MARCH JPA, CA

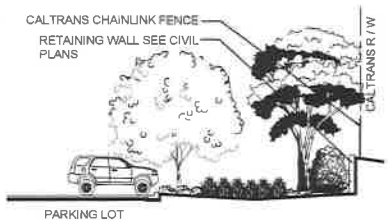
DRAWN BY: BFK DATE: 6/20/16
JOB NO.: RGA0055
SHEET NO.: L-4
4 OF 6 SHTS.



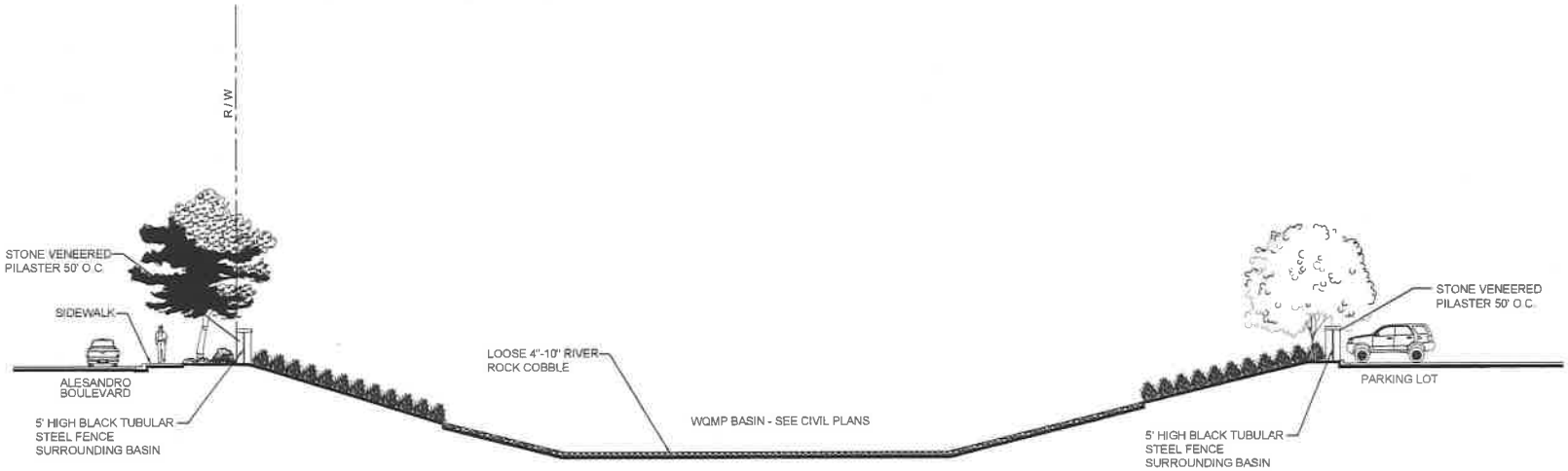
SECTION / ELEVATION 1



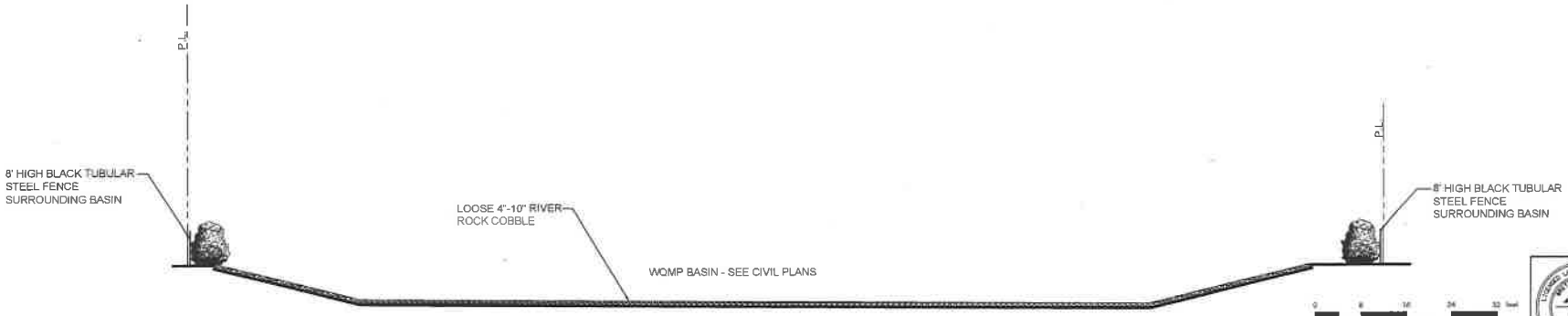
SECTION / ELEVATION 2



SECTION / ELEVATION 5



SECTION / ELEVATION 3



SECTION / ELEVATION 4

1/8" = 1'-0"

RESPONSE TO PLANNING COMMENTS - 9/9/2017

REVISIONS

Environs

PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD., SUITE 880
LOS ANGELES, CA 90049
TEL: (310) 979-9300

DEVELOPED BY

SHEET TITLE: LANDSCAPE SECTIONS / ELEVATIONS

PROPOSED DEVELOPMENT:
FREEWAY BUSINESS CENTER
0000 ALESSANDRO BLVD.
MARCH JPA, CA

DRAWN BY: BFK
DATE: 6/20/16
JOB NO.: RGA0055
SHEET NO.: L-5

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	HYDROZONE 1 - DRIP IRRIGATION - TREES, SHRUBS, & GROUND COVER LOW WATER USE	
	HYDROZONE 2 - DRIP IRRIGATION - TREES, SHRUBS, & GROUND COVER - MED WATER USE	
	HYDROZONE 3 - SPRAY - TREES, SHRUBS, & GROUND COVER - LOW WATER USE	
	HYDROZONE 4 - SPRAY - TREES, SHRUBS, & GROUND COVER - MED WATER USE	
	HYDROZONE 5 - ROTORS - TREES, SHRUBS, & GROUND COVER - LOW WATER USE	
	HYDROZONE 6 - ROTORS - TREES & WQMP BASIN GRASSES- MED WATER USE	
	HYDROZONE 7 - BUBBLERS - GRAVEL WITH TREES & SHRUBS - VERY LOW WATER USE	
	HYDROZONE 8 - RIVER ROCK COBBLE @ BASIN	

California Water Efficient Landscape Worksheet

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Non-Residential Landscape Areas (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Hyd 1- Drip Low Shrub	0.37	Drip	0.81	0.37	181133	67119	791,338
Hyd 2 Drip Med Shrub	0.5	Drip	0.81	0.62	70000	43210	509,382
Hyd 3 Spray Low	0.37	Overhead	0.75	0.49	21958	10784	127,164
Hyd 4 Spray Med	0.5	Overhead	0.75	0.67	3696	2464	29,054
Hyd 5 Rotors Low	0.37	Overhead	0.75	0.49	265133	130016	1533,190
Hyd 6 Rotors Med	0.5	Overhead	0.75	0.67	68186	45657	538,466
Hyd 7 Bubblers Very Low	0.37	Drip	0.81	0.46	18974	8681	102,372
Hyd 8 Cobble	0		0.75	0.00	68,673	0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	285,355	310,486	3,589,375
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	3589375
					Maximum Allowed Water Allowance (MAWA)*		4498194

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	102466
Total Area	285355
Average ETAF	0.36

All Landscape Areas	
Total ETAF x Area	102466
Total Area	285355
Average ETAF	0.36

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

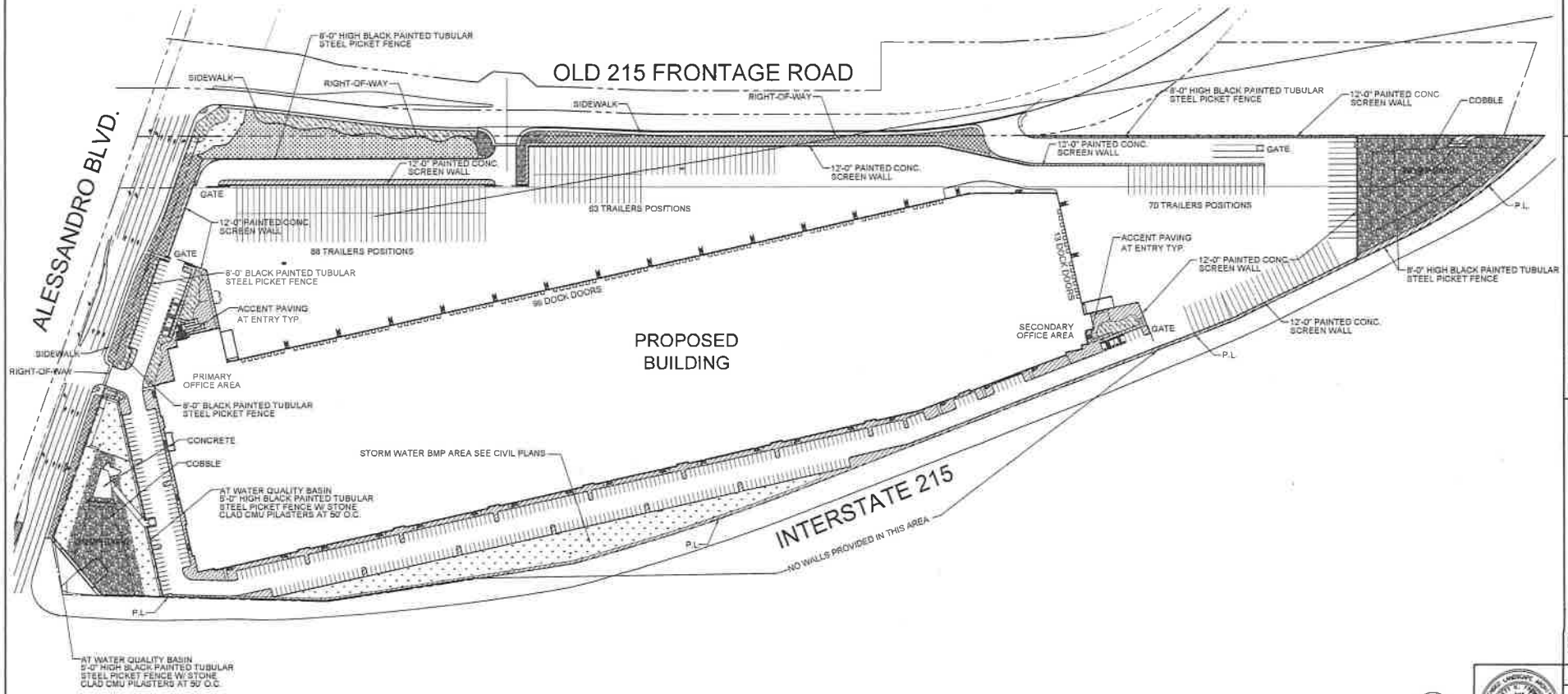
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

	ETO	ETAF	LA	CONV	MAWA (Gal / Yr)
MAWA for LA	56.5	0.45	285,355	0.62	4,498,194

ESTIMATED TOTAL WATER USE

EAWU = ETo x KL x LA x 0.62 / IE = Gal / Year

HYDROZONE	ETO	PF	Irrigation Method	IE	ETAF	LA	CONV	ETAF X AREA	ETWU (Gal / Yr)
1 - Low Water Trees / Shrub / Drip	56.5	0.3	Drip	0.81	0.37	61,133	0.62	22641	791,338
2 - Med Water Trees / Shrub / Drip	56.5	0.5	Drip	0.81	0.617	70,000	0.62	43210	509,382
3 - Low Water Trees / Shrub / Spray	56.5	0.3	Spray	0.75	0.4	21,958	0.62	10784	127,164
4 - Med Water Trees / Shrub / Spray	56.5	0.5	Spray	0.75	0.667	3,696	0.62	2464	29,054
5 - Low Water Tree / Shrub / Rotor	56.5	0.3	Rotor	0.75	0.4	265,133	0.62	10606	371,328
6 - Med Water Basin/Trees / Grasses /Rotor	56.5	0.5	Rotor	0.75	0.667	68,186	0.62	43357	1,506,298
7 - Low / Trees / Shrubs/ Gravel/ Bubblers	56.5	0.2	Bubblers	0.81	0.247	18,974	0.62	4685	164,113
8 - Gravel @ Basin	56.5	0		0	0	68,673	0	1	
TOTAL EAWU						285,355			3,589,375



RESPONSE TO PLANNING COMMENTS - 10/20/17

Environs
LANDSCAPE ARCHITECTURE
Planning, Restoration & Water Conserving Solutions

DEVELOPER:
PROFICIENCY 215 LLC
11777 SAN VICENTE BLVD. SUITE 780
LOS ANGELES CA 90049
TEL: (310) 979-0080

SHEET TITLE: HYDROZONE MAP & WATER CALCS
PROPOSED DEVELOPMENT:
FREEWAY BUSINESS CENTER
0000 ALESSANDRO BLVD.
MARCH JPA, CA

DRAWN BY: BFK DATE: 8/30/16
JOB NO.: RGA0055
SHEET NO.: L-6
6 OF 6 SHTS.

0 80 160 240 (sq)
1" = 80'

NORTH

EXHIBIT C

Freeway Business Center
Conditions of Approval

EXHIBIT C

Conditions of Approval

Freeway Business Center

General Plan Amendment 15-01, Change of Zone 14-01, Plot Plan 14-02

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT:

General Planning Conditions:

1. The site shall be developed in accordance with the approved Plot Plan 14-02, on file in the Planning Department, the applicable portions of the March JPA Development Code, the General Plan Amendment (GPA 15-01), Change of Zone (CZ 14-01), 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 Plot Plan 14-02. (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. The Plot Plan approval shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building 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 the Industrial zoning district (pursuant to the approval of CZ 14-01). The provisions of the March JPA Development Code including the permitted uses, development standards, parking, setback and other development provisions shall govern the property.

5. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

6. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2005 Air Installation Compatible Use Zone (AICUZ).

7. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

8. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes.

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 JPA Development Code. (MJPA 9.12.020)

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

11. The development shall comply with the noise emission criteria identified in the March JPA Development Code.

12. The development shall comply with all mitigation measures as outlined in the Final EIR and Mitigation Monitoring and Reporting Program. (Res #JPA 18-02)

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

13. Prior to issuance of grading permits, the Project applicant shall prepare a traffic control plan that specifically addresses construction traffic and possible lane closures within the public rights-of-way. The traffic control plan shall be reviewed and approved by March Joint Powers Authority (JPA) prior to Project construction.

14. Prior to issuance of precise grading permits, the Project applicant shall submit improvement plans to the MJPA for street, sidewalk, curb and gutter, street light installation/improvements for Alessandro Boulevard and Old 215 Frontage Road. Prior to the issuance of occupancy permits, the applicant shall provide the MJPA proof of right-of-way dedication and recorded documentation for Alessandro Boulevard and Old 215 Frontage Road.

15. Prior to building permit issuance, the applicant shall prepare an acoustical analysis to ensure compliance that the office space on the Project site have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than 45 decibel (dB) Community Noise Equivalent Level (CNEL). (MMRP)

16. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

17. Prior to issuance of grading permits, the Project applicant shall submit a plan to the MJPA and March Air Reserve Base ensuring that aviation fuel and delivery operation to the Base is uninterrupted during the rerouting of the Kinder-Morgan aviation fuel line.

18. Prior to grading permit issuance, an FAA Form 7460-2 would be required for any temporary construction equipment used during construction activities exceeding 48 feet in height. (MMRP)

19. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited to the Criminal Justice, Fire Protection and Parks Development impact fees.

20. Prior to issuance of building permits, the developer shall provide to the Planning Department 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.

21. 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)

22. 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 or LED below 3,000 Kelvin only), location, and height. The lighting shall not exceed a 750 watt maximum and shall not be mounted more than 25' above finished grade. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

23. Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department (RCWMD) for approval. The plan will identify and estimate the materials to be recycled during construction activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts. (MMRP)

24. Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws. (MMRP)

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

25. 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.

26. Prior to issuance of occupancy permits, street improvements, sidewalks, curb and gutter, median and lane geometry along the Project's Alessandro Boulevard frontage shall be constructed to implement the southern half of the Cities of Moreno Valley's and Riverside's Alignment Study cross-section on Alessandro Boulevard (including the 6-foot bike lane that is shown in Figure 3 of VRPA Technologies' April 29, 2016 Responses to Comments memorandum) and add a right turn lane to facilitate traffic turning right onto Old 215 Frontage Road. A 6-foot bike lane shall be provided between the right turn lane and the outside through lane, as identified in MM TRAFFIC/TRANS 2

27. Prior to issuance of occupancy permits, the Project applicant shall construct improvements to Old 215 Frontage Road to provide its ultimate half-section width as a Minor Arterial Highway (88- foot right-of-way with a 68-foot paved width) along the Project's frontage on Old 215 Frontage Road. The Project shall also incorporate any improvements along the Project's frontage as required by these final conditions of approval for the Project and applicable City of Moreno Valley standards.

28. Prior to issuance of occupancy permits, the applicant shall annex the project property into the Edgemont Community Services District and/or the Moreno Valley Community Service District for street light maintenance, servicing and appurtenant improvements.

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

30. 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)

31. The tenant shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Prior to Certificate of Occupancy, signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. (MMRP)

32. Prior to Certificate of Occupancy, the applicant shall provide the MJPA a signed/executed and recorded Covenant for Real Property.

Planning Department Landscape Provisions (Timing Varies)

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

34. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

35. 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).

36. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

37. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

38. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or landscape areas.

39. Prior to certificate of occupancy, the Applicant shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. #16-03 (Water Efficient Landscape Ordinance) including but not limited to:

- Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.5.

- All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed,

constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.

- Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

40. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

41. Landscaping shall conform to the standards and requirements of the March JPA.

NPDES Provisions (Timing Varies)

42. The development shall be subject to all provisions of March Joint Powers Authority General Plan Land Use Policy 8.4, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto

43. The applicant shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the required Low Impact Development best management practices, roof drains to vegetation and trash enclosure. The project proponent should request a Final WQMP Pre-submittal letter before beginning this process. The MJPA Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies)

44. 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)

45. 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)

46. No more than 15% of the warehouse space shall be dedicated for cold storage capabilities. (MMRP)

47. 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.

48. 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).

49. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between truck parking and loading areas and building entrances.

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

51. 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 Freeway Business Center EIR (SCH #2015031015). (MMRP)

52. All construction activities shall be limited to between 7:00 am and 7:00 pm.

53. The Developer shall construct two (2), on-site electric vehicle charging stations and four (4) parking spaces for four (4) electric vehicles. Prior to Certificate of Occupancy, the Developer shall provide certification that the charging stations are operational.

MJPA BUILDING AND SAFETY:

Regarding the Freeway Business Center, PP 14-01, please provide four (4) sets of construction plans and documentation for plan review of the proposed project. Below is a list of the plans and documents Building and Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Provide the following sets of plans and documents:

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

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans

(4) Mechanical Duct Layout Plans
(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

1. All structures shall be designed in accordance with the 2013 California Building Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, and the California Green Buildings Standards adopted by the State of California. Please note that the newly State adopted 2016 California Building Codes will be enforced after January 1, 2017. Project plans submitted for plan review to Building & Safety prior to January 1, 2017 will be reviewed under the 2013 California Building Codes. Plans submitted after January 1, 2017 will be reviewed under the 2016 California Building Codes.

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

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

4. 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.

5. 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, one toilet provided for every (10) employees.

6. 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.

7. Installation of construction trailers must be located on private property. No construction trailers can be located in the public right of way. All construction trailers shall be tied down with steel rods and straps to prevent wind overturning. If modular type trailers are being used to provide information to the general public, the modular trailer will need to be

retrofitted with a disabled access ramp to the front door which has a minimum door opening of 36 inches and a threshold height at the door no more than 3/8 of an inch.

8. Site development and grading shall be designed to provide disabled 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.

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

10. 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.

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.

12. Building & Safety, (Willdan Engineering) will inspect all structural foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit and wiring in the common areas for light standards as well as disabled accessibility requirements from the public right of way to the building and the disabled parking stalls. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

13. Engineering, (Tri Lakes Engineering) will inspect the construction work in the right of way as well as the on-site grading, precise grading, on-site sewers and storm drains, on-site flat work to include base underlayment and paving as well as concrete curb and gutter work.

14. Storm Water Retention, (CG Recourse Management) will inspect the NPDES and storm water requirements on and off site.

15. Public Works, (March JPA) will inspect any existing and new landscaping in the public right of way as well as any signage and roadway facilities.

16. Fire Department, (Riverside County Fire) will review the fire sprinkler plans and alarm plans and provide inspection on both as well as all other items relating to Title 19 of the Fire Code.

Building & Safety Conditions

17. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's to March Joint Powers Authority, (MJPA). 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.

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

19. 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 Riverside County Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

20. 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.

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

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

23. Special inspectors and structural observation inspectors that are required by the engineer of record, shall register with MJPA, 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.

24. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the March JPA Permit Coordinator. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before March JPA inspectors provides periodic inspections.

25. 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.

MARCH JPA ENGINEERING - TRILAKE ENGINEERING:

With respect to the Conditions of Approval for the above referenced project, the March JPA (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 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 (MJ-082, October 4, 2016: PP No. 14-02 Freeway Business Center).

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards stated in their letter dated August 4, 2016. The following drainage related conditions are the requirement of this project:

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

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

    c. Final hydrology report and hydraulic calculations 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 including the City of Moreno Valley. The City of Moreno Valley, in their letter dated July 26, 2016, will require review of the hydrology report.

    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 the Planning Department. The parkway and onsite landscaping may be utilized for this purpose.

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

g. This development is subject to the West March area drainage fee of $6,000 per acre, which is paid into an escrow account and transferred to March JPA prior to the sale/transfer of each fee title lot, consistent with the terms and conditions of the drainage funding agreement between the master developer and March JPA.

2. Streetlights shall be installed along Old 215 Frontage Road and Alessandro Boulevard. The lights shall conform to local standards and cost of maintenance paid by the developer pursuant to local agency requirements.

3. The proposed development is in the service area of WMWD and ECSD for water and sewer services. On and offsite water/sewer improvements shall be installed to their standards.

4. On and offsite improvements including grading, paving, water/sewer and drainage plans along with hydrology, shall be submitted to MJPA Public Works Engineer's for review and approval.

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

6. Alessandro Boulevard adjacent to this site is within the jurisdictions of Riverside County and the City of Riverside. Old Hwy 215 adjacent to the site is within the City of Moreno Valley jurisdiction. Improvements to the above roads including dedication of right of way, landscaping, striping, signage, street lights, signal, sidewalk, and driveway locations shall be determined by appropriate agencies and plans submitted for their review and approval.

7. Any work within State right-of-way requires Caltrans permit.

EDGEMONT COMMUNITY SERVICES DISTRICT:

Prior to issuance of building permits, the applicant shall follow the conditions of approval for sewer service specified by the Edgemont Community Services District (ECSD), by their Board action on January 22, 2015 and subsequent letter dated February 2, 2015. As outlined in the letter, the ECSD conditions of approval include the following:

1. The Applicant shall meet with ECSD to determine if the proposed Project should include the construction of on-site and off-site sewer facilities needed near the Project area.

2. The Applicant is required to pay all connection and other applicable fees and charges as a condition of sewer service specified on Table 1-Warehouse Proposed Occupancy Rate and ECSD Connection Fee Charges (in letter dated February 2, 2015).

3. Gravity flow to the existing sewerline is contingent upon grading of the site.

4. Improvement plans and construction are subject to ECSD plan check and inspection and shall be per ECSD standards.

5. If gravity flow cannot be achieved, the Developer will be required to install and maintain a private lift station. ECSD will not own, operate or maintain any pumping facilities and associated forcemains required for the sewer service to the project.

6. Sewer service is contingent upon the quantity and quality of the wastewater generated by the project.

7. Plan Check and Inspection Deposits will be determined upon first submittal of project for plan check. The connection fees are due prior to the ECSD signing mylars.

8. Contact Jessica Pfalmer, ECSD, P.O. Box 5436, Riverside, California, 92517, once plan submittals are ready.

MARCH AIR RESERVE BASE

1. Prior to issuance of a building permit, the Project applicant shall submit to March Air Reserve Base for review the project detention basin design plans consistent with the detention basin design reviewed and approved by ALUC to ensure proper functioning of the Project drain system and avoid potential hazards to March Air Reserve Base flights.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION:

On April 9, 2015, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Plot Plan 14-02, a proposal to develop a 709,083 square foot high-cube industrial building (including 15,000 square feet of office area, 3,00 square feet of which will be at a mezzanine level) on 39.42 acres located southerly of Alessandro Boulevard, easterly on Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue, CONDITIONALY CONSISTENT with the 2014 March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on May 29, 2015 (conditions added pursuant to FAA letter subsequent to hearing shown in *italic type*).

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the

spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses 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, restaurants, places of assembly, restaurants, hazardous materials manufacture storage (excluding storage of quantities of less than 6,000 gallons of flammable materials in the APZ II portion of the property), noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.

   (f) Retail trade, eating and drinking establishments, personal services, professional services, education services, governmental services, medical facilities, cultural activities, and any other uses providing on-site services to the public.

   (g) Commercial services uses; civic uses; churches, chapels, and other places of worship; classrooms; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; gaming; auction rooms.

   (h) Manufacturing of: food and kindred products, textiles mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal products, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks.

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 following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-interest are

encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working at this location:

NOTICE OF AIRPORT IN VICINITY

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

5. The proposed detention basins on site 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 a high-cube logistics warehouse with a maximum of 10,000 square feet of office space in the northerly portion of the building and a maximum of 5,000 square feet of office space in the southerly portion of the building. March Joint Powers Authority shall require additional review by the Airport Land Use Commission prior to the establishment of office uses exceeding the amounts above.

7. Mezzanine areas shall be limited to a maximum of 3,000 square feet, and shall be permitted only in the northerly portion of the building outside Accident Potential Zone I.

8. Zoned fire sprinkler systems shall be required throughout the building.

9. 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. March Joint Powers Authority shall require acoustical study to ensure compliance with this requirement.

10. 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.

11.* In order to ensure proper functioning of the project drain system to avoid potential hazards to March Air Reserve Base flights, an additional Best Management Practice (BMP) shall be added to the project Water Quality Management Plan (WQMP). The applicant shall enter into a covenant and agreement with the March Joint Powers Authority similar to the Water Quality Management Plan and Urban Runoff BMP Transfer, Access and Maintenance Agreement between March Joint Powers Authority and Sun Life Assurance Company of Canada (Document No. 2014-0030862), which shall be recorded prior to issuance of certificate of occupancy. A copy of the recorded agreement and BMP shall be provided to the Riverside Airport Land Use Commission. The BMP shall include the following program:

a. The property owner (Proficiency 215 LLC of its successors(s)-in-interest, hereinafter "Owner") or its designated representative shall monitor the conditions of the detention basins and promptly inspect such basins following the completion of each "significant" rain event and the 48-hour period thereafter.

b. If any standing water remains in a basin that is not beneath a rock, gravel, or other layer following the completion of the "significant" rain event and the 48 hour period thereafter, Owner or its designated representative shall arrange to have such standing water either removed or covered within the next two business days following the conclusion of the 48 hour period.

c. In the event that the standing water situation recurs on a regular basis following the 48-hour detention period, the detention basin may no longer be draining as originally designed to prevent standing water from rising above a rock, gravel or other layer (for example, due to a rise in ground water levels or other circumstance beyond owners ability to control). In that situation, Owner or its designated representative shall promptly engage a licensed civil engineer to prepare a design plan to assure that such condition does not persist for more than 48-hours following the conclusion of a "significant" rain event. The required engineering design solution shall be implemented promptly, but no later than 180 days following its approval by all applicable authorities, providing that, until such time as the engineered design solution is implemented, Owner or its designated representative will maintain water levels below rock, gravel or other layer.

* (As amended by the Airport Land Use Commission on April 9, 2015)

12. (Condition No. 12 was deleted by the Airport Land Use Commission on April 9, 2015)

The following conditions have been added subsequently to the ALUC heating pursuant to the terms of the FAA Obstruction Evaluation Service Letter issued on May 29, 2015 for Aeronautical Study No. 2015-AWP-566-OE.

13. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2015-AWP-566-OE) and has determined that neither the marking not 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.

1. *The maximum height of the proposed structure (including any roof-mounted equipment) shall not exceed 48 feet above ground level, and the maximum elevation of the proposed structure at top point shall not exceed 1,585 feet above mean sea level.*

2. *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 structure height or elevation shall not require further review by the Airport Land Use Commission.*

3. *Temporary construction equipment used during actual construction of the proposed structure shall not exceed the height of the structure (48 feet), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.*

4. *Within five (5) days after construction 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 (i.e., in the event a decision is made not to construct the structure).*

5. *Any questions pertaining to this project, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.*

RIVERSIDE COUNTY FIRE DEPARTMENT:

PP 14-02: FREEWAY BUSINESS CENTER CONDITIONS OF APPROVAL: It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (CASE: **14-MJPA-PP-02**) 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, Office of the Fire Marshal at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

6. SHELL/FPE/COMM: *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.

7. HIGH PILE/RACK STORAGE: A separate permit may be required for high-pile storage and/or racks. Sprinkler Plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2013 CFC Chapter 32 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 32 of the 2013 Edition and NFPA 13, 2013 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction). (Current plan check deposit base fee is $348.00). A Fire Command Center will be required near the main entrance to the building as approved by the fire dept. Per Riverside County Ordinance 787.7 Section 508.1

8. BLUE DOT REFELECTOR: Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.

9. MINIMUM REQUIRED FIRE FLOW: 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. ON/OFF LOOPED HYDRANTS: 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.

11. TANK PERMITS: 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.

12. RAPID HAZARDOUS MATERIAL BOX: 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

13. GATE ENTRANCES: Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway

shall be located at least 35 feet from the roadway and shall open to allow vehicle to stop 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.

14. AUTOMATIC/MANUAL GATES: Gate (s) shall be automatic or manual operated, minimum 20 feet width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Current plan check deposit base fee is $126.00.

PRIOR TO BUILDING PERMIT ISSUANCE

15. BLDG PLAN CHECK FEE: Building plan check deposit fee of $1,056.00 shall be paid in a check or money order to the Riverside County Fire Department after plans have been reviewed by our office.

16. WATER PLANS: 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."

PRIOR TO BUILDING FINAL INSPECTION

17. FIRE LANES: The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

18. SPRINKLER SYSTEM: Install a complete fire sprinkler system per NFPA 13 2013 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)

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

20. BUILDING ADDRESS NUMBERS: Display street numbers in a prominent location on the address side of buildings. Numbers shall be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.

21. 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 FLOOD CONTROL AND WATER CONSERVATION DISTRICT:

The District has reviewed Plot Plan 14-02, Freeway Business Center, Preliminary Grading and Drainage exhibits, dated July 2016. The District's review is limited to the development of conditions of approval for the submitted plans as it relates to the existing District facility, Perris Valley MDP Line A and South Basin, Drawing No. 4-1008. It is the District's understanding that water quality aspects be reviewed by another agency.

1. GENERAL CONDITIONS: Lots 1 and 2 are an infill project east of Opportunity Way and west of the South Channel Detention Basin. The project proposes one commercial distribution building and associated parking. The project's surrounding infrastructure is built, including street, utility and drainage. Therefore the project has no offsite drainage. Storm drain lines from the regional basin are existing and currently drain the site through a temporary debris basin and reinforced concrete pipe. The project proposes to connect the site's drainage to Line A, C DD, XX and YY which flow in the detention basin.

2. 100 YEAR SUMP OUTLET: Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year storm flows. Additional emergency escape shall also be provided.

3. PERPETUATE 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.

4. OFFSITE EASEMENT OR REDESIGN: If needed, offsite drainage facilities shall be

located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

PRIOR TO GRADING PERMIT

5. OFFSITE EASEMENT OR REDESIGN: If needed, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

6. ENCROACHMENT PERMIT REQUIRED: An encroachment permit shall be obtained for any work within Caltrans or District right of way or with Caltrans or District facilities. The Encroachment Permit Application shall be processed and approved con currently with the improvement plans.

7. SUBMIT PLANS: A copy of the specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic calculations (drainage report) shall be submitted to the District as reference material for the review and approval of the drainage report and storm drains. 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.

8. Any questions pertaining to this project may be directed to Everett Duckworth of this office at (951) 955-9412.

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.

WESTERN MUNICIPAL WATER DISTRICT:

Prior to issuance of building permits, the applicant shall follow the conditions of approval specified in the Water Supply Assessment for the Freeway Business Center Project, adopted by the Western Municipal Water District on September 16, 2015 (Resolution No.: 2922). As outlined in Exhibit A, Water Supply Assessment, Freeway Business Center Project, pages 54 and 55, the conditions of approval include the following:

1. The Applicant shall meet with WMWD to determine if the proposed Project should include the construction of on-site and off-site water facilities needed near the Project area.

2. The Applicant shall promptly pay all applicable fees and charges as specified in WMWD's Rules and Regulations Governing Water Service and Water Users, Water Rate Schedules and Water Rate Schedules by Service Area, Cost Recovery charges and connection and Added Facilities Charges and Fees.

3. The Applicant shall ensure that all landscape plans are compliant with applicable requirements. In WMWD's area, those requirements may include, but are not limited to, landscape ordinances of the County of Riverside (Water Efficient Landscape Requirements Ordinance No. 859), City of Riverside (Municipal Code 19.570), City of Murrieta (Ordinance 443-10), and March JPA Ordinance No. #JPA 16-03 (Water Efficient Landscape Ordinance).

4. The proposed project is not located near any existing recycled water distribution infrastructure. However, should such facilities be constructed in the future, the Applicant/Developer will be required to use this valuable resource to the extent possible by law. Accordingly, landscaped areas for the project including all piping, controls, and related appurtenances shall be designed and installed to accommodate potential recycled water use.

5. The proposed Project is subject to any special or additional requirements imposed by MWD or Western on water deliveries, including increased pricing or a different pricing structure.

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 manufacturer's 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 48 hours. The site shall be maintained in a graffiti-free state at all times.

EXHIBIT D

Freeway Business Center
Covenant Affecting Real Property

RECORDING REQUESTED BY
PROFICIENCY 215 LLC
AND WHEN RECORDED RETURN TO:

John C. Condas
Allen Matkins Leck Gamble Mallory & Natsis LLP 1900
Main Street, Fifth Floor
Irvine, CA 92614

(Space Above For Recorder's Use)

COVENANT AFFECTING REAL PROPERTY

THIS COVENANT AFFECTING REAL PROPERTY ("Covenant") is made as of the _____ day of, _____ 2018, by Proficiency 215 LLC, a Delaware limited liability company ("Covenanter"), with reference to the following facts set forth in the recital paragraphs below:

-- RECITALS --

A. Covenanter is the owner of the real property described more particularly in Exhibit A hereto ("Property"), subject to the jurisdiction of the March Joint Powers Authority ("JPA").

B. The Property is situated approximately 5,440 feet northwesterly of the northwesterly terminus of runway 14-32 located at March Air Reserve Base ("MARB") and is subject to the Air Installation Compatible Use Zone Study ("AICUZ") and the March ARB/Inland Port Airport Land Use Compatibility Plan ("ALUCP"). The AICUZ and ALUCP have designated one portion of the Property as being located in Accident Potential Zone ("APZ") I and the remainder of the Property as being located in APZ II.

C. Portions of the Property are designated in APZ I and have an occupancy limit of 25 persons per acre. Other portions of the Property are designated in APZ II and have an occupancy limit of 50 persons per acre.

D. The Covenanter is developing the Property for an industrial warehouse building. The Covenanter has submitted to the JPA three applications for discretionary land use approvals for the development of the Property including, 1) a General Plan Amendment, assigning the JPA's General Plan designation of Industrial (I) to the Property; 2) a Change of Zone, assigning the zoning designation of Industrial (I) to the Property, consistent with the General Plan designation of Industrial (I); and 3) a Plot Plan for the proposed development of an approximately 709,083-square-foot industrial warehouse building; and environmental documentation pursuant to the California Environmental Quality Act ("CEQA"). All of the above shall be referred to collectively as the "Project."

E. Covenanter has agreed to comply with the Density Restrictions and a Density Cap (both terms are defined below), by limiting occupancy of the Project to (i) five hundred and eighteen (518) occupants ("Density Cap") **[THE DENSITY CAP WILL DECREASE IF THE SQUARE FOOTAGE OF THE BUILDING DECREASES.]**; (ii) twenty-five (25) occupants in any square area measuring 208 feet by 208 feet ("Square Area") for all Square Areas within portions of the building of the Project within APZ I; and (iii) fifty (50) occupants in any Square Area within portions of the building of the Project within APZ II. Requirements (ii) and (iii) are collectively the "Density Restrictions," and are depicted in Exhibit B, attached hereto and incorporated herein by reference. Accordingly, any building expansion is prohibited, including an increase in the building mezzanine area, without further review by JPA and MARB representatives, and consent and approval provided through an amendment to this Covenant.

F. JPA requires that the Covenanter, and each of its successors in interest in the Property, comply with the Density Cap and Density Restrictions.

G. JPA has indicated that it does not have the resources to undertake regular inspections of the Project to determine compliance with the Density Cap and Density Restrictions.

H. In order to ensure that Covenanter complies with the Density Cap and Density Restrictions, upon occupancy of the Project, Covenanter agrees to fund at its sole expense quarterly inspections. These inspections shall be undertaken by a neutral independent third party to be selected by JPA ("Independent Monitor"). The JPA shall provide invoices to Covenanter concerning the Independent Monitor's costs in undertaking the activities specified in the Covenant and such costs shall be reasonable and reflect the Independent Monitor's actual costs of inspection and reporting.

I. In order to ensure that there is compliance with the Density Cap and Density Restrictions, the Covenanter agrees to the provisions as set forth below during the term of the Covenant ("Covenant Lifespan").

-- AGREEMENT --

ARTICLE 1
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. Subject to the conditions of this Covenant, during the Project Lifespan, the Density Cap and Density Restrictions shall be binding upon the Covenanter and its successors and assigns in interest in the Property (collectively "Covenanter"). The Covenant, the Density Cap, and Density Restrictions shall run with the Property and each portion thereof, and shall apply to and bind the Covenanter during the Project Lifespan.

1.2 Deemed Concurrence. The Covenanter and all other persons or entities acquiring any fee interest in the Property, shall be conclusively deemed by such acquisition to have irrevocably agreed to the Density Cap and Density Restrictions for and among themselves and their heirs, successors, and assigns. Upon any such person's or entity's sale or transfer of its interest in the Property, such conveying person or entity shall forever be released and relieved of any further

obligation or liability arising under this Covenant, the Density Cap, and the Density Restrictions for events arising from and after the date of such transfer.

1.3 Incorporation into Deeds and Leases. The Density Cap and Density Restrictions are hereby deemed to be incorporated by reference into each conveyance of any fee or leasehold interest in the Property or portion thereof occurring after the date the Covenant is recorded in the Official Records of Riverside County, California, whether or not referred to in the instrument affecting such conveyance of the Property, or a portion thereof.

1.4 Parties Benefitting. This Covenant inures to the benefit of MARB and JPA and their successors in interest or assigns.

ARTICLE 2
ENFORCEMENT OF COVENANT

2.1 Right of Entry. Upon completion and occupancy of the Project, Covenanter shall allow the Independent Monitor to enter the Project, for the sole purpose of calculating the Project occupancy and confirming that the Covenanter is complying with the Density Cap and Density Restrictions. The Independent Monitor's method for calculating the Project occupancy and confirming that the Covenanter is complying with the Density Cap and Density Restrictions shall include separate calculations of employment occupancy within APZ I and APZ II and shall be approved by JPA, at its sole discretion, prior to the commencement of inspections. Upon JPA approval of the Independent Monitor's method of calculation, JPA or the Independent Monitor shall notify the Covenanter of the Independent Monitor's methods of calculation in writing ("Methodology"), before the Independent Monitor inspects the Project, in order for Covenanter to understand the Methodology to be used by the Independent Monitor. The Methodology shall be consistent with and be based upon the calculations of the Density Restrictions. The Independent Monitor shall inspect the Project quarterly at times solely determined by the Independent Monitor within each calendar quarter. "Quarterly" shall mean each calendar quarter beginning on January 1, April 1, July 1, or October 1, as applicable, and ending on the succeeding March 31, June 30, September 30, or December 31, as applicable. Notwithstanding the foregoing, the Independent Monitor's inspections shall be done in a safe and unobtrusive manner. Within thirty (30) days of completing its quarterly inspection, the Independent Monitor shall submit written reports to MARB, JPA, and Covenanter documenting the Project occupancy. If the Independent Monitor determines that the Density Cap or Density Restrictions have been exceeded, within three (3) days of this determination, the Independent Monitor shall provide written notification to Covenanter, MARB, and JPA of this exceedance. Upon receipt of such notice, Covenanter shall eliminate the exceedance within fifteen (15) days. At the conclusion of this 15-day period, the Independent Monitor shall re-inspect the Project to determine whether the exceedance has been eliminated. If the exceedance has not been eliminated, the Independent Monitor shall provide written notification to Covenanter, MARB and JPA of this uncured exceedance no later than five (5) days thereafter and the Independent Monitor shall pursue the Administrative Remedies specified in Section 2.3 of this Covenant. If the exceedance has been eliminated, the Independent Monitor shall provide written notification no later than five (5) days thereafter to Covenanter, MARB and JPA of this elimination.

2.2 Remedies. The remedies specified in Section 2.3 of this Covenant shall be triggered upon either (i) one (1) exceedance of the Density Cap or Density Restrictions by Covenanter which has not been corrected within the cure period set forth above in Section 2.1 in any one (1) year period of Project occupancy; or (ii) two (2) exceedances of the Density Cap or Density Restrictions by Covenanter which have been eliminated within the cure period set forth above in Section 2.1 in any one (1) year period of Project occupancy ("Actionable Default").

2.3 Administrative Remedies. Upon any Actionable Default, the Independent Monitor shall notify Covenanter, JPA, and MARB in writing of the Actionable Default and JPA shall commence the revocation process of the Project's certificate of occupancy pursuant to JPA Development Code § 9.02.260. If the Project's certificate of occupancy is revoked pursuant to this process, all operations and/or activities at the Project site shall immediately terminate. If the certificate of occupancy is revoked, Covenanter may reapply to JPA to re-establish the use and occupancy of the Project, subject to compliance with the Density Cap and Density Restrictions. JPA may authorize a re-establishment of the use and occupancy of the Project if Covenanter provides reasonable assurances to JPA that the Density Cap and Density Restrictions will not be exceeded in the future.

2.4 Mortgagee Protection. Notwithstanding any other provision of this Covenant, no breach of the Density Cap or Density Restrictions, nor the enforcement of any provisions contained in this Covenant shall affect, impair, or defeat the lien or charge of any duly recorded mortgage or deed of trust encumbering any portion of the Property, or affect, impair, or defeat the interest of the mortgagee, or its successor or assigns pursuant to such a mortgage, provided that such mortgage is made in good faith and for value. The Density Cap and Density Restrictions shall be binding upon and effective against any person whose title in the Property or any portion thereof, is derived through foreclosure, deed in lieu of foreclosure, or trustee's sale during the period of their ownership.

ARTICLE 3
MISCELLANEOUS

3.1 No Dedication Intended. Nothing herein shall be construed to be a grant or dedication, or offer to grant or dedicate, the Property or any portion thereof to MARB or JPA for any purposes whatsoever.

3.2 Notices.

(a) All notices and communications relating to this Covenant shall be in writing and shall be deemed effective when such notice or communication is personally delivered to the person:

To Covenanter: Proficiency 215 LLC
Jeffrey N. Trenton
11777 San Vicente Blvd., Suite 780
Los Angeles, CA 90049
Facsimile: (310) 979-7772

and to:

Allen Matkins Leck Gamble Mallory & Natsis LLP
1900 Main Street, 5th Floor
Irvine, CA 92614
Attention: John Condas, Esq.
Facsimile: (949) 553-8354

To JPA: March Joint Powers Authority
14205 Meridian Parkway
Suite 140
Riverside, CA 92518
Attention:

and to:

Best Best & Krieger, LLP
3390 University Avenue
5th Floor
PO Box 1028
Riverside, CA 92502
Attention:

(b) Concurrently with the consummation of the conveyance of an interest in the Property, or portion thereof, by the Covenanter to a successor or assign of such Covenanter, such transferee shall notify the Independent Monitor and JPA in writing of such conveyance. Such notification shall set forth the name of the transferee and its contact information for the purposes of the giving notice to such transferee under Section 3.2(a). Prior to the receipt by the Independent Monitor of any such notification, any and all written communication by the Independent Monitor under this Covenant shall be sufficient if given to the address for the Covenanter as provided in Section 3.2(a).

3.3 Breach. For all breaches of this Covenant which are not an Actionable Default, failure by Covenanter to perform an obligation which arises hereunder shall constitute a breach of this Covenant. Upon a breach of this Covenant, JPA shall commence the revocation process of the Project certificate of compliance as set forth above in Section 2.3.

3.4 Partial Invalidity. If any portion of the Covenant is determined by a judgment of a court of competent jurisdiction to be invalid for any reason, the remaining portions shall remain in full force and effect as if such portions had not been included in such a judgment.

3.5 Successors and Assigns of Covenanter. This Agreement shall be binding upon the successors in interest and assigns of Covenanter.

3.6 Covenant Lifespan. As used herein the words "Covenant Lifespan" refer to the period of time following the date of recordation of this Covenant when the Covenant is in effect. The Covenant Lifespan shall have a term of the earliest of (i) demolition of the Project; (ii) the MARB and March Inland Port Airport Authority, or subsequent civilian airport, ceasing operations as an airport;

(iii) written request by MARB and March Inland Port Airport Authority to terminate the Covenant; or (iv) removal of the Project from APZ I and APZ II.

3.7 Initiation of Enforcement Proceedings. Notwithstanding any other provision of this Covenant to the contrary, no third party other than JPA may compel enforcement of any provision of this Covenant.

3.8 Jurisdiction and Venue. All legal actions arising from this Covenant shall be filed in the Superior Court of the State of California in and for the County of Riverside, California, or the United States District Court with jurisdiction in the County of Riverside, California.

3.9 Time is of the Essence. Time is of the essence in performance of the obligations set forth in this Covenant.

IN WITNESS WHEREOF, Covenanter has executed this Covenant as of the date set forth above as evidenced by the authorized officer of Covenanter whose signature appears below.

COVENANTER
Proficiency 215 LLC,
a Delaware limited liability company

By: _____
Jeffrey N. Trenton
Its: President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

EXHIBIT A

DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITU A TED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 297-100-045-8)

THAT PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF; CONVEYED TO THE CALIFORNIA SOUTHERN RAILROAD COMPANY BY DEED RECORDED JANUARY 23, 1888, IN BOOK 69. PAGE 91 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 1-1/2 INCH BRASS DISC, STAMPED "RIV CO SUR-1985-SEC COR"; THENCE ALONG THE NORTH LINE OF SAID SECTION 15, NORTH 89° 52' 19" WEST, 1,461.68 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY) PER ABOVE SAID DEED AND TO THE POINT OF BEGINNING; THENCE COURSE "A", ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 19° 23' 12" EAST, 2678.25 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA BY DECREE OF TAKING, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 2, 1942, IN BOOK 532, PAGE 311. OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND BY DECREE ON AMENDED DECLARATION OF TAKING, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 24, 1943, IN BOOK 571, PAGE 236, OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITH THE WESTERLY RIGHT OF WAY LINE OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA (STATE ROUTE 215), AS PARCEL NO. 35, IN DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 18, 1943, IN BOOK 580, PAGE 327. OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY RIGHT OF WAY LINE (STATE ROUTE 215), SOUTH 19° 23' 12" EAST, 82.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 875.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, FROM A TANGENT BEARING OF NORTH 66° 20' 39" WEST, THROUGH A CENTRAL ANGLE OF 9° 47' 09", AN ARC LENGTH OF 149.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILWAY, SAID LINE BEING PARALLEL WITH AND 100.00 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES TO THE ABOVE MENTIONED COURSE "A"; THENCE ALONG SAID WESTERLY RAILWAY RIGHT OF WAY LINE, NORTH 19° 23' 12" WEST, 2685.67 FEET TO SAID NORTH LINE OF SECTION 15; THENCE ALONG SAID NORTH LINE, SOUTH 89° 52' 19" EAST, 106.10 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 297-100-013)

PARCEL 3 (EAST): BEING THAT PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALSO SHOWN AS PARCEL 3 OF RECORD OF SURVEY 000-135, ON FILE IN BOOK 110, PAGES 30 THROUGH 40, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY AS SHOWN ON SHEET 7 OF 11, SHEETS OF SAID RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID COURSE BEARS SOUTH 19° 23' 04" EAST, 2,577.64 FEET, ALSO BEING SHOWN ON CALIFORNIA DEPARTMENT OF TRANSPORTATION MAP NO. 435571-8, ON FILE WITH THE COUNTY OF RIVERSIDE MAP NO. 205-254;

THENCE SOUTH 19° 23' 04" EAST, 2,577.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 875.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 33° 26' 41" WEST, SAID BEGINNING ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 215, AS SHOWN ON CALIFORNIA DEPARTMENT OF TRANSPORTATION MAP NO. 435571-6, ON FILE WITH THE COUNTY OF RIVERSIDE MAP NO. 205-251;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 9 COURSES:

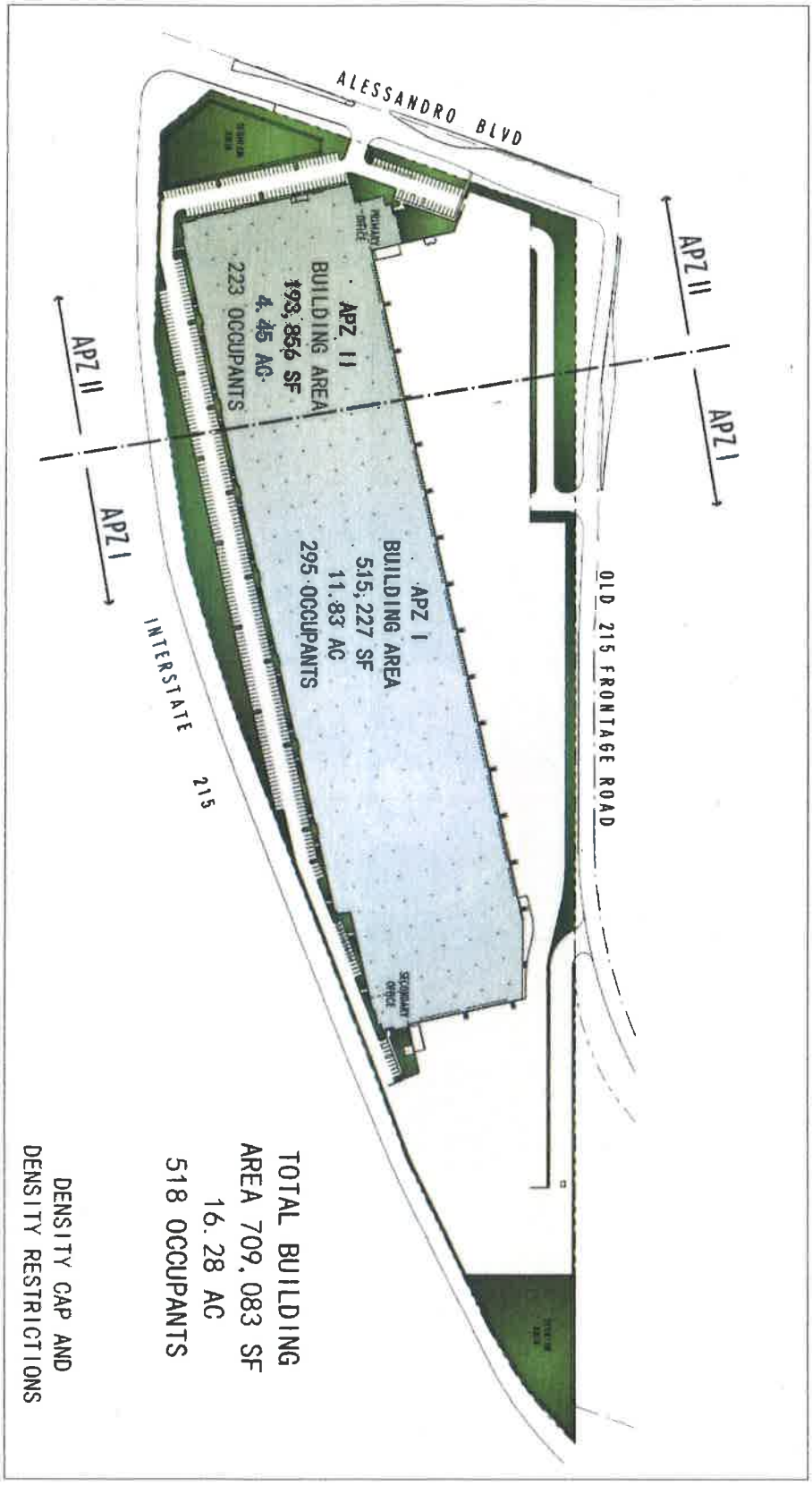
1) NORTHWESTERLY 171.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 ° 13' 20";
2) NORTH 45° 20' 00" WEST, 391.10 FEET;
3) NORTH 40° 30' 27" WEST, 878.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,875.00 FEET;
4) NORTHWESTERLY ALONG SAID CURVE 508.50 FEET THROUGH A CENTRAL ANGLE OF 05° 58' 35";
5) NORTH 28° 08' 58" WEST, 486.75 FEET;
6) NORTH 17° 49' 57" WEST, 447.33 FEET;
7) NORTH 30° 29' 16" EAST, 142.45 FEET;
8) NORTH 89° 54' 38" EAST, 415.29 FEET TO THE SOUTHERLY LINE OF ALESSANDRO BOULEVARD AS SHOWN ON CALIFORNIA DEPARTMENT OF TRANSPORTATION MAP NO. 435571-8, ON FILE WITH. THE COUNTY OF RIVERSIDE MAP NO. 205-254;
9) THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 51' 58" EAST, 314.75 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM ALL OIL, GAS AND OTHER MINERAL RESOURCES OF ANY KIND OR NATURE IN THE MINERAL ESTATE OF THE PROPERTY, PROVIDED, HOWEVER, THAT SUCH RESERVATION SHALL NOT INCLUDE THE RIGHT OF ACCESS TO OR ANY RIGHT TO USE ANY PORTION OF THE SURF ACE OF THE PROPERTY, AS RESERVED IN DEED RECORDED DECEMBER 14,2001, AS INSTRUMENT NO. 2001-622399, AND JUNE 25, 2002, AS INSTRUMENT NO. 2002-347891, BOTH OF OFFICIAL RECORDS.

APN: 297-100-045-8, 297-100-013-9

EXHIBIT B

DENSITY CAP AND DENSITY RESTRICTIONS



ORDINANCE #JPA 18-01

ADOPTING A CHANGE OF ZONE, CZ 14-01, ASSIGNING THE ZONING DESIGNATION OF INDUSTRIAL TO THE PROJECT SITE, CONSISTENT WITH THE GENERAL PLAN DESIGNATION OF INDUSTRIAL FOR AN APPROXIMATELY 709,083-SQUARE-FOOT INDUSTRIAL WAREHOUSE BUILDING ON 39.4 ACRES FOR THE DEVELOPMENT OF THE FREEWAY BUSINESS CENTER PROJECT

- *Exhibit A: March JPA Zoning Map*

Preparation Date: February 8, 2018

ORDINANCE #JPA 18-01

AN ORDINANCE OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING A CHANGE OF ZONE, CZ 14-01, ASSIGNING THE ZONING DESIGNATION OF INDUSTRIAL FOR AN APPROXIMATELY 709,083 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON 39.4 ACRES FOR THE DEVELOPMENT OF THE FREEWAY BUSINESS CENTER PROJECT

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

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

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

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, Proficiency 215 LLC ("Applicant") proposes the development of the "Freeway Business Center" Project, to be built-out as follows ("Project"):

- The approximately 39.4 acre project site located at the southwest corner of Alessandro Boulevard and Old 215 Frontage Road, would be developed with an approximately 709,083-square-foot industrial warehouse building, including 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. In addition, the development would also provide a total of 109 loading docks and 237 trailer parking stalls. 397 employee vehicle parking spaces would be provided on site. The building would be approximately 44 feet in height. As part of the Project, several utility lines, including underground petroleum and natural gas lines, would require relocation

WHEREAS, the Project site is not yet zoned, to be consistent with the requested General Plan land use designation of Industrial, the Applicant is pursuing a Change of Zone of Industrial (IND) for the 39.4 acres project site; and

WHEREAS, General Plan Amendment (GPA 15-01), and Plot Plan (PP 14-02), and this Change of Zone (CZ 14-01), collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the March JPA's Local CEQA Guidelines, March JPA staff prepared a Final Environmental Impact Report for the Freeway Business Center (SCH #2015031015) ("FEIR"); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines, March JPA staff has prepared and pursuant to Resolution # JPA 18-02, Certifying a Final Environmental Impact Report for the Freeway Business Center (SCH #2015031015), the Commission has certified the FEIR for the Project Entitlements; and

WHEREAS, on February 14, 2018, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. As documented in Resolution # JPA 18-02, Certifying a Final Environmental Impact Report for the Freeway Business Center (SCH #2015031015), the Commission has considered and certified the FEIR (SCH #2015031015) for the Project, including the Change of Zone (CZ 14-01), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission has reviewed and considered the FEIR, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on Change of Zone (CZ 14-01).

SECTION 3. Findings for Change of Zone. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, pursuant to Sections 9.02.050 of the March JPA Development Code, the Commission finds that the Change of Zone (CZ 14-01) is consistent with the March JPA General Plan and will systematically implement the

goals and objectives of the General Plan. Moreover, the Commission hereby makes the following specific findings in accordance with state law and the March JPA Development Code:

1. Change of Zone (CZ 14-01) is consistent with the March JPA General Plan and its goals, objectives, policies, and programs, and with any applicable Specific Plan, because:

a. The requested rezoning case (CZ 14-01) complies with General Plan Land Use Policy 1.1: *"Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area."* As the March JPA General Plan Land Use Map in this area mirrors the March ARB Master Reuse Plan (Page II-38), the Project complies with the objective of developing predominately industrial land uses in this planned area for industrial uses. Furthermore, the Project capitalizes on the appropriateness of development near the existing I-215 Freeway while generating an up to an estimated 518 permanent jobs; and

b. The requested rezoning case (CZ 14-01) complies with General Plan Land Use Policy 1.5: *"Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development."* The Project complies with General Plan Land Use Policy 1.5 because the Project includes up to 709,803 square feet of industrial uses, consisting of 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. The building would be approximately 44 feet in height; and

2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that Change of Zone (CZ 14-01) will not adversely affect the public health, safety, or general welfare, because:

a. The Requested rezoning complies with General Plan Land Use Policy 1.3: *"Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity."* The Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Alessandro Boulevard, Interstate 215 Freeway, existing services such as, nearby commuter rail, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project Site, such that there is no major extension of infrastructure at the expense of the March JPA; and

b. The Requested rezoning complies with General Plan Land Use Policy 1.9: *"Plan for compatible land uses within the aircraft noise impact contours depicted in the*

Air Installation Compatible Use Zones (AICUZ) Report for the airfield use." The rezoning will not adversely affect public health, safety, or general welfare because the Project contains no residential components which would be incompatible in the 65 – 70 dBA noise contours, and considered only marginal in the 60 – 65 dBA noise contours. Instead, the Project focuses on employment uses which are considered a marginally acceptable use in the highest 65 – 70 dBA noise contours, and industrial land uses within the 60 to 65 dBA CNEL noise level contours which would be considered normally acceptable. As conditioned by the Airport Land Use Commission, sensitive land uses including structures with more than two aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters) would be prohibited in the 65 – 70 dBA noise contours. With California Building Code (CBC) standards building construction for employment uses, the Project would satisfy the Riverside County ALUCP compatibility criteria based on the noise level contour boundaries; and

3. Change of Zone (CZ 14-01) is consistent with the purpose and intent of the March JPA Development Code because:

a. The proposed Project complies with Development Code requirements found in Section 9.05.040 (Industrial Site Development Standards), Section 9.11.040 (Off-Street Parking Requirements), and Section 9.11.050 (Off-Street Loading Requirements); and

SECTION 4. Adoption of Change of Zone. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission hereby adopts Change of Zone (CZ 14-01) in substantially the form attached hereto as Exhibit "A", which is incorporated by this reference.

SECTION 5. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provisions of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

SECTION 6. Publication. The Chair of the Commission shall sign this Ordinance and the Clerk of the Commission shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the Press Enterprise, a newspaper published and circulated within the boundaries of the March JPA.

SECTION 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 7. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Ordinance.

SECTION 8. Effectiveness. This Ordinance shall be effective thirty (30) days after its adoption.

INTRODUCED on the 14th day of February, 2018.

PASSED, APPROVED, and ADOPTED this 28th day of February, 2018.

_____
Marion Ashley, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Ordinance # JPA 18-01 was duly introduced on February 14, 2018 and adopted by the Joint Powers Commission at its regularly scheduled meeting on February 28, 2018.

Ayes:
Noes:
Abstain:
Absent:

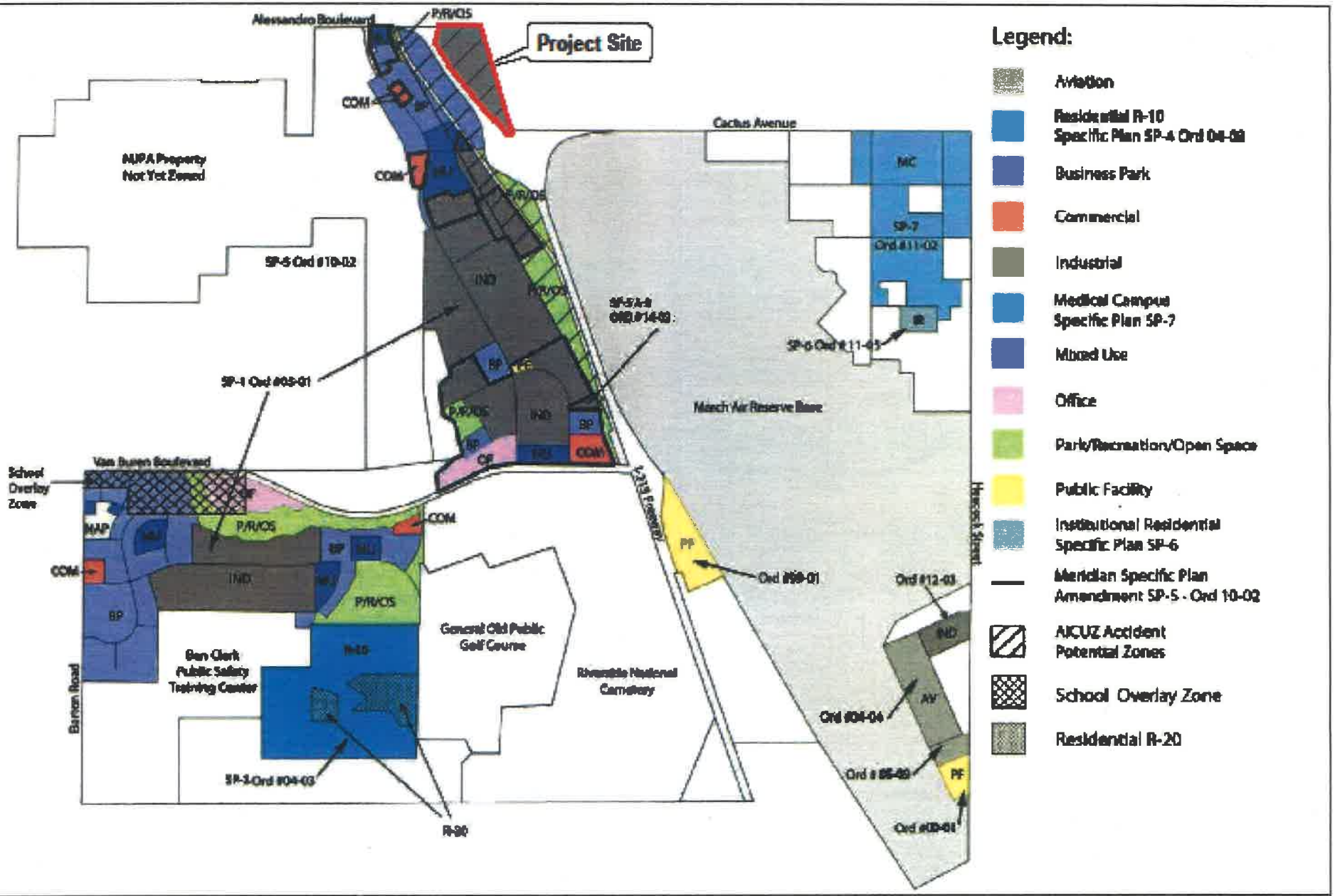
Dated: February 28, 2018

_____

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

EXHIBIT A

Zoning Map



DUDEK

6744

FIGURE 1-5

Zoning

Freeway Business Center

NOTICE OF DETERMINATION

MARCH JOINT POWERS AUTHORITY

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: (951) 656-7000

TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address:
	☐ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2015031015		
Project Title: Freeway Business Center		
Project Applicant: Proficiency 215, LLC.		
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): Southwest corner of Alessandro Boulevard and Old Frontage Road		
General Project Location (City and/or County): County of Riverside		
Project Description: General Plan Amendment (GP 15-01) to designate a portion of the project site (APN 297-100-045) as Industrial (I) under the March JPA GP; change of Zone (CZ 14-01) to assign the zoning designation of Industrial (I) to both parcels that make up the project site, consistent with the GP designation of Industrial (I); Plot Plan (PP 14-02) which includes the construction of an approximately 709,083 square foot industrial warehouse building which would consist of approximately 694,093 square feet of warehouse space, approximately 7,000 square feet of ground floor space, and 3,000		

square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. In addition, the Project will require the relocation of several utility lines, including underground petroleum and natural gas lines.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on February 14, 2018 and has made the following determinations regarding the above described project:

1.	☒	The project will have a significant effect on the environment.
	☐	The project will NOT have a significant effect on the environment
2.	☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures were made a condition of the approval of the project.
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☒	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	☒	A Statement of Overriding Considerations was adopted for this project.
	☐	A Statement of Overriding Considerations was NOT adopted for this project
6.	☒	Findings were made pursuant to the provisions of CEQA.
	☐	Findings were NOT made pursuant to the provisions of CEQA.
		This certifies that Final EIR with comments and responses and record of project approval is available to the general public at the following location(s):
		Custodian: March Joint Powers Authority / Location: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: _____	_____ **Signature:**
Date Received for Filing: _____	_____ **Title:**

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.



DUDEK

8744

SOURCE: USGS 7.5-Minute Series - Riverside East Quadrangle

N

FIGURE ES-3
Aerial Map

Freeway Business Center

DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

15 November 2016

Brigadier General Russell A. Muncy, USAFR
Commander
452d Air Mobility Wing
2145 Graeber Street, Building 470
March Air Reserve Base, CA 92518

Jeffrey N. Trenton
Proficiency 215 LLC
11777 San Vicente Boulevard, Suite 780
Los Angeles, CA 90049

Dear Mr. Trenton,

I want to first thank you for taking our operations into consideration and for working to address our concerns regarding the continuing viability of airfield operations at March Air Reserve Base in the draft Covenant Affecting Real Property you provided. This document appears to be a positive step toward addressing those concerns.

I do need to clarify our position regarding the density restrictions as described in AFI 32-7063, *Air Installations Compatible Use Zones*. This AFI establishes density limitations for occupants of 25 persons/acre in APZ I and 50 persons/acre in APZ II. There is no mention of "average" for this density restriction, nor does it mention "land" (such as 25 persons/acre of land). It is important to note both of these points. To clarify, it is not acceptable to exceed the density restrictions in a given acreage due to not having the maximum number of personnel in an adjacent acreage area (i.e. averaging between the two). In addition, density restrictions are applied to the acreage of the facility being occupied and not the total parcel of property that the facility sits upon. Regarding density, the covenant you presented includes a "Density Cap" of 519 occupants for the project without specifying the required restriction of no more 25 persons/acre in APZ I and 50 persons/acre in APZ II. Although unlikely, the wording you provided in your covenant could allow 519 occupants upon a single acre as long as there are no more than 519 occupants in the facility. This does not meet the intent of AFI 32-7063. I must also note that this response in no way is an endorsement of the 519 occupancy number you identify in the proposed covenant. Further research is required to determine the specific facility acreage that would reside in APZ 1 and the specific facility acreage that would reside in APZ 2. Once this is determined, we can ascertain the maximum occupancy authorized in the APZ 1 portion of the facility and the maximum occupancy authorized in the APZ 2 portion of the facility. Combining these two would then provide a total occupancy allocation for the entire facility although the numerical restrictions within each APZ would still apply.

You also bring the Floor Area Ratio into the discussion. It must be noted that the FAR is strictly related to the floor space allowed on a parcel of property. For example, if the allowable FAR is 0.5, then a two (2) acre lot could have a single story facility covering one (1) acre of that two (2) acre lot. The density is the allowable personnel that can then be located in that floor space. The authorized density based upon the floor space of the facility in this example would be no more than 25 persons if the facility was located in APZ I and 50 persons if the facility was located in APZ II.

As for the enforcement of a given covenant, ideally the covenant's restrictions would be enforced by March Joint Powers Authority and any successor or additional government entities, such as city/county agencies, having the power to revoke the development and operating permits for the project. Therefore, we feel that it is incumbent upon the MJPA to establish a legally enforceable mechanism to ensure any and all future occupants comply with the density restrictions as set forth in AFI 32-7063 as well as any other covenant restrictions that might be appropriate for this project/parcel of property. We will leave it to the MJPA leadership and their legal advisors to determine what legally enforceable mechanism might be available for their use.

Again, thank you for working to address our concerns with the proposed project.

Sincerely

RUSSELL A. MUNCY, Brig Gen, USAF
Commander

cc: Danielle Wheeler, Director, March Joint Powers Authority

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 9a

Meeting Date: February 14, 2018

Action: **CONSIDER THE FOLLOWING ACTIONS AS THEY PERTAIN TO PROFICIENCY 215 LLC'S REQUESTS INVOLVING THE 39.4-ACRE FREEWAY BUSINESS CENTER PROJECT, LOCATED AT THE SOUTHWEST CORNER OF ALESSANDRO BOULEVARD AND OLD 215 FRONTAGE ROAD: 1) ADOPT RESOLUTION #JPA 18-02 ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, CERTIFYING THE FREEWAY BUSINESS CENTER FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 201503105), AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE FREEWAY BUSINESS CENTER PROJECT; 2) ADOPT RESOLUTION #JPA 18-03, ADOPTING GENERAL PLAN AMENDMENT GP 15-01 AND PLOT PLAN PP 14-02, SUBJECT TO CONDITONS OF APPROVAL FOR THE DEVELOPMENT OF THE FREEWAY BUSINESS CENTER PROJECT; 3) INTRODUCE AND WAIVE THE FIRST READING OF ORDINANCE #JPA 18-01, ADOPTING A CHANGE OF ZONE, CZ 14-01, ASSIGNING THE ZONING DESIGNATION OF INDUSTRIAL TO THE PROJECT SITE, CONSISTENT WITH THE GENERAL PLAN DESIGNATION OF INDUSTRIAL FOR AN APPROXIMATELY 709,083 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON 39.4-ACRES FOR THE DEVELOPMENT OF THE FREEWAY BUSINESS CENTER PROJECT; AND 4) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Preparation Date: February 8, 2018

Motions:

1) Adopt Resolution #JPA 18-02, Adopting a Statement of Overriding Considerations, certifying the Freeway Business Center Final Environmental Impact Report (SCH #201503105), and adopting a Mitigation Monitoring and Reporting Program for the Freeway Business Center project; and

2) Adopt Resolution #JPA 18-03 Adopting General Plan Amendment GP 15-01 and Plot Plan PP 14-02, subject to Conditions of Approval for the development of the Freeway Business Center Project; and

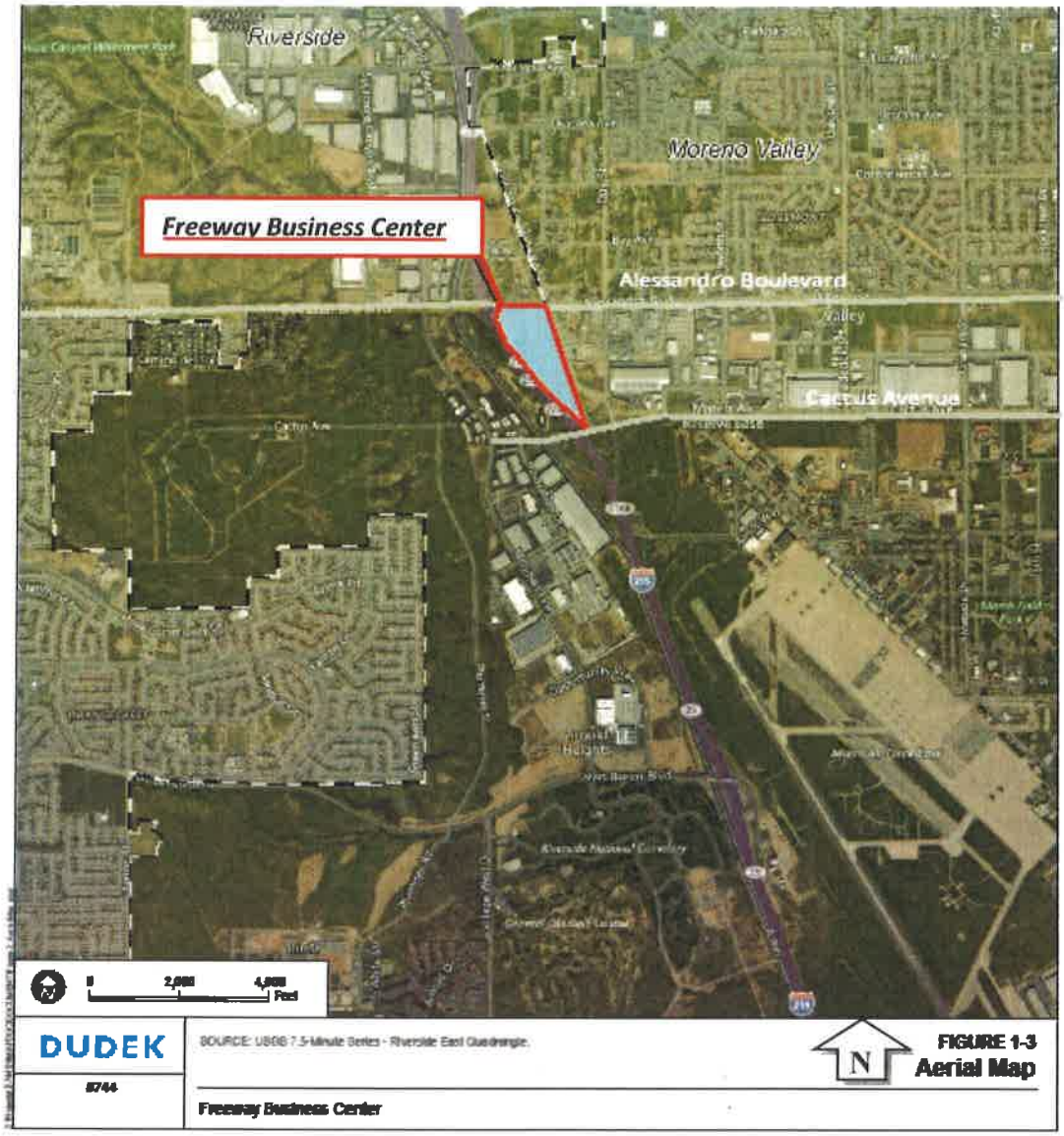
3) Introduce and waive the first reading of Ordinance #JPA 18-01, Adopting a Change of Zone, CZ 14-01, Assigning the Zoning Designation of Industrial to the Project Site, consistent with the General Plan designation of Industrial for an approximately 709,083 square foot Industrial warehouse building on 39.4-acres for the development of the Freeway Business Center project; and

4) Direct staff to file a Notice of Determination pursuant to the March JPA local CEQA guidelines.

Applicant: Proficiency 215 LLC

Proposed Project:

On September 4, 2014, Proficiency 215 LLC, (the "Applicant") submitted applications to develop an industrial warehouse building, on a vacant parcel within the West March Planning Sub-area of the March JPA Planning Area. The proposed "Freeway Business Center", is located at the southwest corner of Alessandro Boulevard and Old 215 Frontage Road, in unincorporated Riverside County, California, under the jurisdiction of the March JPA. The Project site consists of two parcels designated as Assessor's Parcel Number 297-100-013 (33.2-acres) and 297-100-045 (6.2-acres). The site is bounded by Alessandro Boulevard to the north, the Cactus Avenue on-ramp for Interstate 215 Freeway (I-215) to the south, Old 215 Frontage Road to the east, and I-215 to the west.



The proposed Project consists of a General Plan Amendment, Change of Zone and Plot Plan, summarized below:

General Plan Amendment (GPA 15-01): The Project site is composed of APN 297-100-013 (33.2-acres currently designated for Industrial development as identified in the March JPA General Plan) within the March JPA Planning Area, and APN 297-100-045 (6.2-acres), a parcel that was formerly County of Riverside right-of-way. The latter 6.2-acre property is the subject of the General Plan Amendment.

In February 2015, the March JPA formally incorporated the 6.2-acre lot into the March JPA's Land Use Authority. As such, the proposed GP Amendment implements the March JPA's action by assigning the March JPA's GP designation of Industrial (I) to the parcel, and facilitates an industrial development on the Project site consistent with the intent of the Joint Powers Agreement. The primary purpose of the Industrial land use designation is to provide for manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses, as well as certain supporting administrative and professional offices and commercial activities on a limited basis.

Change of Zone (CZ 14-01): Parcels APN 297-100-045 (6.2-acres) and APN 297-100-013 (33.2-acres) associated with the Project Site are not currently zoned. The proposed Change of Zone would assign the zoning designation of Industrial (I) to both parcels, consistent with the GP designation of Industrial (I).

Plot Plan (PP 14-02): The proposed Plot Plan would authorize the construction of an approximately 709,083 square foot industrial warehouse building including ground floor office space and mezzanine office space. As part of the Project, several utility lines, including underground petroleum and natural gas lines, would require relocation

March JPA General Plan Consistency

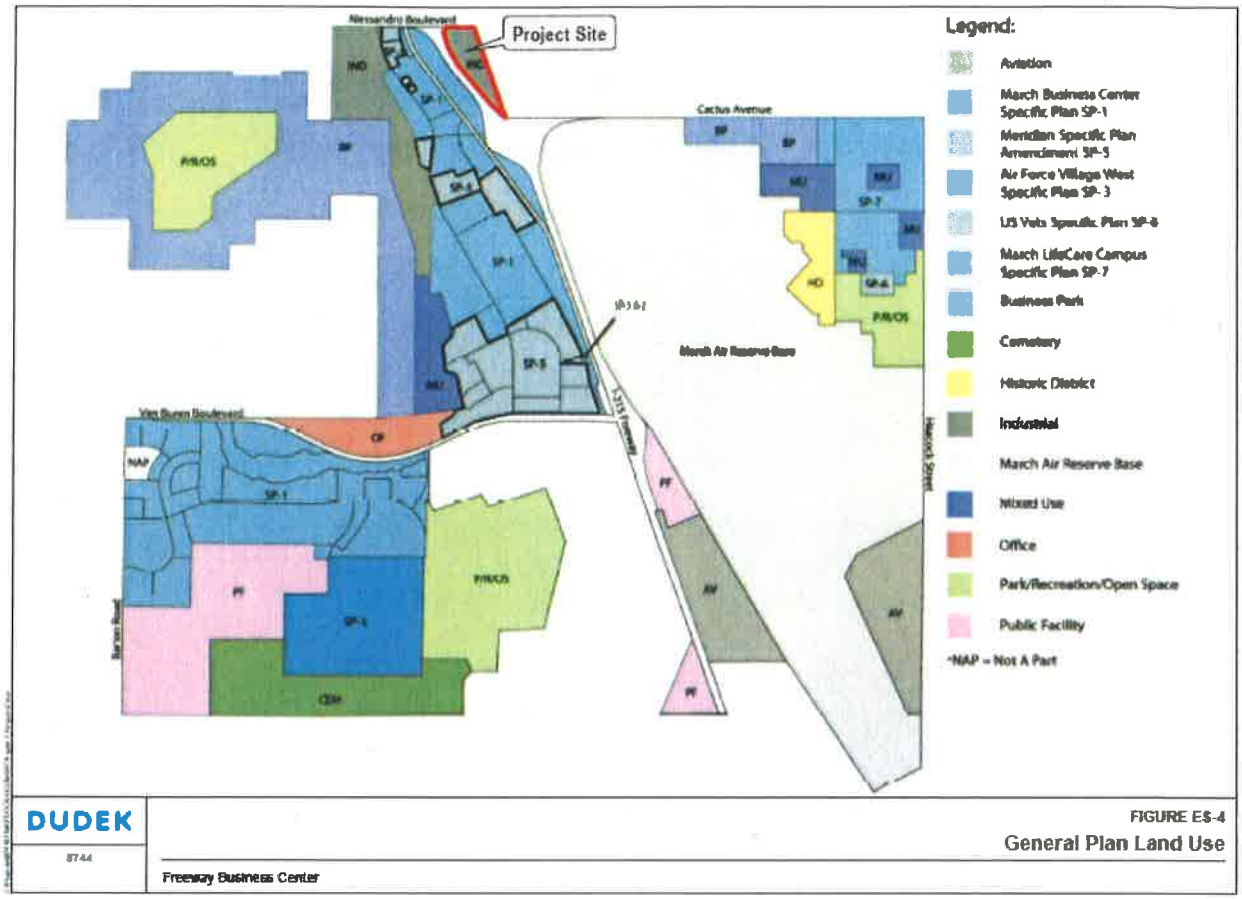
In 1993, the federal government mandated the realignment of March Air Force Base (MAFB) and a substantial reduction in its military use. In April 1996, MAFB was re-designated an Air Reserve Base (ARB). Approximately 4,400-acres of land that had historically supported MAFB was no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and the County of Riverside formed the March Joint Powers Authority (MJPA) to oversee the dispensation and management of the surplus land. A General Plan and Master Environmental Impact Report were prepared and adopted/certified in 1999 for the MJPA planning area.

-March JPA General Plan Land Use Element

The General Plan includes six General Plan Elements, including Land Use and Transportation, along with goals and policies as they relate to land use and development. The General Plan Land Use Element delineates the general location and distribution, extent of existing and proposed land uses for March JPA, and development criteria for development intensity. The goals and policies associated with the Land Use Element focus on creating 38,000 jobs within the excessed former March Air Force Base, maintaining a balance between commerce and industry, providing compatible land uses with the airport and the surrounding residential area, and promoting high quality development while minimizing land use conflicts. The proposed General Plan designation (shown below) for the 39.4-acre project site is Industrial.

-General Plan Amendment (GPA 15-01)

The Project site is comprised of two parcels: APN 297-100-013 (33.2-acres) and APN 297-100-045 (6.2-acres). APN 297-100-013 is designated Industrial (I) in the March JPA General Plan (GP), and is therefore not a part of the proposed GP Amendment. However, APN 297-100-045 was transferred into the March JPA jurisdiction on February 10, 2015, and currently has no GP designation under the March JPA GP. Therefore, the Project site is being designated as Industrial (I) under the proposed GP Amendment (see proposed GP Land Use Map below) to implement the Project and in accordance with the March JPA's overall goals and policies for the development of the March JPA Planning Area.



The primary purpose of the Industrial land use is to provide for manufacturing, research and development, warehousing and distribution, multi-tenant industrial uses, and certain supporting administrative and professional offices and commercial activities on a limited basis. The proposed amendment is consistent with the objectives of the General Plan through developing predominately Industrial land uses in the MJPA Project area. The proposed development is expected to generate up to an estimated 518 additional jobs, helping to implement the goals of bringing 38,000 jobs to the reuse area. The request also complies with the objectives of the 2005 Air Installation Compatibility Use Zone (AICUZ) study and the March ARB March Inland Port Comprehensive Land Use Plan (CLUP). The following General Plan policies table is provided to demonstrate the Projects compliance with the existing General Plan policies.

Freeway Business Center Project Consistency with March JPA General Plan

Policy Number	General Plan Policy	Project	Project Consistency/ Inconsistency
Policy 1.1	Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.	The proposed industrial warehouse building would provide temporary jobs during short-term construction and up to an estimated 518 permanent jobs during Project operations, in an area that is not suited for dense occupancy, and would otherwise not provide employment opportunities.	The Project would be consistent with this policy, with the execution of the Covenant for Real Property.
Policy 1.2	Develop and maintain a system of land use designations and zoning districts	The Project applicant proposes an industrial warehouse building in a location	The Project would be consistent with

	which will provide locations for commercial, business park, manufacturing, aviation, public, and open space uses, and which actuates compatible and synergistic land uses.	that would be compatible for industrial development, with the approval of the proposed GP Amendment to APN 297-100-045.	this policy with the approval of the proposed GP Amendment.
Policy 1.3	Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity.	The Project can be supported by existing and planned circulation, and existing infrastructure with implementation of Transportation and Traffic Mitigation Measures. Public facilities would be able to provide services to the Project site.	The Project would be consistent with this policy with implementation of Transportation and Traffic Mitigation Measures.
Policy 1.5	Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development.	The Project includes a GP Amendment to APN 297-100-045 to allow development of an approximately 709,083 square-foot industrial warehouse building.	The Project would be consistent with this policy with the approval of the proposed GP Amendment.
Policy 1.6	Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development-supporting infrastructure.	The Project applicant proposes an approximately 709,083-square-foot industrial warehouse building with close proximity to the I-215 freeway, a regional transportation facility. Existing commercial/service uses are to the north and east of the Project site. Utilities are available to support the Project development.	The Project would be consistent with this policy.
Policy 1.9	Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use.	The Project is located in APZ I and APZ II areas of Zone B1, which allows for the uses proposed by the Project. In order to ensure that the proposed office space has sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than 45 decibels (dB) Community Noise Equivalent Level (CNEL), an acoustical analysis is required to ensure compliance	The Project would be consistent with this policy with implementation of Hazards and Hazardous Materials Mitigation Measures
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.	The Project applicant proposes an industrial warehouse building in a location that is surrounded by existing industrial development and is directly adjacent to I-215. Additionally, the 33.2 acre, APN 297-100-013, portion of the Project site is consistent with the March JPA GP Industrial Land Use designation, and does not conflict or compete with other land uses. The Project includes a GP Amendment of Industrial (I) for the 6.2 acre, APN 297-100-045, in order to be consistent with the rest of the Project site.	The Project would be consistent with this goal with the approval of the proposed GP Amendment.
Policy 2.1	Avoid conflicts and incompatibilities between land uses through the use of landscaped setbacks and buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.	The Project would be developed in accordance with the March JPA Development Code that would ensure the Project meets the setback requirements, height restrictions, site and building design parameters, site orientation, etc. that would be compatible with adjacent and surrounding land uses.	The Project would be consistent with this policy.

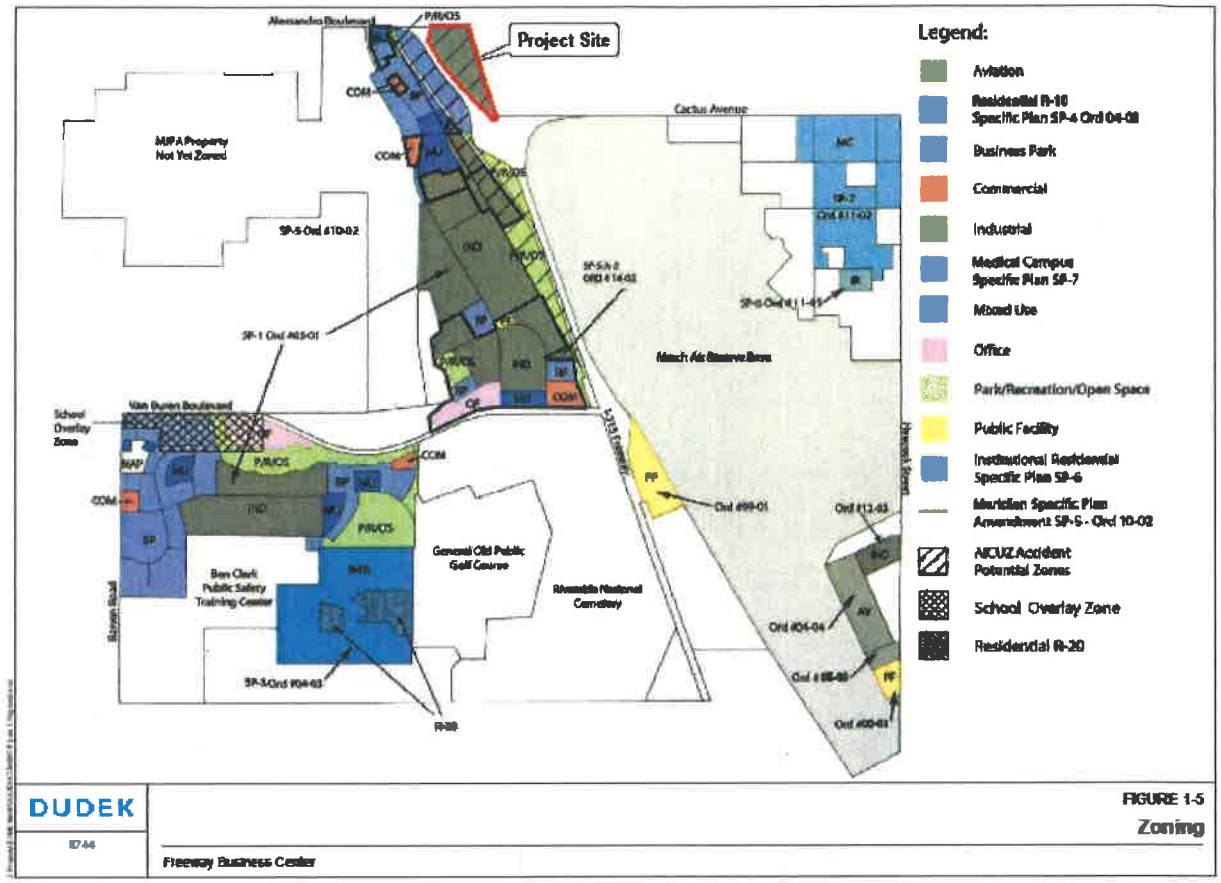
		and approval by Joint Powers Authority would present an attractive development.	
Policy 4.7	Develop and enhance the economic climate and create a balanced business community to serve the work force, commerce, and industry of the region.	The Project would provide an industrial warehouse building whose ultimate use would create employment and help serve the goods movement needs of the region.	The Project would be consistent with this policy.
Goal 5	Maximize and enhance the tax base and generation of jobs through new, reuse, and joint use opportunities.	Development of the Project would increase the property value of the site and would provide temporary jobs during short-term construction and up to an estimated 518 permanent jobs during Project operations.	The Project would be consistent with this goal with the execution of the Covenant for Real Property.
Policy 5.1	Support the development and establishment of new employment centers and economic development activities that contribute to an improved tax base.	Development of the Project would increase the property value of the site and would provide temporary jobs during short-term construction and up to an estimated 518 permanent jobs during Project operations.	The Project would be consistent with this policy with the execution of the Covenant for Real Property.
Policy 5.5	Encourage the development of commercial, business park and industrial centers to expand the employment and fiscal base of the March JPA Planning Area and the western Riverside County Subregion.	Development of the Project would introduce new industrial space, increase the property value of the site and provide temporary jobs during short-term construction and up to an estimated 518 permanent jobs during Project operations.	The Project would be consistent with this policy with the execution of the Covenant for Real Property.
Policy 5.6	Encourage employers in the March JPA Planning Area to hire from the local communities when seeking to fill employment positions.	The Project proponent would try to seek local hires from local communities when seeking contractors during short-term construction and long-term employment positions during Project operations.	The Project would be consistent with this policy.
Goal 6	Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment.	The Project site is located in the APZ I and APZ II areas of Zone B1 and would conform to the March ARB/Inland Port ALUCP. Industrial warehouse uses in APZ I and APZ II are desirable given their lower occupancy uses compared to retail and commercial uses. The Project is compatible if all intensity provisions (25 occupants per square area in APZ I and 50 occupants per square area in APZ II) are complied with.	The Project would be consistent with this goal.
Policy 6.2	Plan for compatible land uses within the Clear Zone, APZ I and APZ II, as depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use.	The Project site is located in the APZ I and APZ II areas of Zone B1 and would conform to the March ARB/Inland Port ALUCP. Industrial warehouse uses in APZ I and APZ II are desirable given their inherently low occupancy uses. The Project is compatible if all intensity provisions (25 occupants per square area in APZ I and 50 occupants per square area in APZ II) are complied with.	The Project would be consistent with this policy.
Policy 6.3	Ensure that plans and development do not interfere, conflict, or degrade the military mission of March ARB.	The Project would conform to the March ARB/Inland Port ALUCP which takes into account the military mission of March ARB, provided intensity limits identified in the Covenant for Real Property are adhered to, specifically, 25 occupants per square area in APZ I and 50 occupants per square area in APZ II, within portions	The Project would be consistent with this policy.

		of the building	
Policy 6.4	Ensure that plans and development do not conflict with the long-term needs of the Air Force Reserve in terms of encroachment, noise, accident zone, constraints, etc.	The Project would conform to the March ARB/Inland Port ALUCP which takes into account the APZ I and II location of this site. The issues related to the location have been considered and addressed in the design of the Project. Additionally, mitigation measures Hazards and Hazardous Materials Mitigation Measures would be implemented to ensure that the Project does not conflict with the long-term needs of the March ARB, provided intensity limits identified in the Covenant for Real Property are adhered to, specifically, 25 occupants per square area in APZ I and 50 occupants per square area in APZ II, within portions of the building.	The Project would be consistent with this policy with implementation of Mitigation Measures for Hazards and Hazardous Materials
Policy 6.7	Ensure that land uses adhere to floor area ratios applicable under California Department of Transportation (Caltrans) guidelines for airports.	The Project conforms to the floor area ratios as adopted in the March ARB/Inland Port ALUCP which are more restrictive than the Caltrans guidelines for airports.	The Project would be consistent with this policy.
Policy 6.8	Ensure that land uses adhere to both military and civilian Part 77 conical surface criteria, relative to height restrictions.	The Project submitted an FAA 7460-1 application through ALUC to ensure compatibility. On May 29, 2015, the FAA concluded that Project does not exceed obstruction standards and would not be a hazard to air navigation. Within 5 days after construction of the Project reaches its greatest height, an FAA Form 7460-2 shall be completed by the Project proponent or his/her designee and e-filed with the FAA.	The Project would be consistent with this policy with implementation of Hazards and Hazardous Materials Mitigation Measures.

Change of Zone (CZ 14-01)

The proposed Change of Zone would assign the zoning designation of Industrial (I) to both parcels, consistent with the March JPA General Plan designation of Industrial (I). The zoning designation request will be consistent with the Proposed General Plan Amendment and would allow the orderly development of Industrial uses, consistent with the March JPA General Plan objectives. As identified in the General Plan discussion, the chief motivating factors for the requested zoning (which matches the General Plan designation) is to retain the Industrial land use designation for compatibility reasons. These objectives are consistent with the General Plan policies identified in the table above.

Proposed Zoning Map



Plot Plan (PP 14-02)

The proposed Plot Plan includes the construction of a speculative industrial warehouse building on 39.4-acres, at the southwest corner of Alessandro Boulevard and Old 215 Frontage Road, within the West March Planning Sub-area of the March JPA Planning Area, County of Riverside. Specifically, the proposed Project includes the construction of an approximately 709,083 square foot industrial warehouse building. The proposed building would consist of 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. The building would be approximately 44 feet in height.

In addition, the Project will require the relocation of several utility lines, including underground petroleum and natural gas lines. The underground petroleum line is operated by Kinder-Morgan and provides JP-8 fuel to March Air Reserve Base. Relocation of the petroleum line is proposed in a manner that will assure uninterrupted fuel supply to the Base. The project site will be constructed in a single phase with all ancillary landscape and parking to be constructed during the initial phase. Although the building is intended to be used as an industrial warehouse facility, an end user has not yet been identified. Specific details regarding future operation of the facility are not currently available.

Compliance with MJPA Industrial Site Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	Plot Plan 14-01 **Proposed Development**
Building Area:	N/A	709,083 sq. ft.
Gross Site Area:	217,800 sq. ft. (Minimum 5-Acres)	1,709,058.8 sq. ft. (39.23-Acres)
Number of Buildings:	N/A	1 Building
Floor Area Ratio (Max):	60%	41.48%
Setbacks – Required:	FY-20', SY Street-20' SY Interior-3', RY-3'	FY-70', SY Street-70' SY Interior-30', RY-56'
Landscape Required:	N/A	12.14%
Maximum Building Height:	35'[1]	44'-3"
Parking:	249	394

[1] *Increased height up to 80 feet is permitted where all building setbacks meet or exceed the proposed building height, and subject to FAA Part 77 clearance.*

Project Design:

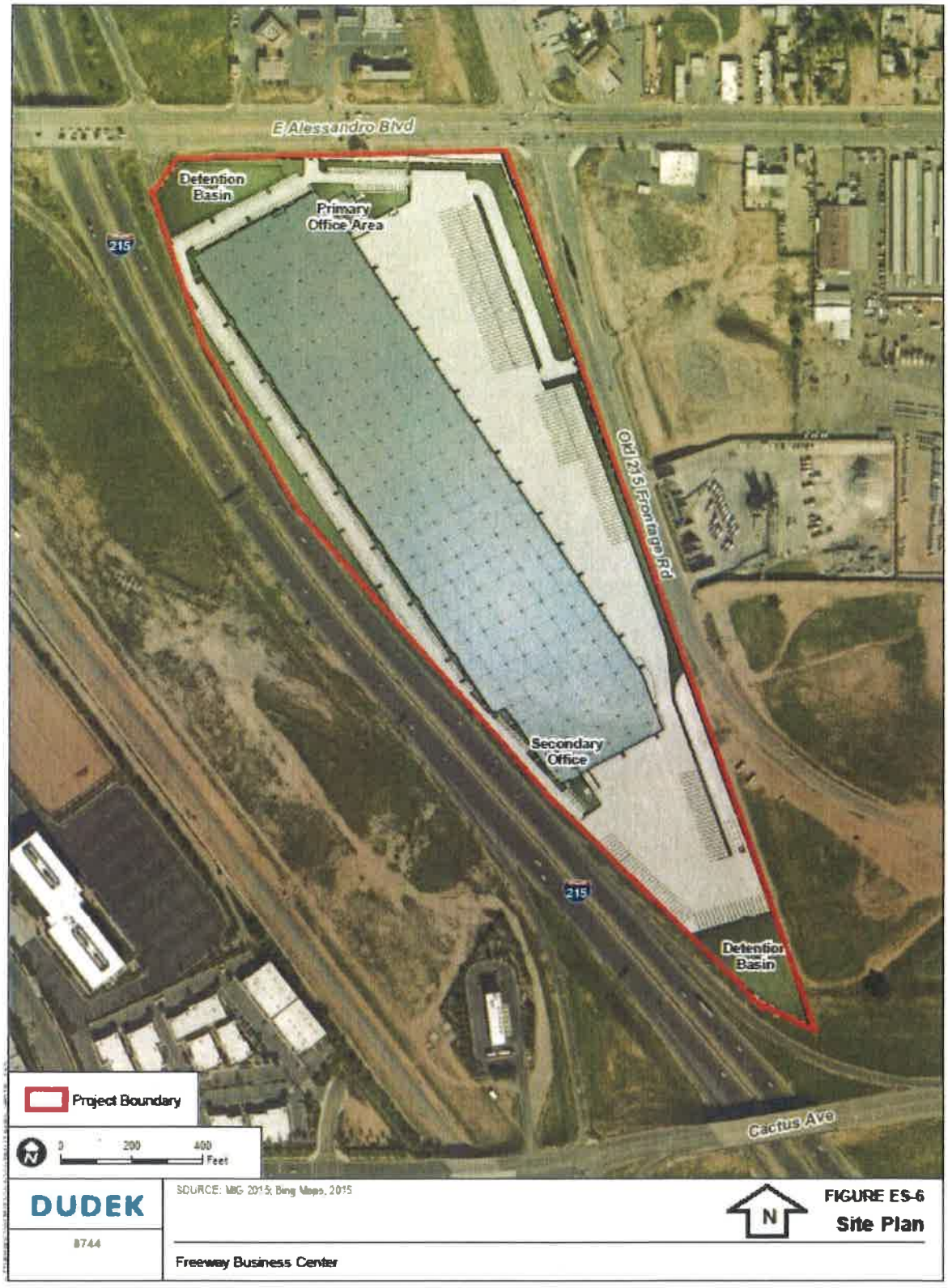
The Project has been designed to be architecturally compatible with surrounding development and the aesthetic character of the area and the March JPA Planning Area. The Project would comply with the March JPA's development standards and guidelines to ensure visual compatibility. Development standards include site area, lot dimensions, building height, building setbacks, and parking requirements in order to establish the relationship between building mass and scale.

The Project would convert the existing, undeveloped site to an industrial warehouse building with parking, circulation, and landscaping. Since the surrounding area is currently developed with primarily industrial uses and commercial uses along the I-215 freeway, the Project would add to the existing developed visual character of the site and surrounding vicinity with the construction of an industrial warehouse building.

Operation of the proposed Project would introduce an industrial warehouse building in an area that has no unique or special visual qualities and is adjacent to a freeway. The proposed industrial use would complement the industrial-type uses around the Project site (e.g., along Old 215 Frontage) and thus would not substantially degrade the existing visual character or quality of the Project area. Development of similar uses and buildings are common in the I-215 corridor in the area. Additionally, truck loading areas would be screened appropriately from the I-215.

The Project will have three points of access, one driveway along Alessandro Boulevard and two driveways along Old 215 Frontage Road. The driveway at Alessandro Boulevard is expected to serve as an entrance for passenger car access onto the project site. The driveways along Old 215 Frontage Road will serve as the primary entrances for trucks. In addition, a six foot wide bike lane shall be provided along Alessandro Boulevard. The Plot Plan, as conditioned, complies with the requirements of the March JPA Development Code – Industrial Development Standards

Project Site Plan:



Preparation Date: February 8, 2018

The following table is a summary of the proposed project associated with the Project Site Plan above:

Project Data	
Site Area	1,709,058 sq. ft. 39.23 acres
Building Area: **Warehouse Area** **Primary 1st Floor Office/NE Corner** **Primary 2nd Floor Office/NE Corner** **Secondary 1st Floor Office/SW Corner**	 694,081 sq. ft. 7,000 sq. ft. 3,000 sq. ft. 5,000 sq. ft.
Parking Provided	394 Parking Spaces (for Automobiles) 12 Bike Parking Spaces
Loading Dock Positions	109 Docks
Truck Trailer Parking	237 Parking Spaces

The proposed building height, setbacks, parking and landscape requirements are compliant with the Development Code requirements. Employee parking, carpool, and bicycle parking spaces provided on the proposed site plan (Sheet A1-1-P) meet the parking standards required for Industrial uses. In addition, as conditioned, the facility will provide two electric auto charging parking spaces and four parking spaces for electric vehicles.

Architecture/Color Palette:
The proposed industrial building architectural design would be a concrete tilt-up building including glass, reveals, metal shading devices, score lines, bands of color, recessed openings, and other architectural design elements to create visual interest with significant articulation in panel heights to break up the building expanse. The primary colors of the building would be Winter Bird (off-white) with accents of Zeppelin (tan-light accent color) and Mansard Stone (deeper taupe-dark accent color) with significant blue reflective glass features and anodized mullions. The concrete tilt-up screen walls will feature the same primary colors of the industrial building.

Site Landscaping:
Landscaping would occur along the edges of the building to soften the look of the building. Landscaping shall incorporate native and drought tolerant vegetation with low irrigation requirements, and irrigation systems shall employ control systems and be designed to conserve water. A mix of Chinese Pistache, Thornless Palo Verde, Shoestring Acacia, Chilean Mesquite, African Sumac and Pink Dawn Chitalpa trees, along with accent hedges, shrubs and groundcover will be used be on the project site perimeter and along the edges of the building to soften the look of the building itself. Landscaping shall conform to the standards and requirements of the March JPA Development Code.

Exterior Lighting:
Given the proximity to the airport, all on-site lighting provides fully shielded fixtures (no light emitted above horizon), high pressure or low-pressure sodium lighting, maximum 750 watts, maximum fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot^2 at the property line. Another option would be to provide LED lighting, with an intensity below 3,000 Kelvin. Accordingly, all exterior lighting complies with the exterior lighting requirements of the March JPA Development Code.

Signage
All development signage is required to be consistent with the March JPA Development Code.

March ARB/IP Airport Land Use Plan:

The March ARB/Inland Port Airport Land Use Compatibility Plan (ALUCP) was prepared for and adopted by the Riverside County Airport Land Use Commission (RCALUC) on November 13, 2014. The purpose of the March ARB/Inland Port ALUCP is to promote compatibility between March ARB/Inland Port and the land uses that surround the joint-use airport. The March ARB/Inland Port ALUCP regulates future development of new residential dwellings, commercial structures, and other noise or risk-sensitive uses within the Airport Influence Area based on factors enumerated in the ALUCP, including but not limited to noise, overflight, safety, and airspace protection.

Regarding the Project site, it is located in Zone B1 (Figure 4.7-1, Mead & Hunt 2010, 2014). Zone B1 encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. In Zones B1 flood control facilities are to hold water for no more than 48 hours following a storm and be completely dry between storms (FAA Advisory Circular 150/5200-33B).

Prohibited uses within Zone B1 include new dwellings, structures with more than 2-stories, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, restaurants, places of assembly, hazardous materials manufacture/storage, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters), critical community infrastructure facilities (including power plants, electrical substations, and public communications facilities), and hazards to flights (e.g., tall objects). Aboveground storage of more than 6,000 gallons of non-aviation flammable materials per tank is prohibited. The maximum average occupancy is 25 people per acre in Accident Potential Zone I and 50 people per acre in Accident Potential Zone II.

On April 9, 2015, the Riverside County Airport Land Use Commission (RCALUC) determined that the General Plan Amendment, rezoning request and Plot Plan for the Freeway Business Center Project, were conditionally consistent with the March ARB/IP Airport Compatibility Plan. The RCALUC Commission approved conditions which are incorporated into the March Joint Powers Commission's Conditions of Approval for the Project and outlined in Resolution #JPA 18-03.

March ARB Air Installation Compatibility Use Zone Study (AICUZ)

The purpose of the *2005 452d Air Mobility Wing Air Installation Compatible Use Zone Study* is to promote compatible land development in areas exposed to aircraft noise and accident potential. Recommendations (e.g., height control of structures near flight paths) from the study should be considered in development projects' planning processes to prevent incompatibilities that might compromise March ARB's ability to fulfill its mission requirements and assist the residents of the surrounding cities to avoid safety hazards.

Land use guidelines set forth by the United States Air Force AICUZ program reflect land use recommendations for clear zones, accident potential zones, and applicable noise zones. The guidelines recommend land uses that are compatible with airfields while allowing maximum beneficial use of adjacent properties. This study contains recommendations developed to assist local governments in determining land uses that are compatible with airport environs.

The Project site is located in the APZ I and APZ II areas of Zone B1 (Mead & Hunt 2010, 2014) (Figure 4.7-1). The usage intensity within the APZ I area is limited to an average of 25 persons per acre and the APZ II area is limited to an average of 50 persons per acre. Zone B1

encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors.

The majority of the Project site is located within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour from operations associated with aircraft departing from and/or landing at the March ARB, and the southerly portion of the Project site is located within the 70 CNEL contour.

On June 30, 2016, the March JPA received a letter from March ARB regarding this project. The letter did not identify concerns with the land uses, but rather with specific development issues including: intensity restrictions in APZ I and II, use of non-reflective paints, coverings and other materials in construction, prohibition of solar panels, storing of hazardous materials, tree vegetation (which is requested not to bear masts for roosting or fruit for consumption), and review and approval of the site drainage system. These items were incorporated into project Conditions of Approval, mitigation measures and the proposed Covenant addressing property intensity (persons/acre) of the proposed Project.

The Air Force Instructions (AFI) / Department of Defense (DOD) Instructions includes guidelines for land use compatibility guidelines for Clear Zones, APZs and aircraft noise. The land use guidelines are based on the Federal Highway Administration's *Standard Land Use Coding Manual (SLUCM)*. The SLUCM designation (SLUCM No. 63.7) for the proposed Project is Warehouse and Storage Services. This land use is compatible in APZ I and APZ 2. This use designation includes restrictions that limit occupants, including employees of industrial buildings or structures, to 25 an acre in APZ I and 50 an acre in APZ II.

Covenant Affecting the Freeway Business Center Project

The project site is located within both APZ I and APZ II. As such, both criteria have been reviewed and analyzed as part of the review process for the Project. To ensure compliance with the density restrictions, and as a condition of approval, the applicant proposes to enter into a covenant in order to ensure that there is compliance with the density cap and density restrictions for the Project site. The Covenant is a condition of approval and included in Resolution #JPA 18-03. As described in the covenant, the applicant has agreed to comply with the density restrictions and density cap by limiting occupancy of the Project to 518 occupants. The covenant provides the following two limitations on occupancy of the Project: (1) Overall, the occupancy of the Project cannot exceed 518 occupants, and (2) The APZ limitations (set out below) cannot be exceeded in any acre of the building.

In the case that the square footage of the building decreases, the density cap will also decrease. The covenant limits areas within APZ I to 25 occupants per square area (area measuring 208 feet by 208 feet) within portions of the building and areas within APZ II as 50 occupants per square area within portions of the building. The density restrictions cannot be exceeded within any of the 208 foot by 208 foot squares. Further, any building expansion is prohibited, including an increase in the building mezzanine area, without further review by March JPA, Airport Land Use Commission, and March Air Reserve Base (ARB) representatives, as well as consent and approval provided through an amendment to the agreed upon covenant. In order to ensure compliance with the conditions of the covenant, the applicant will fund quarterly inspections of the Project development at its sole expense. Adhering to the covenant intensity restrictions will be a condition of Project approval.

In the event the applicant or its successors in interest fail to comply with the conditions of the covenant, March JPA is entitled to proceed with revocation proceedings in accordance with Section 9.02.0260 of the March JPA Development Code. Under Section 1.4 of the proposed Covenant, the Covenant inures to benefit of March JPA's successors and assigns. As a result, should March JPA ever cease to exist, its successor in interest will be able to enforce the provisions of the Covenant.

Final EIR for the Freeway Business Center:

CEQA and the State Guidelines for Implementing CEQA ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies: (1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities; (2) Identify the ways that environmental damage can be avoided or significantly reduced; (3) Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.

The Freeway Business Center Final EIR was prepared to inform decision makers and the public of the potential significant environmental effects associated with the Project. The purpose of this Final EIR is to focus the discussion on those potential effects on the environment which the lead agency has determined may be significant. In addition, feasible mitigation measures are recommended, when applicable, that would reduce significant environmental impacts or avoid significant environmental impacts.

March JPA circulated a Notice of Preparation (NOP) and Initial Study seeking environmental input on the proposed Project from March 4, through April 3, 2015. The agency determined that an EIR should be prepared because the Project could have a significant effect on the environment in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Public Services, Transportation and Traffic, Utilities and Service Systems, and Energy Conservation. Based on the Initial Study, the March JPA further determined that impacts to Agricultural Resources, Mineral Resources, Noise, Population and Housing, and Recreation would be less than significant and thus was not further analyzed in the Draft EIR.

Twelve (12) comment letters were received in response to the NOP. In accordance with State CEQA Guidelines sections 15082(c) and 15083, March JPA held a duly noticed Scoping Meeting on March 19, 2015. The Scoping Meeting included verbal comments in support of the Project. None of the comments received changed the issue areas that the Initial Study determined would be discussed in the Draft EIR. All of the issues and concerns raised in the comments have been fully addressed and analyzed in the Draft EIR.

A Notice of Availability and Draft Environmental Impact Report (Draft EIR) was circulated, incorporating comments received in response to the NOP from May 10, through June 23, 2016. During the 45-day public comment period, March JPA consulted with and requested comments from all responsible and trustee agencies, and other regulatory agencies. The Authority received thirteen (13) written comment letters on the Draft EIR, including an acknowledgement from the State Clearinghouse that March JPA has complied with the CEQA

environmental review requirements. An overview regarding the findings, mitigation measures, and significance of environmental impacts is listed below.

The Final EIR found that the Project would result in significant and unavoidable impacts to Air Quality and Greenhouse Gas. All other resource areas were found to be less than significant impacts or less than significant with mitigation. Information regarding the Freeway Business Center Final EIR is available on the March JPA website at www.marchjpa.com.

Freeway Business Center
Summary of Environmental Resources and Level of Impact

Environmental Resource	Level of Impact before Mitigation	Proposed Mitigation	Significance After Mitigation
Aesthetics	Less Than Significant	N/A	N/A
Air Quality	**Potentially Significant**	1. Grading, Architectural Coating and Emissions from Construction Activities 2. Traffic Demand Management Plan 3. Idling Emissions from Trucks 4. On-Site Indoor Fork Lifts 5. Powering of Yard Trucks 6. Idling Time of Vehicles and Equipment 7. Cold Storage Warehouse Space	**Significant and Unavoidable**
Biological Resources	Potentially Significant	1. Stephen' Kangaroo Rat Survey 2. Burrowing Owl Survey 3. Nesting Bird Survey 4. Jurisdictional Features	Less Than Significant
Cultural Resources	Potentially Significant	1. Archaeological Monitoring 2. Pre-Grading Report 3. Relinquish Ownership of Cultural Resources 4. Avoidance and Preservation of Sacred Sites 5. Paleontological Monitoring	Less Than Significant
Geology and Soils	Potentially Significant	1. Site Inspection 2. Removal of Vegetation 3. Soil Removal to Competent Native Materials 4. Additional Testing and Grading 5. Uniform Compacted Fill Blanket 6. Debris Removal 7. Temporary Unsurcharged Evacuations 8. Foundation Bearing Capacities 9. Retaining Wall Design Parameters 10. Sabs on Grade 11. Vapor Retarder 12. Moistening of Subgrade Soils 13. Trenching	Less Than Significant
Greenhouse Gas Emissions	**Potentially Significant**	1. Transportation Demand Management Plan 2. Idling Time of Vehicles and Equipment 3. Cold Storage Warehouse Space 4. Compliance with MJPA Water Efficient Landscape Ordinance (#JPA 09-05)	**Significant and Unavoidable**
Hazards and Hazardous Materials	Potentially Significant	1. Avigation Easement Conveyance 2. Acoustical Analysis 3. Installation of Marking/Lighting for Aviation Safety 4. Building Height 5. FAA Form 7460-2, Temporary Construction Equipment 6. FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration 7. Vegetation/Tree Planting Restrictions 8. Functioning of Project Drain System 9. Phase II Environmental Site Assessment	Less Than Significant

Preparation Date: February 8, 2018

Freeway Business Center
Summary of Environmental Resources and Level of Impact

Environmental Resource	Level of Impact before Mitigation	Proposed Mitigation	Significance After Mitigation
Hydrology and Water Quality	Less Than Significant	N/A	N/A
Land Use and Planning	Potentially Significant	Refer to Proposed Mitigation Measures for: 1. Air Quality 2. Biological Resources 3. Cultural Resources 4. Geology and Soils 5. Hazards and Hazardous Materials 6. Transportation and Traffic, and 7. Utilities and Service Systems	Less Than Significant
Public Services	Less Than Significant	N/A	N/A
Transportation and Traffic	Potentially Significant	1. Traffic Control Plan Preparation 2. Lane Geometry Modification 3. Improvements to Old 215 Frontage Road	Less Than Significant
Utilities and Service Systems	Potentially Significant	1. Compliance with MJPA Water Efficient Landscape Ordinance (#JPA 09-05) 2. Interagency Agreement WMWD/ECSD 3. Construction Waste Recycling Plan	Less Than Significant
Energy Conservation	Less Than Significant	N/A	N/A

Tribal Consultation

Government Code Section 65352.3 requires local governments to consult with California Tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting and/or mitigating impacts to cultural places. Senate Bill (SB) 18 and Assembly Bill (AB) 52 requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places ("cultural places") through local land use planning. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.

These consultation requirements apply to adoption and amendment of both general plans (defined in Government Code §65300 et seq.) and specific plans (defined in Government Code §65450 et seq.). The intent of AB 52 is to provide a formal consultation process for California tribes as part of the CEQA and equates significant impacts on "tribal cultural resources" with significant environmental impacts (Public Resources Code (PRC) Section 21084.2). AB 52 only applies to projects that have a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration filed after July 1, 2015. Since the NOP was filed on March 4, 2015, well before AB 52 took into effect, AB 52 process does not apply to the Project. The project involves a general plan amendment for 6.2 acres of the project site (APN 297-100-045-8); therefore, SB 18 applies to the project.

Ten tribes in Riverside County were contacted for consultation. Of the ten tribes contacted, three tribes requested consultation. The consultation process and the CEQA (Initial Study) analysis and findings found impacts to cultural resources can be mitigated to less-than-significant levels by incorporating mitigation measures. No significant adverse impacts would remain after mitigation.

Attachments:

1. Resolution #JPA 18-02, Adopting a Statement of Overriding Considerations, Certifying the Freeway Business Center Final Environmental Impact Report (SCH #201503105), and Adopting a Mitigation Monitoring and Reporting Program for the Freeway Business Center Project.
    - *Exhibit A: Mitigation Monitoring and Reporting Program*

2. Resolution #JPA 18-03, Adopting General Plan Amendment GP 15-01 and Plot Plan PP 14-02, for the Development of the Freeway Business Center, Subject to Conditions of Approval, for the Development of the Freeway Business Center Project
    - *Exhibit A: General Plan Map*
    - *Exhibit B: Site Plan, Building Elevations, Grading Plan, Landscape Plan*
    - *Exhibit C: Conditions of Approval*
    - *Exhibit D: Covenant*

3. Ordinance #JPA 18-01, Adopting a Change of Zone, CZ 14-01, Assigning the Zoning Designation of Industrial to the Project Site, consistent with the General Plan designation of Industrial for an approximately 709,083-square-foot industrial warehouse building on 39.4 acres for the development of the Freeway Business Center Project.
    - *Exhibit A: March JPA Zoning Map*

4. Notice of Determination.

5. March Air Reserve Base Comment Letter – November 15, 2016.

6. Freeway Business Center Final EIR & Appendices are available at www.march jpa.com

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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/03/2018

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

NOTICE IS HEREBY GIVEN that at **3:00 P.M.** on **Wednesday, February 14, 2018,** or as soon thereafter as possible, in the March Joint Powers Authority Boardroom, located at 14205 Meridian Parkway, Suite 110, Riverside, California 92518, **a public hearing will be held by the Commission of the March Joint Powers Authority.** This meeting is scheduled to discuss and take action on a request by Proficiency 215 LLC, for the proposed **Freeway Business Center Project,** on approximately 39.4 acres, located at the southwest corner of Alessandro Boulevard and Old 215 Frontage Road, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. The proposed Project consists of the following:

General Plan Amendment (GP 15-01): The project site is comprised of two parcels: APN 297-100-013 (33.2 acres currently designated for Industrial development as identified in the March JPA General Plan) and APN 297-100-045 (6.2 acres), a parcel that was formally within the County of Riverside's jurisdiction before it was placed in the March JPA's planning jurisdiction in February 2015. The latter 6.2 acre parcel is the subject of the General Plan Amendment. Therefore, the parcel is being designated as Industrial (I) under the proposed GP Amendment to facilitate an industrial development on the Project site consistent with the March JPA's overall goals and policies for the development of the March JPA Planning Area.

Change of Zone (CZ 14-01): Parcels associated with the Project site have two separate zoning designations. The parcel identified as APN 297-100-045 was previously located within the County of Riverside's land use jurisdiction and is designated Rural Residential (RR) on the County's Zoning Map. Parcel APN 297-100-013 is not currently zoned as identified on the March JPA's Zoning Map. The proposed Change of Zone would assign the zoning designation of Industrial (I) to both parcels, consistent with the GP designation of Industrial (I).

Plot Plan (PP 14-02): The proposed Plot Plan would grant approval for the construction of a 709,083-square-foot industrial warehouse building. The proposed building would consist of approximately 694,083 square feet of warehouse space, approximately 7,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space at the northeastern end of the building, and approximately 5,000 square feet of ground floor office space planned for the southwestern end of the building. The building would be approximately 44 feet in height. Additionally, as part of the Project, several utility lines, including underground petroleum and natural gas lines, would require relocation. Although the building is intended to be used as an industrial warehouse facility, an end user has not yet been identified. Specific details regarding future operation of the facility are not currently available; however, for the purposes of CEQA and to ensure full disclosure on all potential allowable uses within the proposed Industrial (I) lot, this assessment assumes a variety of industrial functions within the building, consistent with the opportunities and limitations associated with the Project site as outlined herein.

ENVIRONMENTAL DETERMINATION: This notice is to advise that the March Joint Powers Authority, acting in its capacity as a Lead Agency under CEQA, will consider a recommendation regarding the certification of the Environmental Impact Report for the Proposed Project. The project files, Draft Environmental Impact Report, response to comments, and project correspondence are available for review, Monday through Friday, from 8:00 AM to 5:00 PM at the March Joint Powers Authority office, located at 14205 Meridian Parkway, Suite 140, Riverside, 92518. The Final Environmental Impact Report will be available no later than **February 7, 2018** on the March Joint Powers Authority website at: **http://marchjpa.com/developmentservices.php** In accordance with Government Code Section 65009, anyone wishing to challenge any of the proposed actions taken by the March Joint Powers Commission in court, you may be limited to raising only those issues raised at the public hearings described in the notice, or raised in written correspondence delivered to the hearing body, at or prior to the public hearing. Any written correspondence submitted to one or more of the March JPA Commissioners regarding this matter must also be copied to the Commission Clerk and the Project Planner, prior to the meeting date referenced above.

Please contact Jeffrey Smith, AICP, Senior Planner, March Joint Powers Authority, at (951) 656-7000, or by email at smith@marchjpa.com, should you have any questions regarding this notice. If you require special accommodations during your attendance at this Public Hearing Meeting, please contact Carey Allen, Office Manager, March Joint Powers Authority at (951) 656-7000, at least 24 hours in advance of the meeting time.




Project Site
Moreno
Valley
DUDEK
N
FIGURE ES-1
Aerial Map

RESOLUTION # JPA 17-29

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING GENERAL PLAN AMENDMENT GP 16-01, VESTING TENTATIVE TRACT MAP 37107 AND MASTER PLOT PLAN PP 16-04 FOR THE DEVELOPMENT OF THE MERIDIAN WEST CAMPUS-LOWER PLATEAU

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

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

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

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, Meridian Park West, LLC ("Applicant") proposes the development of the "West Campus-Lower Plateau" area adjacent to and west of the existing North Campus of the Meridian Business Center. The development would specifically entail build-out as follows ("Project"):

- The approximately 5.5-acre parcel on the west side of Meridian Parkway (northeastern portion of the Project site) would be developed with a mixture of uses, including office, retail, and/or a small business park. At a future date, a 66,000-square-foot mixed-use development, including office, retail, and/or a small business park, would be submitted as a component of a separate Plot Plan submittal.
- The approximately 51.3-acre parcel north of the extended Cactus Avenue would be developed with an approximately 1,000,000-square-foot industrial warehouse building containing a total of 252 loading docks and 431 trailer parking stalls. Employee vehicle parking would be provided in the parking lot located immediately south of the building and north of Cactus Avenue. The maximum building height would be 50 feet above ground level elevation.
- The approximately 43.5-acre parcel south of the extended Cactus Avenue would be developed with an approximately 845,000-square-foot industrial warehouse building containing a total of 190 loading docks and 283 trailer parking stalls. Employee vehicle parking would be provided in two parking areas: one lot located

immediately north of the building and south of Cactus Avenue and a second lot fronting the south side of the warehouse building. The maximum building height would be 50 feet above ground level elevation.

- The approximately 23.6-acre parcel farthest to the south would be developed with three smaller industrial buildings (Building A: approximately 142,000 square feet; Building B: approximately 110,000 square feet; and Building C: approximately 110,000 square feet) totaling approximately 362,000 square feet. A total of 412 parking spaces would be provided, as required by code. The maximum building height would be 35 feet above ground level elevation.
- The approximately one-acre parcel north of the extended Cactus Avenue could be developed as a "Low Water Use/Drought Tolerant Landscape Demonstration Garden" that would include an "efficiency garden" as an educational center that offers examples of California native and climate-appropriate plants, information on irrigation systems, and soils that impact the landscape's water-saving abilities. The lot could also be combined with the adjacent development and used for perimeter landscape.
- Cactus Avenue would be extended to the west by 1,700 feet, terminating in a cul-de-sac. The roadway would be 112 feet wide with two lanes in each direction; bicycle lanes and sidewalks would also be provided along both sides of the roadway.
- Construction of a new cul-de-sac roadway, Street A, immediately south of the Mixed Use area to provide access to the 5.5-acre mixed-use site, as well as the 51.3-acre parcel accommodating the approximately 1,000,000-square-foot industrial warehouse building.
- Construction of a new cul-de-sac roadway, Street B, immediately south of the proposed 845,000-square-foot industrial warehouse building and north of the three smaller industrial buildings in the southern portion of project area would be constructed to provide access to both properties.
- Installation of a total of approximately 400,000 square feet of rooftop solar atop the 1,000,000-square-foot and 845,000-square-foot warehouse buildings, producing a total of approximately 2 megawatts (2,000 kilowatts) of power.
- Utility line relocations and abandonments would be also be required as part of the proposed Project. These would include the following:
- The existing pipeline owned by the Southern California Gas Company would be relocated along the edges of the property line. Southern California Gas Company supports this relocation.
    - The existing dry utilities easement that includes overhead electrical and cable would be abandoned; electrical and cable utilities would be located along the eastern property line.
    - The existing City of Riverside sewer would be abandoned after being relocated to the western property line.
    - The existing 4-inch-diameter private water line through the site would be abandoned.
    - The existing 8-inch-diameter private sewer line through the site would be abandoned; and

WHEREAS, on August 25, 2016, Applicant submitted certain land use applications (collectively, the "Project Entitlements") requesting the following:

1. A General Plan Amendment application (GPA 16-01): The proposed Meridian West Campus-Lower Plateau Project site is currently designated Industrial (IND) and Business Park (BP) within the March JPA General Plan (GP) Land Use Map (March JPA 2012). The requested General Plan Amendment would modify the General Plan to:

- Create approximately 5.7 acres of Mixed Use designated land along Meridian Parkway, in proximity to the Metrolink passenger rail site;
- Reduce approximately 108 acres of Industrial designated land use to approximately 97.2 acres of Industrial designated land use; and
- Increase approximately 19 acres of Business Park land use to approximately 24.1 acres of Business Park land use.

2. A Vesting Tentative Tract Map application (VTTM 37107) to create five developable fee title lots and one landscape lot totaling approximately 124.97 acres and public right-of-way for roadways, landscaping, and other features..

3. A Master Plot Plan PP 16-04 application to approve for future development of a minimum of five parcels. Each parcel would develop as follows:

- The approximately 5-acre parcel on the west side of Meridian Parkway (northeastern portion of the Project site) is analyzed within this environmental document but is not submitted as a component of the Master Plot Plan. At a future date, a 66,000-square-foot mixed-use development, including office, retail, and/or a small business park, would be submitted as a component of a separate Plot Plan submittal.
- The approximately 51.3-acre parcel north of the extended Cactus Avenue would be developed with an approximately 1,000,000-square-foot industrial warehouse building.
- The approximately 43.5-acre parcel south of the extended Cactus Avenue would be developed with an approximately 845,000-square-foot industrial warehouse building.
- The approximately 23.6-acre area furthest to the south would be developed with three smaller industrial buildings (Building A: approximately 142,000 square feet; Building B: approximately 110,000 square feet; and Building C: approximately 110,000 square feet) totaling approximately 362,000 square feet. This area would be comprised of one lot containing 8.17 acres with one building and the southernmost lot would contain 15.7 acres with two buildings.
- The approximately 1-acre parcel north of the extended Cactus Avenue may be developed as a "Low Water Use/Drought Tolerant Landscape Demonstration Garden" as an educational center that offers examples of California native and climate-appropriate plants, information on irrigation systems, and soils that impact the landscape's water-saving abilities. Should this site not be pursued for this use by Western Municipal Water District, the site will be used for landscape areas not intended for the public.

- Extend Cactus Avenue approximately 1,700 feet to the west using a 112-foot right-of-way (with additional 9-foot landscape easements as developed on Meridian Parkway) with two travel lanes in each direction and bicycle lanes and sidewalks on both sides of the roadway.
- Construction of a new cul-de-sac roadway, Street A, immediately south of the Mixed Use area to provide access to the 5.5-acre mixed-use site as well as the 51.3-acre parcel accommodating the approximately 1,000,000-square-foot industrial warehouse building.
- Construction of a new cul-de-sac roadway, Street B, immediately south of the proposed 855,000-square-foot industrial warehouse building and north of the three smaller industrial buildings in the southern portion of the project area would be constructed to provide access to both properties.
- Installation of a total of approximately 400,000 square feet of rooftop solar atop the 1,000,000-square-foot and 845,000-square-foot warehouse buildings, producing a total of approximately 2 megawatts (2,000 kilowatts) hours of power.
- Utility line relocations and abandonments would be required, including:
    - The existing pipeline owned by the Southern California Gas Company would be relocated along the edges of the property line. Southern California Gas Company supports this relocation.
    - The existing dry utilities easement that includes overhead electrical and cable would be abandoned; electrical and cable utilities would be located along the eastern property line.
    - The existing City of Riverside sewer would be abandoned after being relocated to the western property line.
    - The existing 4-inch-diameter private water line through the site would be abandoned.
    - The existing 8-inch-diameter private sewer line through the site would be abandoned; and

WHEREAS, this General Plan Amendment (GPA 16-01), Vesting Tentative Tract Map 37107, (VTTM 37107), and Master Plot Plan PP 16-04, (PP 16-04), along with Zoning Designation (Z 16-01), collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the March JPA's Local CEQA Guidelines, March JPA staff prepared a Final Environmental Impact Report for the Meridian West Campus-Lower Plateau (SCH # 2016061020) ("FEIR"); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines, March JPA staff has prepared and pursuant to Resolution # JPA 17-28 the Commission has certified the FEIR for the Project Entitlements; and

WHEREAS, on October 25, 2017, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. Pursuant to Resolution # JPA 17-28 the Commission has considered and certified the FEIR (SCH # 2016061020) for the Project, including General Plan Amendment (GPA 16-01), Vesting Tentative Tract Map 37107, (VTTM 37107), and Master Plot Plan PP 16-04, (PP 16-04), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission has reviewed and considered the FEIR, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on General Plan Amendment GPA 16-01 (GPA 16-01), Vesting Tentative Tract Map 37107, (VTTM 37107), and Master Plot Plan PP 16-04 (PP 16-04).

SECTION 3. Findings for General Plan Amendment (GPA 16-01). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of General Plan Amendment (GPA 16-01) in accordance with Section 9.02.040 of the March JPA Development Code and Section 65358 of the California Government Code:

1. The proposed General Plan Amendment (GPA 17-01) is consistent with existing goals, objective, policies, and programs of the General Plan for the following reasons:

a. The Project complies with General Plan Land Use Policy 1.1: *"Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area."* As the March JPA General Plan Land Use Map in this area mirrors the March ARB Master Reuse Plan (Page II-38). The Project complies with the objective of developing predominately industrial land uses in this planned area of industrial uses, though a minor reconfiguration and reduction in Industrial use is incorporated to address the hardship of developing a triangular shaped Business Park land area that is irregularly shaped for development of employment generating uses. Furthermore, the Project capitalizes on the appropriateness of development Mixed Uses near the

existing Metrolink commuter rail station, while generating an estimated 1,411 permanent jobs; and

b. The Project complies with General Plan Land Use Policy 1.5: "*Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development.*" The Project complies with General Plan Land Use Policy 1.5 because the Project includes 1,845,000 square feet of industrial use, 362,000 square feet of light industrial business park use and 66,000 square feet of office, retail, and/or a small business park mixed use development. While end users have not yet been identified, the mix of land uses provides for a variety of different types of uses including potential warehousing and distribution, light manufacturing, research and development, office, retail and mixed use; and

2. The proposed General Plan Amendment (GPA 17-01) will not adversely affect the public health, safety, or general welfare for the following reasons:

a. The Project complies with General Plan Land Use Policy 1.3: "*Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity.*" The Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Meridian Parkway, Interstate 215, existing services such as, commuter rail, bus service, sidewalks, bike lanes, and fire and police protection, which are already serving this area, such that there is no major extension of infrastructure at the expense of the March JPA; and

b. The Project complies with General Plan Land Use Policy 1.9: "*Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use.*" The Project will not adversely affect public health, safety, or general welfare because the Project contains no residential components which would be incompatible in the 65 – 70 dBA noise contours, and considered only marginal in the 60 – 65 dBA noise contours. Instead, the Project focuses on employment uses which are considered a marginally acceptable use in the highest 65 – 70 dBA noise contours, and industrial land uses within the 60 to 65 dBA CNEL noise level contours which would be considered normally acceptable. As conditioned by the Airport Land Use Commission, sensitive land uses including structures with more than two aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters) would be prohibited in the 65 – 70 dBA noise contours. With California Building Code (CBC) standards building construction for employment uses, the Project would satisfy the Riverside County ALUCP compatibility criteria based on the noise level contour boundaries; and

SECTION 4. Findings for Vesting Tentative Tract Map 37107, (VTTM 37107). 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 Parcel Map No. 37107, (VTTM 37107), in accordance with Government Code section 66410 *et seq*. and Sections 9.14.050 and 9.14.070 of the March JPA Development Code:

1. The Vesting Tentative Tract Map 37107, (VTTM 37107) is consistent with applicable March JPA General Plan because:

a. The Project complies with General Plan Land Use Policy 1.1: *"Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area."* As the March JPA General Plan Land Use Map in this area mirrors the March ARB Master Reuse Plan (Page II-38). The Project complies with the objective of developing predominately industrial land uses in this planned area of industrial uses, though a minor reconfiguration and reduction in Industrial use is incorporated to address the hardship of developing a triangular shaped Business Park land area that is irregularly shaped for development of employment generating uses. Furthermore, the Project capitalizes on the appropriateness of development Mixed Uses near the existing Metrolink commuter rail station, while generating an estimated 1,411 permanent jobs; and

b. The Project complies with General Plan Land Use Policy 1.5: "*Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development."* The Project complies with General Plan Land Use Policy 1.5 because the Project includes 1,845,000 square feet of industrial use, 362,000 square feet of light industrial business park use and 66,000 square feet of office, retail, and/or a small business park mixed use development. While end users have not yet been identified, the mix of land uses provides for a variety of different types of uses including potential warehousing and distribution, light manufacturing, research and development, office, retail and mixed use; and

2. The design or improvement of the Vesting Tentative Tract Map 37107, (VTTM 37107) is consistent with applicable March JPA General Plan because:

a. The Project complies with General Plan Land Use 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 sub-region."* The design or improvement of the Vesting Tentative Tract Map 37107, (VTTM 37107) is consistent with this Goal as the Project proposes industrial warehouse buildings and office, retail, and/or a small

business park mixed use development in a location that is surrounded by existing industrial, business park, mixed use, and commercial development to the north and east, and is within walking distance to a commuter rails station and in proximity to the I-215 Freeway. The closest sensitive land use is the Orangecrest residential community, which is 560' from the Project perimeter 16 – 18 foot wall and located up- hill in a manner where the industrial activity would be mitigated; and

3. The site of the Vesting Tentative Tract Map 37107, (VTTM 37107) is physically suitable for the type of development because:

a. The site of the Vesting Tentative Tract Map 37107 complies with General Plan Transportation Policy 2.1: *"Avoid conflicts and incompatibilities between land uses through the use of landscaped setbacks and buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like."* The Project would be developed in accordance with the March JPA Development Code that would ensure the Project meets the setback requirements, height restrictions, site and building design, site orientation, etc. and would be compatible with adjacent and surrounding land uses. Furthermore, the Project proposes a 16 – 18 foot perimeter wall and 36" triangulated box evergreen trees that would mitigate the activity from the downhill industrial activity to the residential community located 560' to the west. Furthermore, existing lighting limitations are in place including: 1) all exterior on-site light fixtures shall be shall be fully shielded with no light emitted above the horizon; 2) exterior on-site lighting shall not exceed .5 candle/foot at the property line confirmed through point-by-point photometric study; 3) all exterior lighting shall be low-pressure sodium or high-pressure sodium (Metal Halide is prohibited); 4) maximum on-site lighting wattage is 750; 5) maximum height of on-site exterior lighting is 25 feet; and

4. The site of the Vesting Tentative Tract Map 37107, (VTTM 37107) is physically suitable for the proposed density of development because:

a. The site of the Vesting Tentative Tract Map 37107 complies with General Plan Land Use Policy 1.9: *"Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use."* The Project is physically suitable for the proposed density of development because the Project contains no residential components which would be incompatible in the 65 – 70 dBA noise contours, and considered only marginal in the 60 – 65 dBA noise contours. Instead, the Project focuses on employment uses which are considered a marginally acceptable use in the highest 65 – 70 dBA noise contours, and industrial land uses within the 60 to 65 dBA CNEL noise level contours which would be considered normally acceptable. As conditioned by the Airport Land Use Commission, sensitive land uses including structures with more than two aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, noise-sensitive outdoor nonresidential

uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters) would be prohibited in the 65 – 70 dBA noise contours. With California Building Code (CBC) standards building construction for employment uses, the Project would satisfy the Riverside County ALUCP compatibility criteria based on the noise level contour boundaries; and

5. The design of the Vesting Tentative Tract Map 37107, (VTTM 37107) and proposed improvements are not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife or their habitat because after CEQA compliance and implementation of mitigation BIO-1 through BIO-6, the environmental impacts to any significant habitat of a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community are below a level of significance; and

6. The design of the Vesting Tentative Tract Map 37107, (VTTM 37107) and the type of improvements are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the applicable air quality mitigation measures:

MM-AQ-1 Construction Equipment Emissions Standards: During Project construction, the construction contractor shall certify in writing, with oversight by March JPA, that all off-road diesel-powered construction equipment greater than 50 horsepower shall meet, at a minimum, the Tier 3 emission standards for non-road diesel engines promulgated by the United States Environmental Protection Agency (USEPA). In addition, the construction contractor shall certify in writing that 50% of construction equipment is Tier 4 equipment, based on number of pieces of construction equipment, to the greatest extent feasible.

MM-AQ-2 Low-VOC Architectural Coatings: The Project shall be required to utilize Super-Compliant VOC interior and exterior paints during construction and long-term operations, which are defined by SCAQMD as meeting the "super-compliant" VOC standard of 10 grams per liter (g/L), during construction and long-term operations.

MM-AQ-3 Construction Relations Officer: The Project will provide a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters. A phone number and email contact information for the construction relations officer shall be posted on signage at construction site entrance points.

MM-AQ-4 Improved Energy Efficiency and Water Reduction: The Project applicant shall incorporate the following measures into the Project design:

1. The Project will be constructed to commit to 2016 Title 24 standards for building efficiency and to designing buildings with converter so solar is feasible but not required for current and future tenants.
2. Pursuant to review and approval by the Air Force prior to the issuance of building permits, the Project will install approximately 6,990 kW of solar PV electricity generation.

3. The Project will install Energy Star certified light bulb and lighting fixtures.
4. The Project will install duct insulation to a minimum level of R-6 and enhanced window insulation as required by 2016 Title 24 and consistent with the Riverside County Climate Action Plan criteria.
5. Consistent with the Riverside County Climate Action Plan criteria, the Project will include the following design elements: Construction of cool roof defined as CRRC Rated 0.15 aged solar reflectance and 0.75 thermal emittance; Use of HVAC equipment with a SEER of 14 or higher; Installation of water heaters with an energy factor of .92 or higher; All rooms will have some form of daylighting (e.g., skylights or windows); At least 50% of artificial lighting unit fixtures will be high efficacy; Waterless urinals and high efficiency toilets will be used throughout the Project; and water efficient faucets will be used throughout the Project.
6. The Project will provide electrical outlets at building exterior areas.
7. The Project landscape non-potable water system will meet "purple" pipe standards.
8. The Project will exceed the Riverside County Climate Action Plan requirement for water efficient landscaping by having no turf and only drought tolerant plants and introducing additional water efficient irrigation controls such as smart irrigation controllers.
9. The Project will provide circuitry and capacity for installation of electric vehicle charging stations consistent with the Riverside County Climate Action Plan criteria. The project will add one charging station and electric vehicle (EV) parking spaces to the parking lots as follows: Lot 1: 1 charging station and 4 EV parking spaces, Lot 2: 3 charging stations and 5 EV parking spaces, Lot 3: 2 charging stations and 3 EV parking spaces, Lot 4: 1 charging station and 2 EV parking spaces; and Lot 5: 1 charging station and 2 EV parking spaces.
10. The Project will install electric vehicle charging stations sufficient to service 18 off-site parking spaces.

MM-AQ-5 Commute Trip Reduction: The Project applicant shall incorporate the following measures in order to encourage alternative modes of transportation and reduce commute trips.

- Five percent (5%) of vehicle/employee parking spaces shall be reserved for preferential spaces for car pools and van pools.
- Tenants with more than 10,000 square feet of office space shall provide video conferencing facilities. Tenant spaces below 10,000 S/F of office space may pursue video conferencing as feasible.
- The Project will provide short- and long- term bicycle parking facilities to meet peak season maximum demand (one bike rack space per 20 vehicle/employee parking spaces).
- The Project will provide "end-of-trip" facilities including showers, lockers, and changing space (four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).
- Each tenant will provide on-site food vending machines or refrigerator, microwave oven and mail facilities (i.e. drop box) at the Project site. Each tenant with over

5,000 square feet of office space shall provide an onsite computer, internet connection, and other services for personal employee use. Projects will consider the provision of an ATM machine as feasible.

MM-AQ-6 Haul Truck Requirements: In order to minimize on-road mobile source criteria air pollutant emissions, March Joint Powers Authority (JPA) shall require the following measures for the Project.

- For any warehouse use, the loading docks shall be designed to accommodate SmartWay trucks. The March JPA will require evidence of compliance prior to issuance of a certificate of occupancy for any warehouse use.
- The future use of the two large industrial buildings shall be consistent with a high cube warehouse, warehouse, or warehouse with light assembly, as analyzed in the EIR. If uses with higher daily truck volumes are anticipated to visit the site, the March JPA will re-evaluate the project through supplemental CEQA review prior to allowing the higher activity level.

MM-AQ-7. Building-Specific Air Quality Analysis: Prior to issuance of a Certificate of Occupancy for each building, the Developer shall submit sufficient air quality technical information for the use allowed by the Certificate of Occupancy to the March JPA which will review the information and confirm that the use allowed in the Certificate of Occupancy complies with the air quality analysis identified in Draft EIR Table 4.2-8.

MM-AQ-8 Yard Goat Requirements: The Project will utilize electric or natural gas-powered yard goats; and

7. The design of the Vesting Tentative Tract Map 37107, (VTTM 37107) and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, as easements have been preserved through subdivision design or easement relocation; and

8. Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965; and

9. The Vesting Tentative Tract Map 37107, (VTTM 37107) and the associated design and improvements are consistent with all applicable ordinances as follows:

a. Ord #JPA04-01: An Ordinance establishing a Statutory Development Agreement between March JPA and the master developer of West March for the purpose of developing an employment core in West March. The interest in this Development Agreement is currently held by Meridian Park, LLC, the applicant in this Project.

b. Ord #JPA09-01: An Ordinance establishing a Truck Route for the purpose of complying with the WRCOG Good Neighborhood Guidelines, which were intended to provide appropriate distances between truck intensive uses and residential areas.

c. Ord #JPA10-01: An Ordinance establishing payment of regional transportation mitigation fees for western Riverside Council, for the purpose of developing appropriate road infrastructure, to keep up with the pace of growth.

d. Ord #JPA12-01: An Ordinance establishing a comprehensive revised March JPA Development Code for the purposes of regulating land uses, and modernizing and clarifying March JPA land use regulations.

e. Ord #JPA15-01: An Ordinance establishing a comprehensive system of development impact fees that allow local government to levy charges for costs associated with developing fire stations and public safety facilities to serve new development.

f. Ord #JPA16-03: An Ordinance mandating low water use landscape palettes and landscape irrigation systems to reduce water use for landscape purposes.

10. The design of the Vesting Tentative Tract Map 37107, (VTTM 37107) provides, to the extent feasible, for future passive and natural heating and cooling opportunities for the five (5) planned buildings within the subdivision because of the design of the lots, the large lot size, and the east west orientation, the development assures passive heating and cooling, and

11. The discharge of waste into an existing storm sewer system from development proposed in the Vesting Tentative Tract Map 37107, (VTTM 37107) will not cause a violation of existing requirements prescribed by the local water quality control board, because the Water Quality Management Plan complies with the Regional Water Quality Control Board Objectives for incorporating bioswales that passively treat the project stormwater. The stormwater then traverses to underground detention facilities, where remaining silt settles and is removed, before it is released into the March JPA storm drain system; and

12. The effect of Vesting Tentative Tract Map 37107, (VTTM 37107) on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources, because Riverside County is a housing rich - jobs poor sub-region. Thus the objective of the March JPA is to create an employment core within the former March Air Force Base, allows employment opportunities closer to home for Riverside County residents, and allow the area, which is impacted by noise from the joint-use airport, to develop with more compatible employment uses versus residential uses.

SECTION 5. Finding for Master Plot Plan (PP 16-04). Based on the 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 Master Plot Plan PP 16-04, in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objective, policies, and programs of the March JPA General Plan because:

a. The Project complies with General Plan Land Use Policy 1.1: *"Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area."* As the March JPA General Plan Land Use Map in this area mirrors the March ARB Master Reuse Plan (Page II-38). The Project complies with the objective of developing predominately industrial land uses in this planned area of industrial uses, though a minor reconfiguration and reduction in Industrial use is incorporated to address the hardship of developing a triangular shaped Business Park land area that is irregularly shaped for development of employment generating uses. Furthermore, the Project capitalizes on the appropriateness of development Mixed Uses near the existing Metrolink commuter rail station, while generating an estimated 1,411 permanent jobs; and

b. The Project complies with General Plan Land Use Policy 1.5: "*Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development.*" The Project complies with General Plan Land Use Policy 1.5 because the Project includes 1,845,000 square feet of industrial use, 362,000 square feet of light industrial business park use and 66,000 square feet of office, retail, and/or a small business park mixed use development. While end users have not yet been identified, the mix of land uses provides for a variety of different types of uses including potential warehousing and distribution, light manufacturing, research and development, office, retail and mixed use; and

2. The proposed Project was reviewed by the March JPA Project Review team, consisting of the March JPA Civil Engineer, Water Quality Civil Engineer, Land Use Planner, Riverside County Fire Marshall, March JPA (Willdan) Building Plana Examiner, and the proposed development comply with all required devilment standards; and

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

a. The Project complies with General Plan Land Use Policy 1.3: *"Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity."* The Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Meridian Parkway, Interstate 215, existing services such as, commuter rail, bus service, sidewalks, bike lanes, and fire and police protection, which are already serving this area, such that there is no major extension of infrastructure at the expense of the March JPA; and

b. The Project complies with General Plan Land Use Policy 1.9: *"Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use."* The Project will not adversely affect public health, safety, or general welfare because the Project contains no residential components which would be incompatible in the 65 – 70

dBA noise contours, and considered only marginal in the 60 – 65 dBA noise contours. Instead, the Project focuses on employment uses which are considered a marginally acceptable use in the highest 65 – 70 dBA noise contours, and industrial land uses within the 60 to 65 dBA CNEL noise level contours which would be considered normally acceptable. As conditioned by the Airport Land Use Commission, sensitive land uses including structures with more than two aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters) would be prohibited in the 65 – 70 dBA noise contours. With California Building Code (CBC) standards building construction for employment uses, the Project would satisfy the Riverside County ALUCP compatibility criteria based on the noise level contour boundaries; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because:

a. The Project complies with General Plan Land Use Policy 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 sub-region."* The Project Applicant proposes industrial warehouse buildings and office, retail, and/or a small business park mixed use development in a location that is surrounded by existing industrial, business park, mixed use, and commercial development to the north and east, and is within walking distance to a commuter rails station and in proximity to the I-215 Freeway. The closest sensitive land use is the Orangecrest residential community, which is 560' from the Project perimeter 16 – 18 foot wall and located up- hill in a manner where the industrial activity would be mitigated. Accordingly, The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity; and

SECTION 6. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including General Plan Amendment (GPA 16-01) as shown on Exhibit "A", Vesting Tentative Tract Map 37107, (VTTM 37107) as shown on Exhibit "B", and Master Plot Plan PP 16-04, (PP 16-04), as shown on Exhibit "C", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "D, attached hereto and incorporated herein by this reference.

SECTION 7. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Clerk, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

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

PASSED, APPROVED, AND ADOPTED this 25th day of October, 2017.

Mike Gardner, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 17-29 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on October 25, 2017, by the following vote of the Commission:

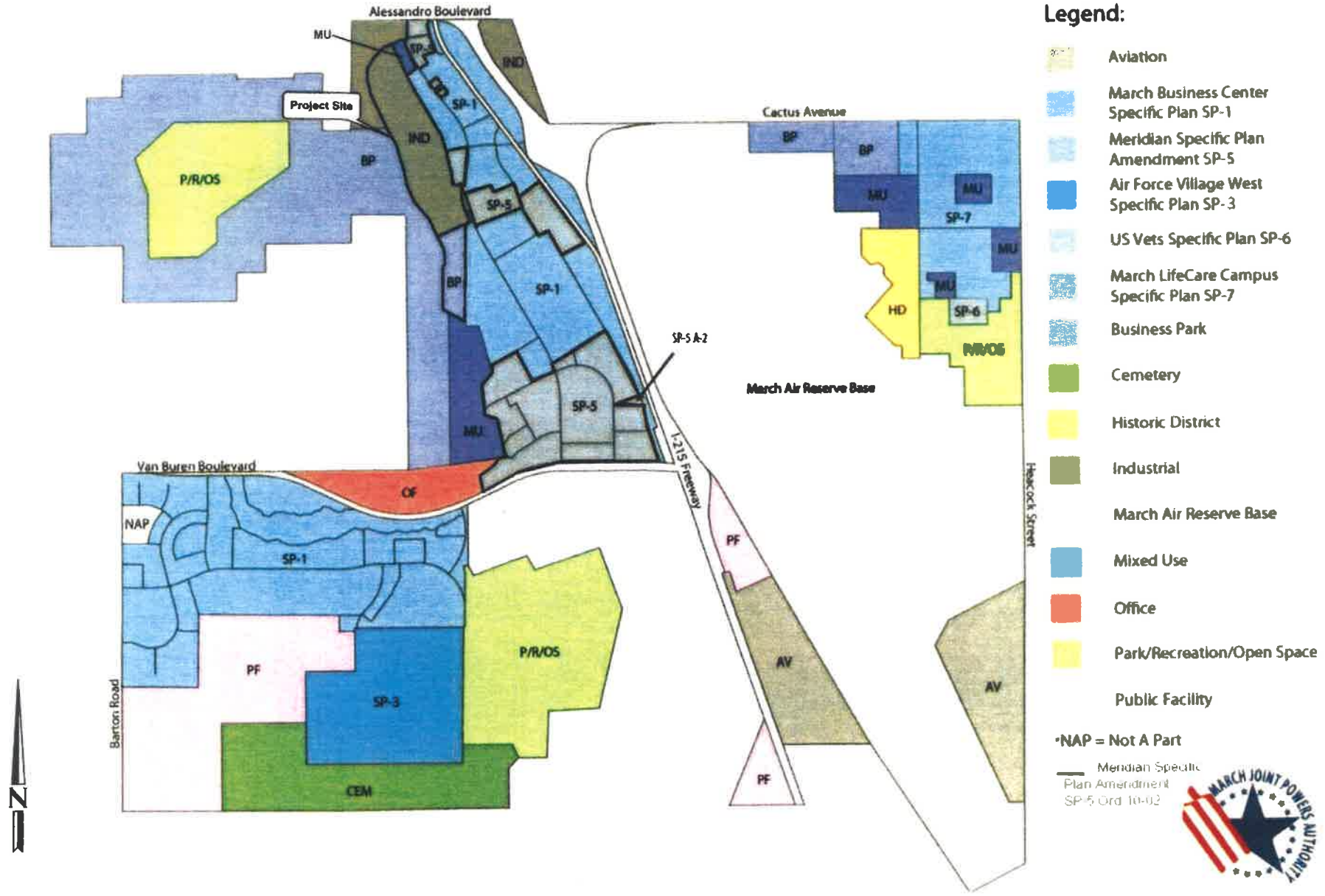
Ayes:	Baca (2 votes), Vargas, Jeffries, Rogers, Gardner (2 votes)
Noes:	Jeffries
Abstain:	None
Absent:	Ashley (Recused), Gutierrez, Melendrez

Dated: October 25, 2017

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

EXHIBIT "A"

General Plan Map



dorc Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

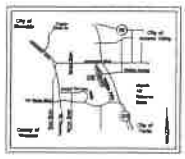
FIGURE 2-8
GENERAL LAND USE MAP

MERIDIAN WEST CAMPUS - LOWER PLATEAU PROJECT

EXHIBIT "B"

Vesting Tentative Tract Map 37107

VESTING TENTATIVE TRACT MAP No. 37107



VICINITY MAP
N.T.S.

OWNER
MARCH JOINT POWERS AUTHORITY
1339 MEYER DRIVE
RIVERSIDE, CA 92518
TELEPHONE: (951) 656-7000

DEVELOPER
HERITAGE PARK WEST, LLC
C/O VANTAGE PROPERTY GROUP
5857 OAK NICOLAS DRIVE, SUITE 170
CONTACT: MR. JEFF CORBIN
TELEPHONE: (949) 200-6733

SURVEYOR OF RESPONSIBLE CHARGE
ERC ENGINEERING, INC.
1188 SOUTH OLD SPRINGS ROAD
ANAHEIM, CA 92808
TELEPHONE: (714) 685-4888
EMAIL:

RCE P.L.S. DATE

SOURCE OF TOPOGRAPHY
BY PHOTOGRAMMETRIC METHODS COMPILED 1/2016 BY FINLEY-HOBB AND ASSOCIATES, INC.

BENCHMARK
NATIONAL GEODETIC SURVEY POINT "Z 1143" LOCATED ALONG THE RAILROAD FENCES, WEST OF I-215, APPROXIMATELY 1,700 FEET SOUTH OF VAN BUREN BOULEVARD, EAST OF THE VETERANS CEMETERY, AND EAST OF THE RAILROAD FENCES.

BEING A 3-1/4" BRASS DISK STAMPED "Z 1143 1999" SET FLUSH OF A CONCRETE MONUMENT, 13 FEET SOUTHEAST OF WITNESS 11, 165 FEET SOUTHEAST OF A CARSON STAKE, 25 FEET EAST OF FENCES, 3.4 FEET WEST OF THE EASTERLY POINT OF WAY FENCE AND 5 INCHES ABOVE GROUND.

ELEVATION 1526.46 FEET (NAVD88 DATUM)

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, EPOCH 1983.0, BASED LOCALLY ON THE W'LY LINE OF LOT 13 AS SHOWN ON TRACT 30853-1, M.B. 371/28-36, BEARING NORTH 09°47'08" EAST.

LEGAL DESCRIPTION
LEGAL DESCRIPTION

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA TO THE MARCH JOINT POWERS AUTHORITY RECORDED AS DOCUMENT NO. 2008-224433 ON MAY 23, 2008, ALSO SHOWN AS PARCEL 2 ON RECORD OF SURVEY 58-135 FILED IN BOOK 116, PAGES 39 THROUGH 43, INCLUSIVE, OF RECORDS OF SURVEY, IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 8 OF TRACT 30857-1, RECORDED IN BOOK 403 OF MAPS, AT PAGES 4 THROUGH 11, INCLUSIVE; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT 30857-1 AND THE WESTERLY BOUNDARY OF TRACT 30857-2, RECORDED IN BOOK 371 OF MAPS, AT PAGES 28 THROUGH 36, INCLUSIVE, SOUTH 39°33'08" EAST 1,844.15 FEET;
THENCE NORTH 19°09'04" EAST 208.83 FEET;
THENCE SOUTH 09°56'56" EAST 200.83 FEET;
THENCE SOUTH 79°56'56" EAST 307.88 FEET TO THE EASTERLY LINE OF LOT 5 OF SAID TRACT 30857-1 AND THE BEGINNING OF A NON-TANGENT 1,458.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL TO WHICH BEARS NORTH 83°29'16" WEST;
THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND SAID CURVE, 700.26 FEET THROUGH A CENTRAL ANGLE OF 27°30'51";
THENCE SOUTH 33°04'33" EAST 1,463.77 FEET TO THE NORTHERLY LINE OF LOT 17 OF SAID TRACT 30857-1;
THENCE ALONG SAID NORTHERLY LINE SOUTH 56°55'27" WEST 100.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT 30857-1 SOUTH 33°04'33" WEST 3,338.88 FEET;
THENCE LEAVING LAST SAID WESTERLY BOUNDARY NORTH 62°13'53" WEST 1080.08 FEET;
THENCE NORTH 09°56'56" WEST 1,838.88 FEET;
THENCE SOUTH 80°03'04" EAST 53.00 FEET TO THE BEGINNING OF A NON-TANGENT 2460.00 FOOT RADIUS CURVE CONCAVE NORTHEAST, A RADIAL TO WHICH BEARS SOUTH 80°03'04" EAST;
THENCE NORTHERLY ALONG SAID CURVE, 459.58 FEET THROUGH A CENTRAL ANGLE OF 10°42'16";
THENCE NORTH 24°39'12" WEST 208.88 FEET;
THENCE NORTH 28°39'28" WEST 753.36 FEET;
THENCE NORTH 24°39'28" WEST 2447.14 FEET;
THENCE NORTH 14°39'28" WEST 466.16 FEET TO THE BEGINNING OF AN 8438.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
THENCE NORTHWESTERLY ALONG SAID CURVE, 2163.63 FEET THROUGH A CENTRAL ANGLE OF 10°58'04";
THENCE NORTH 29°44'40" WEST 439.88 FEET TO THE BEGINNING OF A 2,538.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;
THENCE NORTHWESTERLY ALONG SAID CURVE, 771.98 FEET THROUGH A CENTRAL ANGLE OF 29°04'12";
THENCE NORTH 24°39'32" WEST 492.88 FEET TO THE BEGINNING OF A 2,538.00 FOOT RADIUS CURVE CONCAVE EASTERLY;
THENCE NORTHERLY ALONG SAID CURVE, 727.00 FEET THROUGH A CENTRAL ANGLE OF 17°46'00";
THENCE NORTH 07°06'28" EAST 58.88 FEET;
THENCE NORTH 89°09'56" EAST 58.88 FEET;
THENCE NORTH 19°52'32" EAST 1,058.88 FEET TO THE BEGINNING OF A 988.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
THENCE NORTHEASTERLY ALONG SAID CURVE, 482.38 FEET THROUGH A CENTRAL ANGLE OF 46°57'00";
THENCE NORTH 67°04'32" EAST 328.08 FEET TO A POINT IN THE WESTERLY LINE OF LOT 8 OF SAID TRACT 30857-2 AND THE BEGINNING OF A NON-TANGENT 1,458.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL TO WHICH BEARS SOUTH 81°09'32" WEST;
THENCE SOUTHERLY ALONG LAST SAID WESTERLY LINE AND SAID CURVE, 614.84 FEET THROUGH A CENTRAL ANGLE OF 24°10'00" TO THE NORTHWESTERLY LINE OF SAID LOT 8;
THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 57°39'32" WEST 2408.11 FEET TO THE POINT OF BEGINNING.

SITE INFORMATION
SITE ADDRESS: VACANT LAND LYING SOUTH OF ALESSANDRO BLVD. AND WEST OF HERITAGE PARKWAY
WEST ½ OF SEC. 15 & 22, T.3S.,R.4W

APN: 260-140-021
260-040-062
263-420-028
260-140-013
297233-007

EXISTING USE: VACANT-BUSINESS PARK
PROPOSED USE: INDUSTRIAL, BUSINESS PARK AND MIXED USE

NUMBER OF EXISTING LOTS: 3
NUMBER OF PROPOSED BUILDABLE LOTS: 8
NUMBER OF PROPOSED LETTERED LOTS: 5
AREA OF TENTATIVE BOUNDARY: 128.45 ACRES
NET AREA OF BUILDABLE LOTS: 123.45 ACRES

PROPOSED LOT AREA SUMMARY

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1	5.19	226,107
LOT 2	13.68	1,360,453
LOT 3	3.98	42,529
LOT 4	46.55	1,438,389
LOT 5	8.17	355,885
LOT 6	15.79	687,802

ALL AREAS DO INCLUDE PROPOSED LAND EASEMENT.
ALL AREAS DO NOT INCLUDE PROPOSED STREET DEDICATIONS.

PROPOSED LANDSCAPE EASEMENT AREA

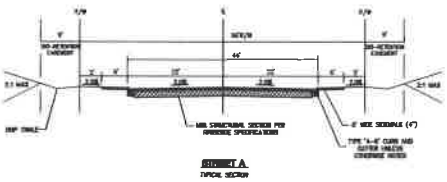
PER LANDSCAPING WATER FACILITY IRRIGATION EASEMENT PER PLAN	
ACRES	SQ. FT.
3.88	168,960

LANDSCAPING WATER FACILITY MAINTENANCE EASEMENT AREA WAS CALCULATED USING THE NEW PROPOSED PROPERTY LINE PER PLAN.

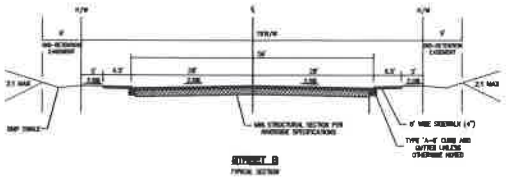
LEGEND

ABBREVIATIONS

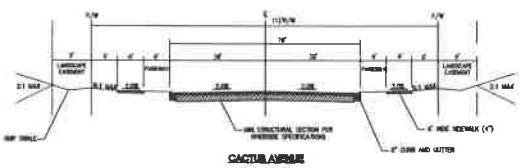
TYPICAL STREET CROSS SECTIONS



STREET A
TYPICAL SECTION



STREET B
TYPICAL SECTION



CACTUS AVENUE
TYPICAL SECTION

GRAPHIC SCALE: 1"=200'

ISSUE	DATE	DESCRIPTION	APPR	DATE

DATE OF PREPARATION: February 10, 2017

PREPARED BY: ERC Engineering, Inc. — Civil Engineering/Land Surveying/Planning
160 E. 3rd Springs Road, Suite 210, Anaheim Hills, CA 92808, 714-685-4888

MARCH JOINT POWERS AUTHORITY

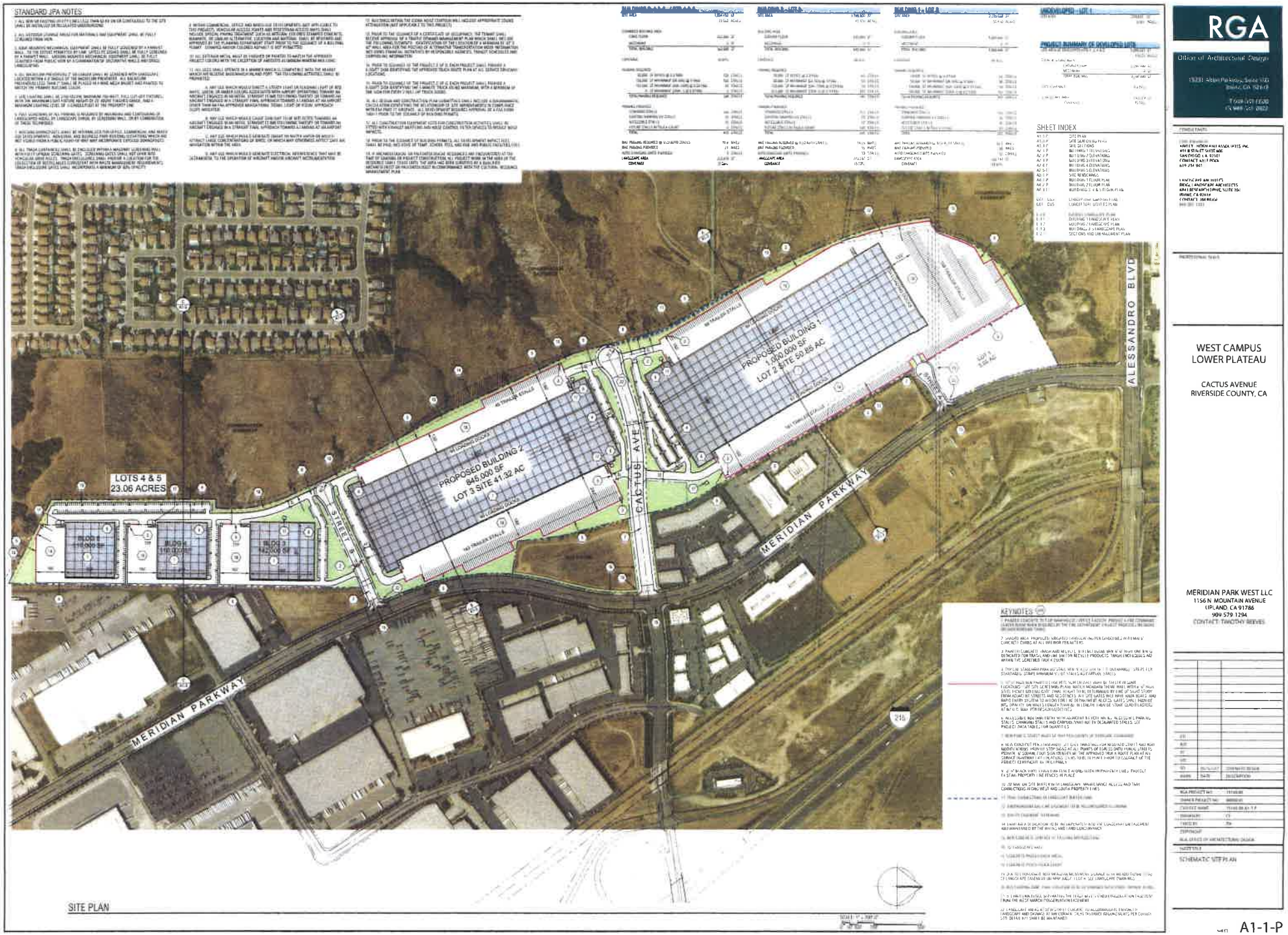
TENTATIVE TRACT MAP

SHEET 1 OF 1 SHEETS

EXHIBIT "C"

Master Plot Plan Exhibits

(Site Plans, Building Elevations, Photo Simulations,
Utility Plans, Grading Plans, Landscape Plans)



RGA

Office of Architectural Design

13281 Alton Parkway, Suite 103
Irvine, CA 92618

T (949) 727 1500
FX (949) 727 0922

CONSULTANTS

CIVIL ENGINEER
HARLEY HOHN AND ASSOCIATES INC.
691 BOSTON ST SUITE 200
SANTIAGO CA 92101
CONTACT: KEITH POCH
619 234 9411

LANDSCAPE ARCHITECT
BRIGG LANDSCAPE ARCHITECTS
4041 MACARTHUR DRIVE, SUITE 700
IRVINE, CA 92604
CONTACT: JIM BRIGG
949 261 1001

WEST CAMPUS
LOWER PLATEAU

CACTUS AVENUE
RIVERSIDE COUNTY, CA

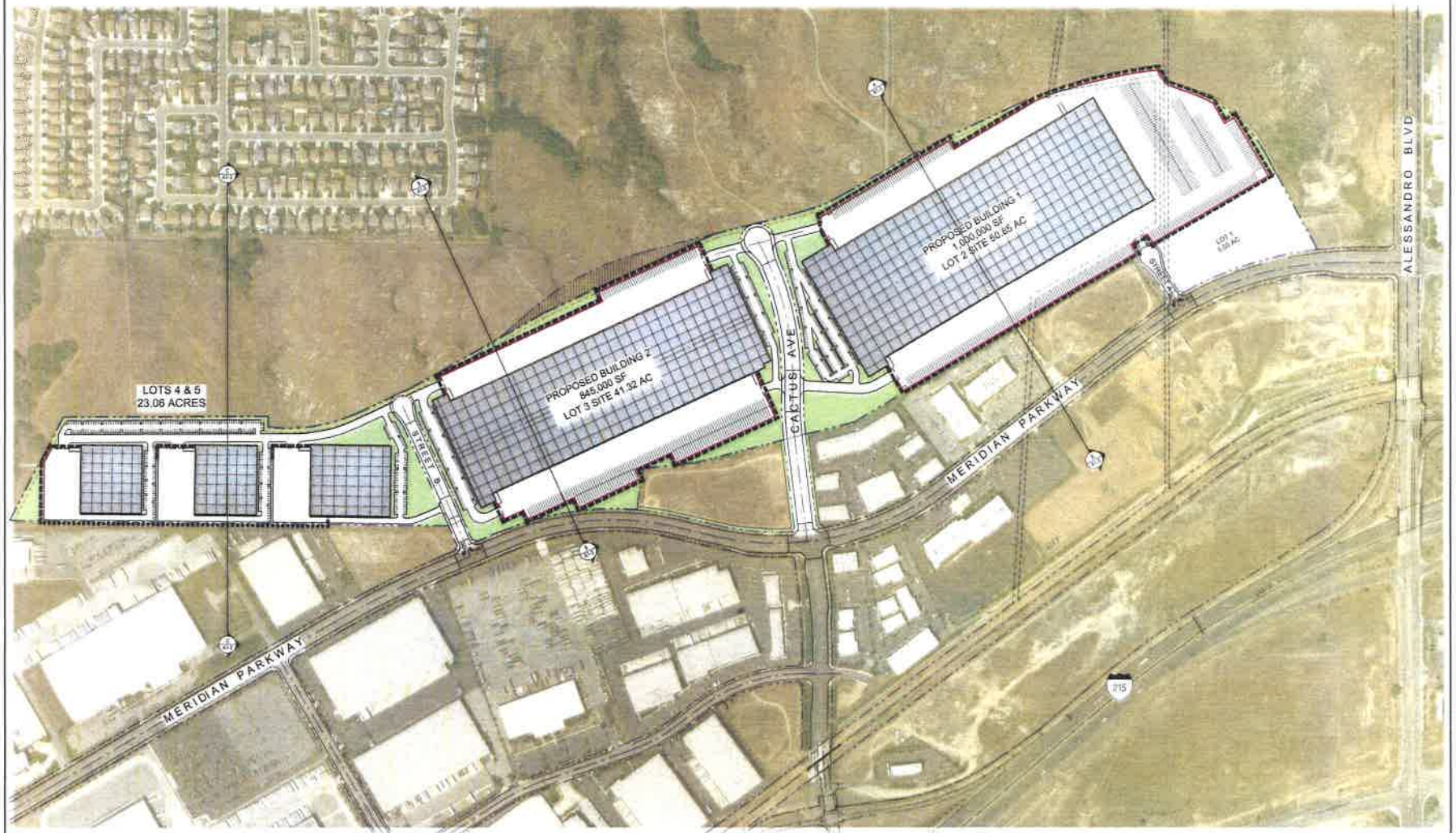
MERIDIAN PARK WEST LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
909 579 1294
CONTACT: TIMOTHY REEVES

NO	DATE	DESCRIPTION

RGA PROJECT NO: 19168.00
CLIENT PROJECT NO: 0000000
PROJECT NAME: TITLE 24 A1.1 P
DRAWN BY: CT
CHECKED BY: RGA
COPYRIGHT
RGA OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
SCHEMATIC SITE PLAN

SHEET A1-1-P



SCREENING LEGEND

SITE PLAN

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949.occ.0000
FX 949.341.0027

CONSULTANTS

PROPERTY LINE

WEST CAMPUS
LOWER PLATEAU

CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERIDIAN PARK WEST LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
909.579.1294
CONTACT: TIMOTHY REEVES

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OWNER PROJECT NO.	
CADD FILENAME	15144.00-A1-1-P
DRAWN BY	TT
CHECKED BY	DH
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SITE SCREENING PLAN

SHEET NO. A1-2-P



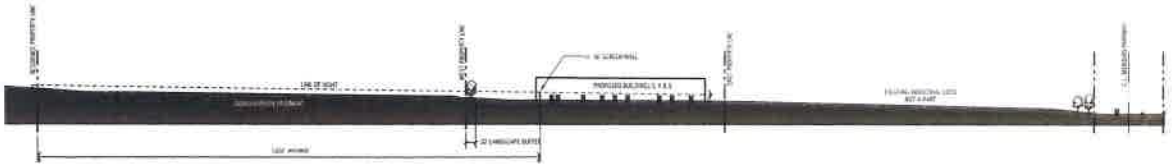
SITE SECTION
SCALE: 1" = 100'-0"

A



SITE SECTION
SCALE: 1" = 100'-0"

B



SITE SECTION
SCALE: 1" = 100'-0"

C

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Irvine, CA 92618
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FX 949 341-0823

WEST CAMPUS
LOWER PLATEAU

CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERIDIAN PARK WEST LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
909 579-1294
CONTACT: TIMOTHY REEVES

NAME	DATE	DESCRIPTION
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RGA PROJECT NO: 15140.00

SCHEMATIC SITE PLAN

SHEET A1-3-P



EAST ELEVATION BUILDING 1



PARTIAL SOUTH ELEVATION



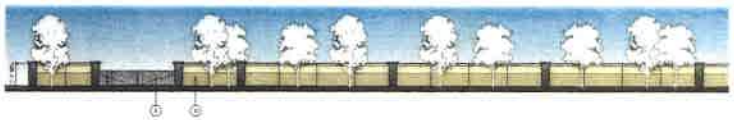
SOUTH ELEVATION BUILDING 1



WEST ELEVATION BUILDING 1



NORTH ELEVATION BUILDING 1



TYPICAL SCREENWALL & GATE ELEVATION

FINISH SCHEDULE

RGA

Office of Architectural Design

WEST CAMPUS
LOWER PLATEAU
BUILDING 1

CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERIDIAN PARK WEST LLC
1154 W. MOUNTAIN AVENUE
UPLAND, CA 91786
909-579-1264
CONTACT: TIMOTHY REEVES

ELEVATIONS
BLD. DWG

A2-1-P



WEST ELEVATION BUILDING 2

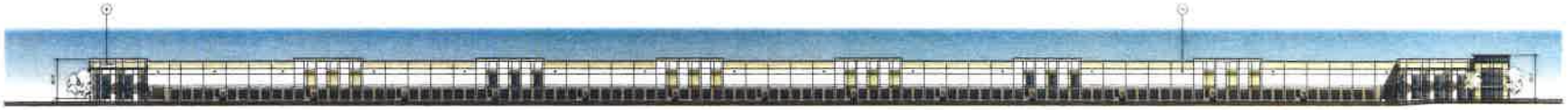


PARTIAL NORTH ELEVATION



NORTH ELEVATION BUILDING 2

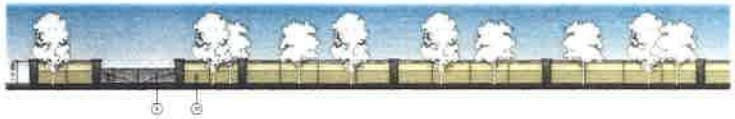
KEYNOTES



EAST ELEVATION BUILDING 2



SOUTH ELEVATION BUILDING 2



TYPICAL SCREENWALL & GATE ELEVATION

RGA

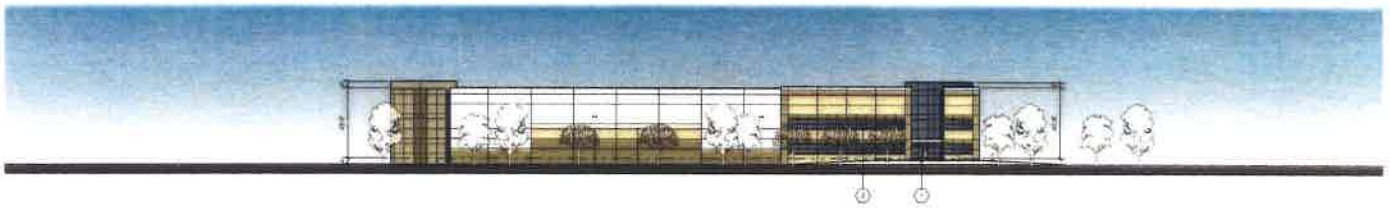
Office of Architectural Design

WEST CAMPUS
LOWER PLATEAU
BUILDING 2

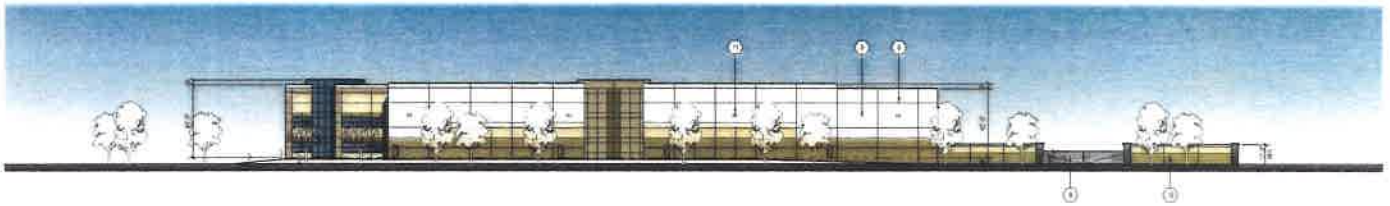
CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERIDIAN PARK WEST LLC
1156 N MOUNTAIN AVENUE
UPLAND, CA 91786
909 579-1784
CONTACT: TIMOTHY REEVES

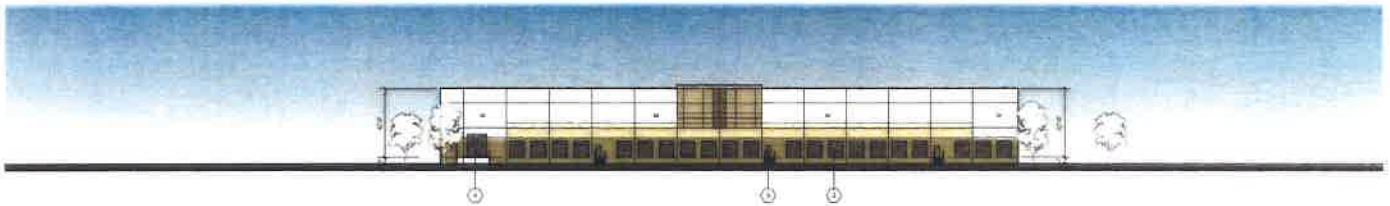
A2-2-P



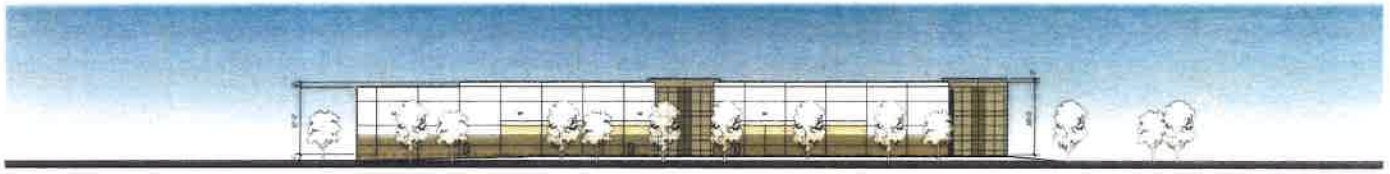
NORTH ELEVATION BUILDING 3



WEST ELEVATION BUILDING 3



SOUTH ELEVATION BUILDING 3



EAST ELEVATION BUILDING 3

KEYNOTES

1 PRIMARY ACCESSIBLE BUILDING ENTRY

3 PAINTED BLOCK HIGH TRUCK LOADING DOOR

10 TYP PAINTED CONCRETE SLIDE/WASH / ELEVATION W/ ACCENT REVEALS AND PAINTED ACCENTS TO MATCH BUILDING ARCHITECTURE ON WALLS FACING PARKING BE INSTEAD PROVIDE STONE CLAD PILASTERS AT 40' O.C. MAX. PER DESIGN GUIDELINES. WALLS FACING TO THE OUTSIDE OF THE MEADOWVIEW BUSINESS PARK SHALL BE PAINTED BASALT BOLT

FINISH SCHEDULE

1 FIELD COLOR SHERWIN WILLIAMS SW 7004 SNOWBOUND

2 ACCENT COLOR SHERWIN WILLIAMS SW 7069 IRON ORE

3 ACCENT COLOR SHERWIN WILLIAMS SW 7674 PEPPERCORN

6 GLAZING: LOW REFLECTING, LOW E, TINTED GLASS WITH ANODIZED ALUMINUM STOREFRONT FRAMING. MAXIMUM EXTERIOR REFLECTANCE OF GLASS SHALL BE 25%.

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FX 949 341 0922

CONSULTANT

PROFESSIONAL SEAL

WEST CAMPUS
LOWER PLATEAU
BUILDING 3

CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERIDIAN PARK WEST LLC
1156 N MOUNTAIN AVENUE
UPLAND, CA 91786
909 579 1294
CONTACT: TIMOTHY REEVES

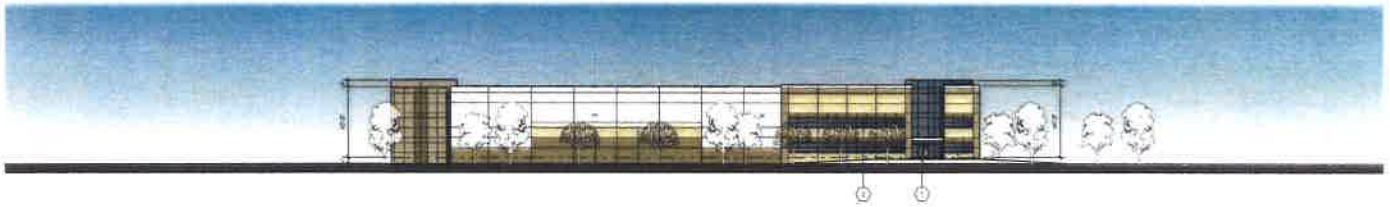
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RGA PROJECT NO.	19140.00
OWNER PROJECT NO.	000000
CACTUS BASE	19140.00 A2 3 P
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COPYRIGHT	RGA OFFICE OF ARCHITECTURAL DESIGN

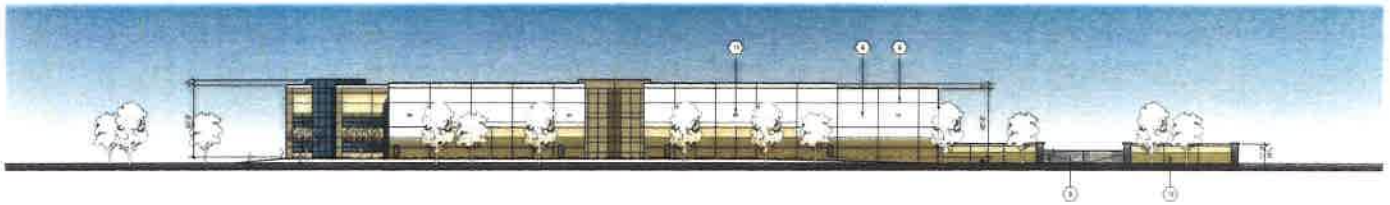
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ELEVATIONS
BUILDING 3

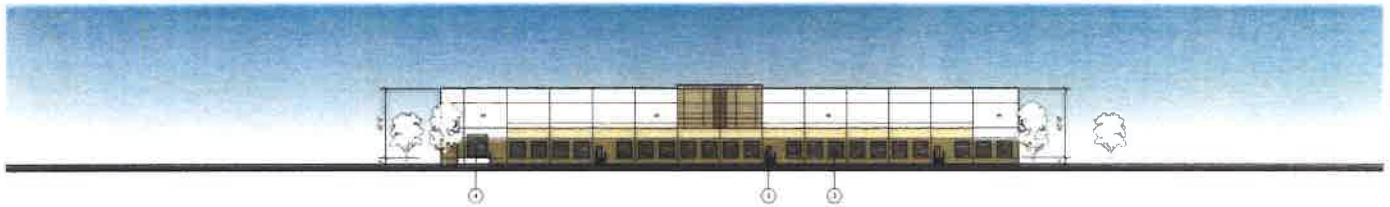
SHEET A2-3-P



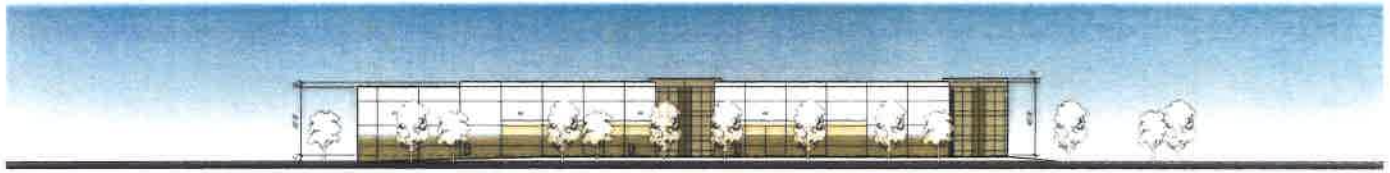
NORTH ELEVATION BUILDING 4



WEST ELEVATION BUILDING 4



SOUTH ELEVATION BUILDING 4



EAST ELEVATION BUILDING 4

KEYNOTES

1 PRIMARY ACCESSIBLE BUILDING ENTRY

5 PAINTED SWING HIGH / ROLL UP DOOR

6 PAINTED LARGE LEVEL TRUCK LOADING DOOR

7 PAINTED CONCRETE TILT UP EXTERIOR WALL CONSTRUCTION

8 6' HIGH BLACK TUBULAR STEEL RUNNING GATE WITH 80% OPACITY SCREEN TYP AT YARD ENTRANCES SEE SITE PLAN

10 TYP PAINTED CONCRETE SCONTINUOUS ELEVATION W/ ACCENT REVEALS AND PAINTED ACCENTS TO MATCH BUILDING ARCHITECTURE ON WALLS LONGER THAN 80' W/ LENGTH PROVIDE STONE CLAD PILASTERS AT 80' O.C. MAX PER DESIGN GUIDELINES WALLS FACING TO THE OUTSIDE OF THE MERIDIAN BUSINESS PARK SHALL BE PAINTED BASALT GRAY

11 WALL MOUNTED ARCHITECTURAL LIGHT WITH 80% OPACITY SCREEN TYP AT GATE MUSCARU MOUNTED AT 7' MAX ABOVE FINISH GRADE

FINISH SCHEDULE

1 FIELD COLOR SHERWIN WILLIAMS CAT TOUR SNOWBOUND

2 ACCENT COLOR SHERWIN WILLIAMS ALABASTER

3 ACCENT COLOR SHERWIN WILLIAMS ON THE ROCKS

4 ACCENT COLOR SHERWIN WILLIAMS CHELSEA MAUVE

5 ACCENT COLOR SHERWIN WILLIAMS GRAPHITE

6 GLAZING 1/4" MONOLITHIC 1/4" TYP CLEAR GLASS PROVIDE REFLECTIVE W/ 10 CLEAR MAXIMUM AT MINIMUM STOREFRONT THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 25%

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WEST CAMPUS
LOWER PLATEAU
BUILDING 4

CACTUS AVENUE
RIVERSIDE COUNTY, CA

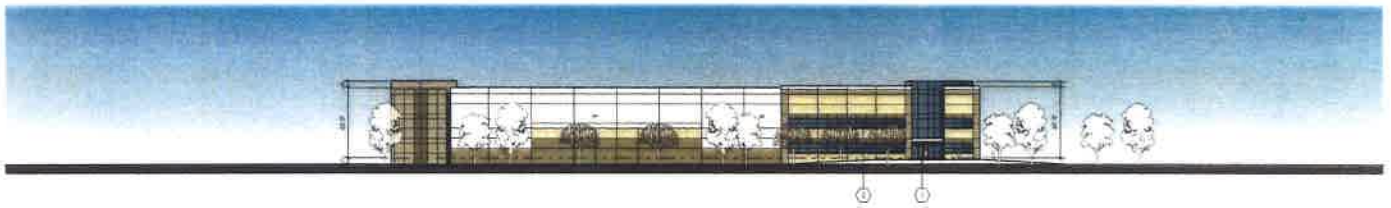
MERIDIAN PARK WEST LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
909 579-1294
CONTACT: TIMOTHY REEVES

03	06/20/2022	SUBMITTAL REVISION
02	04/13/2022	SUBMITTAL REVISION
01	02/23/2022	SUBMITTAL REVISION
00	12/15/2021	SUBMITTAL REVISION
MARK	DATE	DESCRIPTION

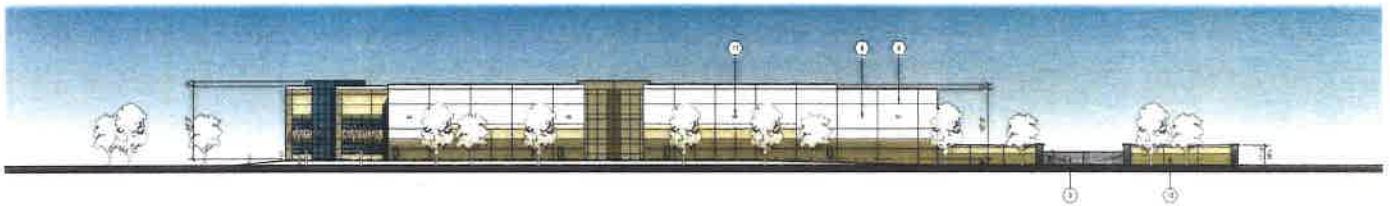
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CONSTRUCTION SET NO: 00
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RGA, ARCHITECTS OF ARCHITECTURE, INC.

SHEET TITLE
ELEVATIONS
BUILDING 4

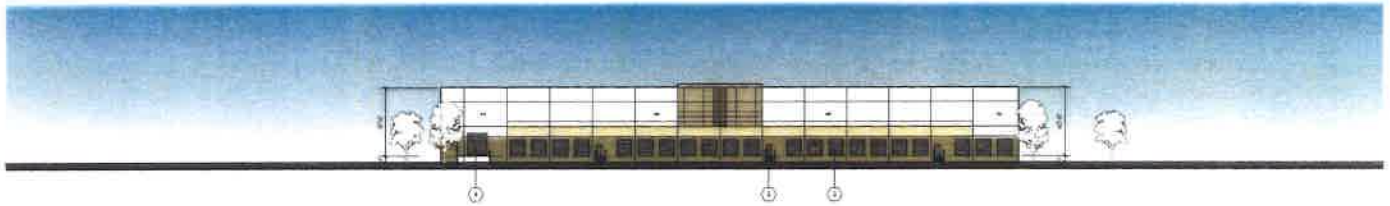
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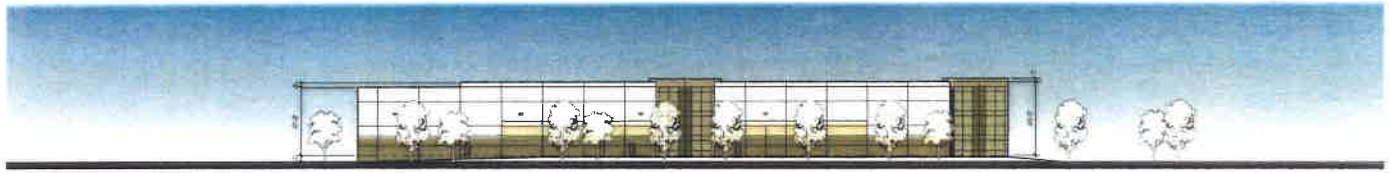
NORTH ELEVATION BUILDING 5



WEST ELEVATION BUILDING 5



SOUTH ELEVATION BUILDING 5



EAST ELEVATION BUILDING 5

KEYNOTES

FINISH SCHEDULE

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FX 949-341-0922

WEST CAMPUS
LOWER PLATEAU
BUILDING 5

CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERIDIAN PARK WEST LLC
11681 N. MOUNTAIN AVENUE
UPLAND, CA 91786
909-579-1294
CONTACT: TIMOTHY REEVES

ELEVATIONS
BUILDING 5



VIEW LOOKING SW WITH PROPOSED SCREEN WALL



VIEW LOOKING SE WITH PROPOSED SCREEN WALL

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F 949 341-0823

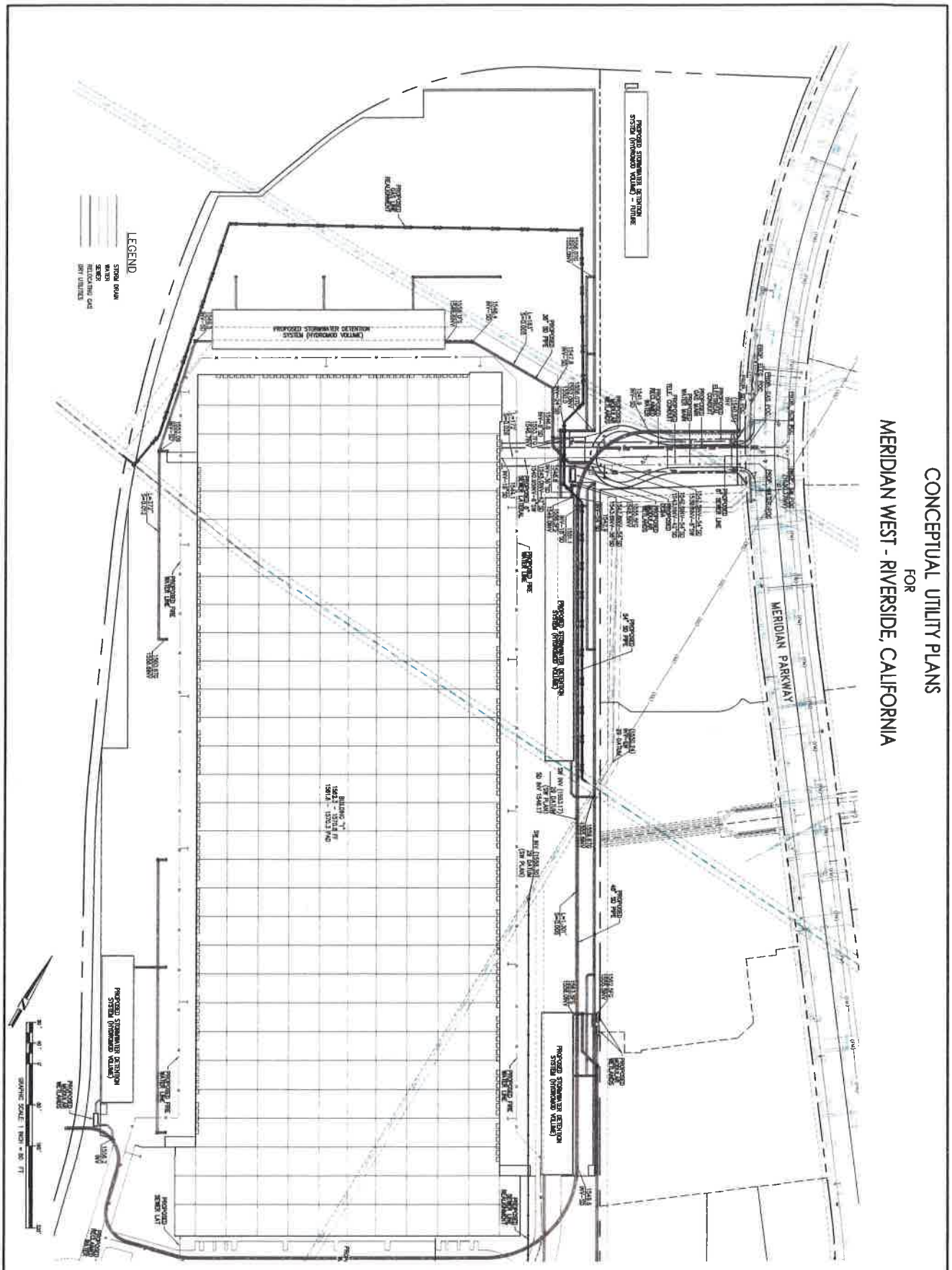
WEST CAMPUS
LOWER PLATEAU

CACTUS AVENUE
RIVERSIDE COUNTY, CA

MERIDIAN PARK WEST LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
(909) 579-1786
CONTACT: TIMOTHY REEVES

SITE RENDERINGS

CONCEPTUAL UTILITY PLANS
FOR
MERIDIAN WEST - RIVERSIDE, CALIFORNIA



SCALE: 1" = 60' PLAN	DATE: 09/21/2015	CODE:
SHEET NUMBER: 1 OF 1 SHEETS	PROJECT NO: 03888	CHECKED BY: DRAWN BY:
		DRAWING FILE: CONCEPTUAL

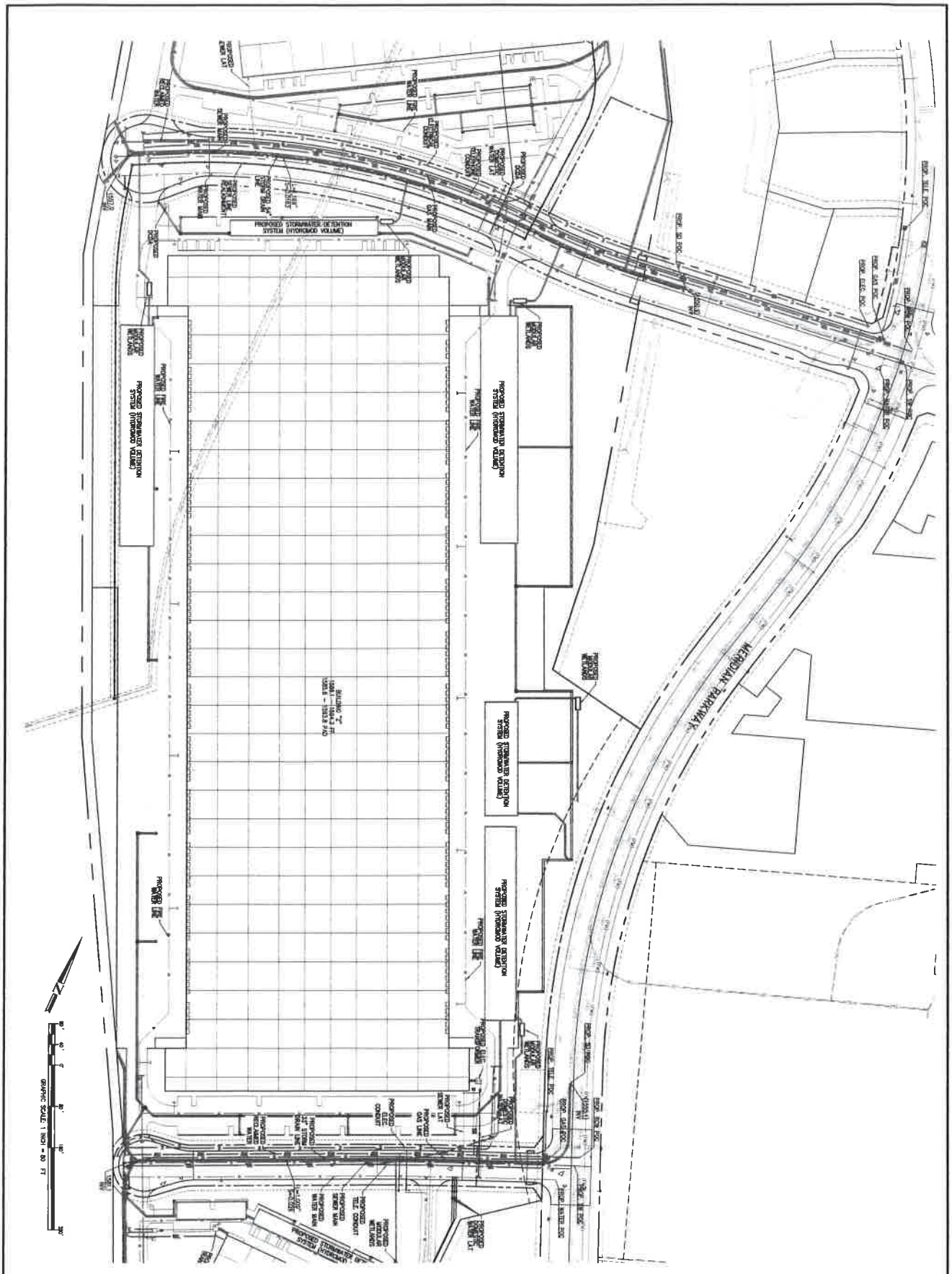
PROJECT: **MERIDIAN WEST**
MERIDIAN PARKWAY
RIVERSIDE, CA

DRAWING NAME: **CONCEPTUAL UTILITY**

NO.:	REVISION:	DATE:

PREPARED BY:
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
CHRISTOPHER HOWE R.C.E. 74414 DATE

NOT FOR CONSTRUCTION



SCALE: SEE PLAN	SHEET NUMBER: 2 OF 3 SHEETS	PROJECT NO.: 07866	ISSUE DATE: 09/21/2017
DRAWING FILE: CONCEPTUAL	DRAWN: PR	CHECKED: CM	

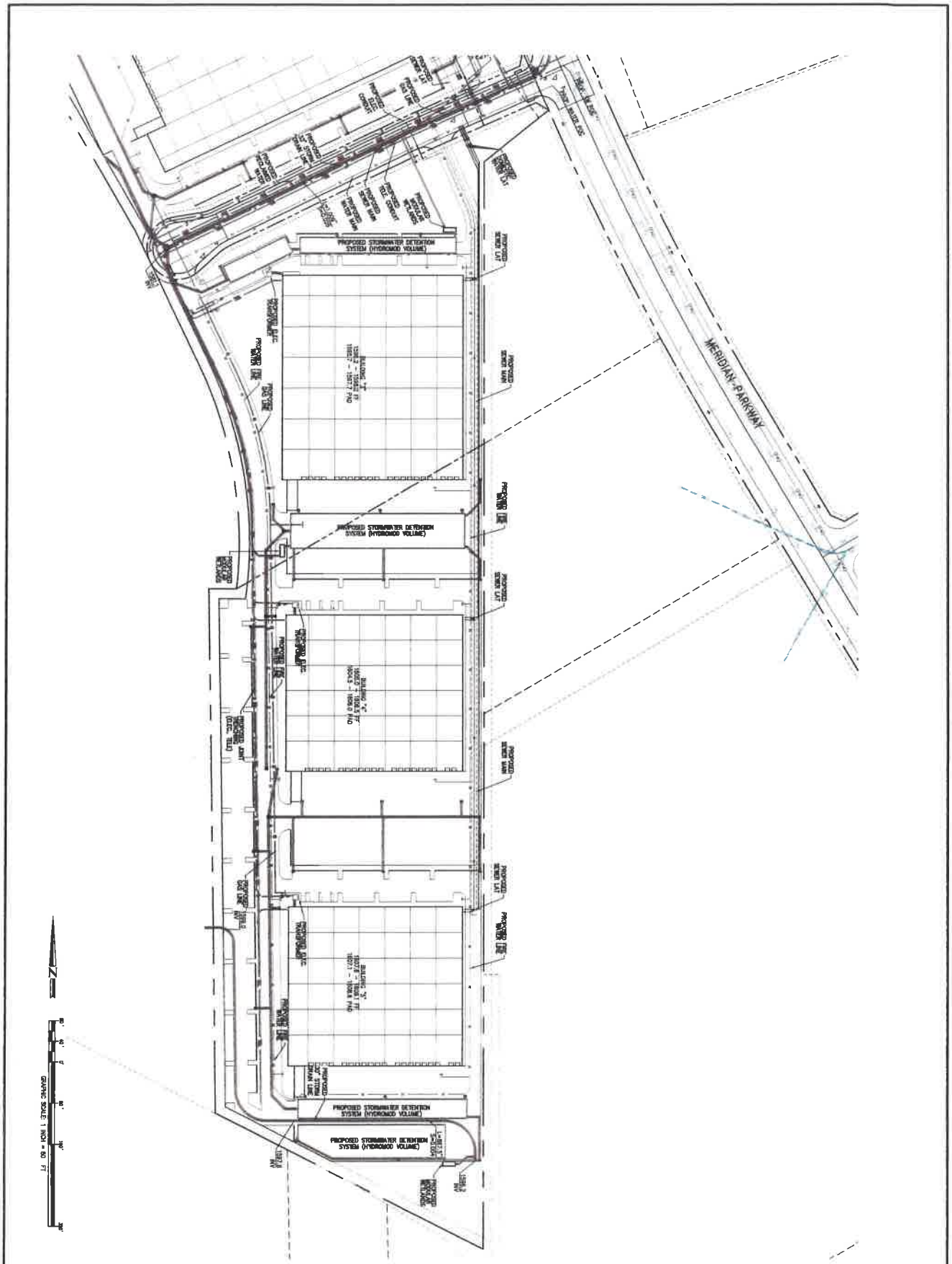
PROJECT: **MERIDIAN WEST**
MERIDIAN PARKWAY
RIVERSIDE, CA

DRAWING NAME: **CONCEPTUAL UTILITY**

NO.:	REVISION:	DATE:

PREPARED BY:
dRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
CHRISTOPHER MOSE R.C.E. 74414 DATE

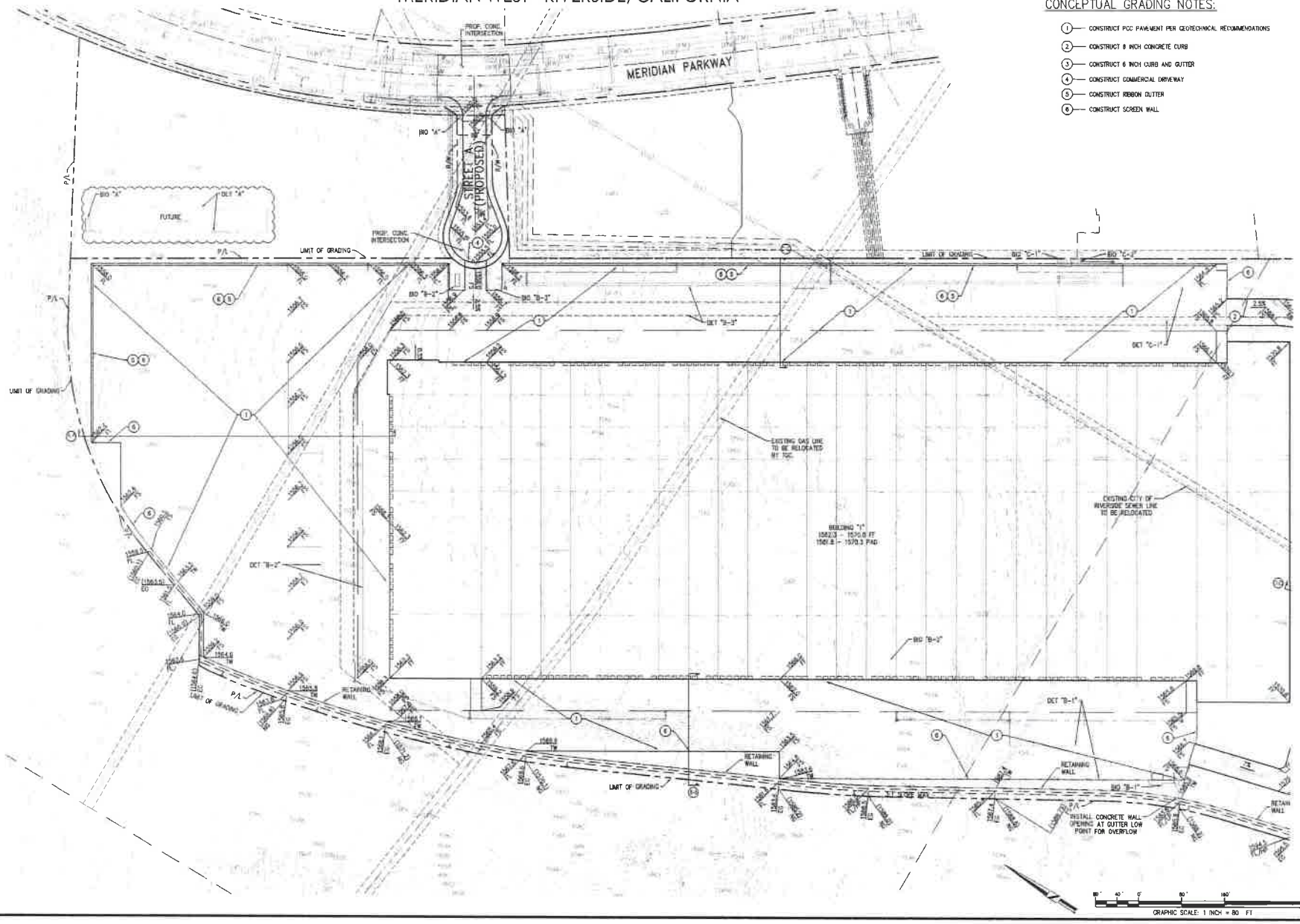
NOT FOR CONSTRUCTION



SHEET NUMBER: 3 OF 3 SHEETS	PROJECT: MERIDIAN WEST MERIDIAN PARKWAY RIVERSIDE, CA	NO.: REVISION: DATE:	PREPARED BY: dbRC Engineering, Inc. Civil Engineering/Land Surveying/Land Planning 160 S. Old Springs Road, Suite 210, Anaheim Hills, CA 92808 714-685-6860
SCALE: 1000 FEET PLAN	DRAWING NAME: CONCEPTUAL UTILITY		CHRISTOPHER MOOSE R.C.E. 74414 DATE

NOT FOR CONSTRUCTION

CONCEPTUAL GRADING PLANS
FOR
MERIDIAN WEST - RIVERSIDE, CALIFORNIA



CONCEPTUAL GRADING NOTES:

1. CONSTRUCT PCC PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS
2. CONSTRUCT 8 INCH CONCRETE CURB
3. CONSTRUCT 6 INCH CURB AND GUTTER
4. CONSTRUCT COMMERCIAL DRIVEWAY
5. CONSTRUCT RIBBON GUTTER
6. CONSTRUCT SCREEN WALL

CONTINUED ON SHEET 2

NOT FOR CONSTRUCTION

PREPARED BY: JDRC Engineering, Inc. — CHRISTOPHER MOSES — DATE

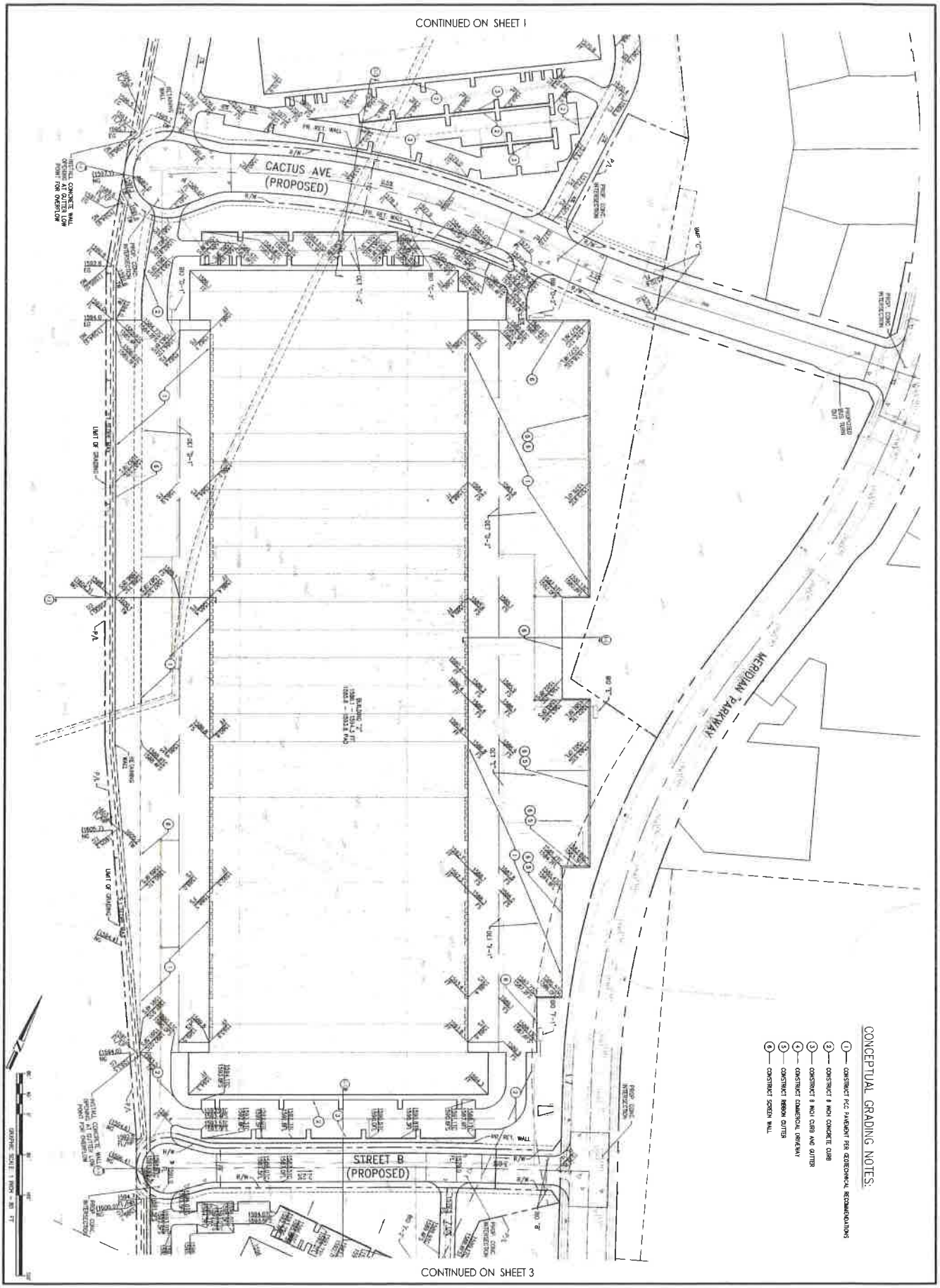
NO.: REVISION: DATE:

PROJECT: MERIDIAN WEST
MERIDIAN PARKWAY
RIVERSIDE, CA

DRAWING NAME: CONCEPTUAL GRADING

ISSUE:
DATE: 09/21/2017
CHECKED: CM DRAWN: JD
DRAWING FILE: CONCEPTUAL
PROJECT NO: 17300
SHEET NUMBER 1
OF 5 SHEETS
SCALE: 1" = 80' PLAN

CONTINUED ON SHEET 1



CONCEPTUAL GRADING NOTES:

1. CONSTRUCT PCC PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS
2. CONSTRUCT 8 INCH CONCRETE CURB
3. CONSTRUCT 8 INCH CURB AND GUTTER
4. CONSTRUCT COMMERCIAL DRIVEWAY
5. CONSTRUCT RIBBON GUTTER
6. CONSTRUCT SCREEN WALL

CONTINUED ON SHEET 3

SCALE: 1" = 80' FULL	SHEET NUMBER 2 OF 5 SHEETS	ISSUE DATE: 09/27/2017
DRAWING FILE: CONCEPTUAL GRADING.DWG	PROJECT NO: 07000	DESIGNED: CM DRAWN: JD

PROJECT: **MERIDIAN WEST**
MERIDIAN PARKWAY
RIVERSIDE, CA

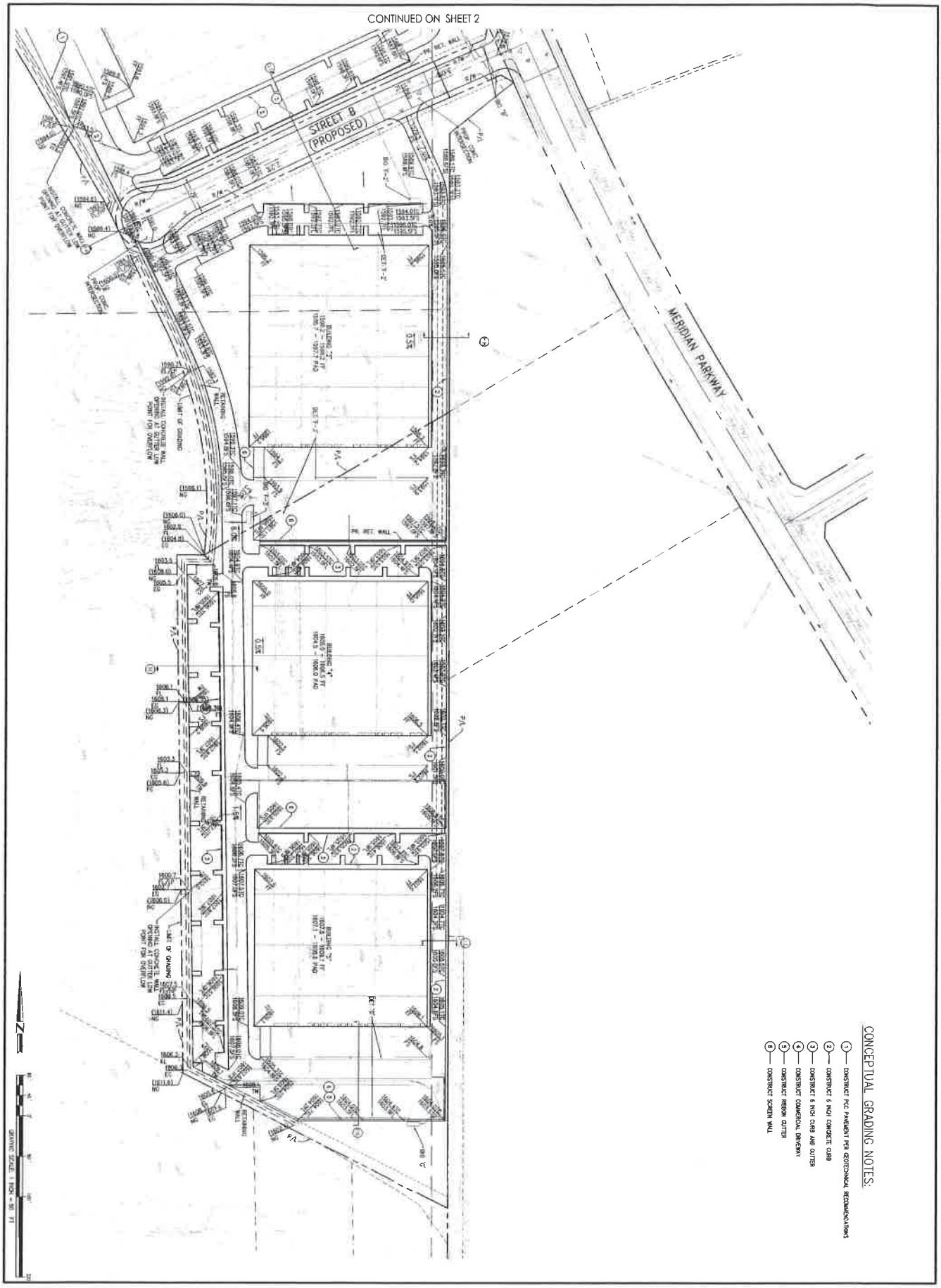
DRAWING NAME: **CONCEPTUAL GRADING**

NO.:	REVISION:	DATE:

PREPARED BY:
DRC Engineering, Inc.
760 E. Old Lyndon Road
Suite 100
Anaheim Hills, CA 92805
714-637-3332
CHRISTOPHER MCKEE R.C.E. 74414 DATE

NOT FOR CONSTRUCTION

CONTINUED ON SHEET 2



CONCEPTUAL GRADING NOTES:

1. CONSTRUCT PCC PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS
2. CONSTRUCT 6 INCH CONCRETE CURB
3. CONSTRUCT 6 INCH CURB AND GUTTER
4. CONSTRUCT COMMERCIAL DRIVEWAY
5. CONSTRUCT RIBBON GUTTER
6. CONSTRUCT SCREEN WALL

GRAPHIC SCALE: 1 INCH = 60 FT

TITLE:	
DATE:	09/21/2015
CHECKED BY:	DRAWN BY
DRAWING FILE:	CONCEPTUAL
PROJECT NO:	9180
SHEET NUMBER:	
OF	3
SHEETS	
SCALE:	60' PLAN

PROJECT: **MERIDIAN WEST**
MERIDIAN PARKWAY
RIVERSIDE, CA

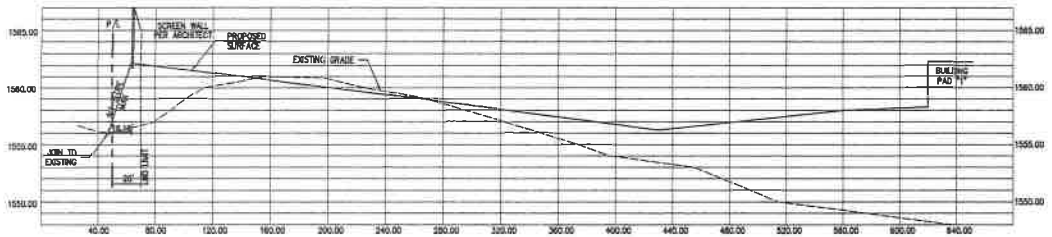
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NO.	REVISION:	DATE:

PREPARED BY:
DRC Engineering, Inc.
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(951) 682-1810

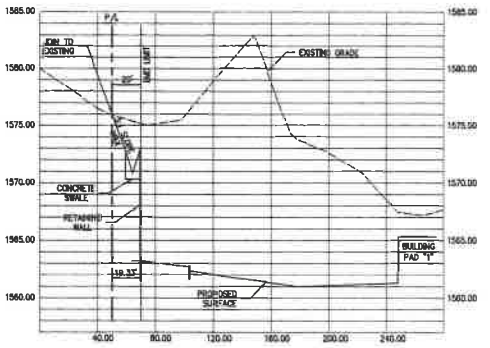
CHRISTOPHER MOKEE R.C.E. 74414 DATE

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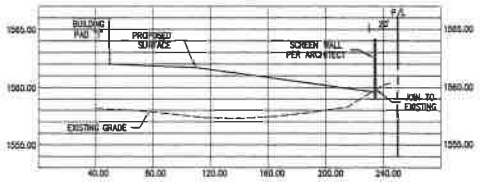
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V: 1"=8'



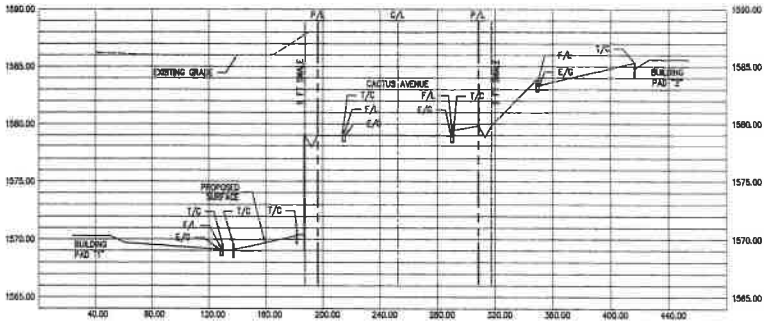
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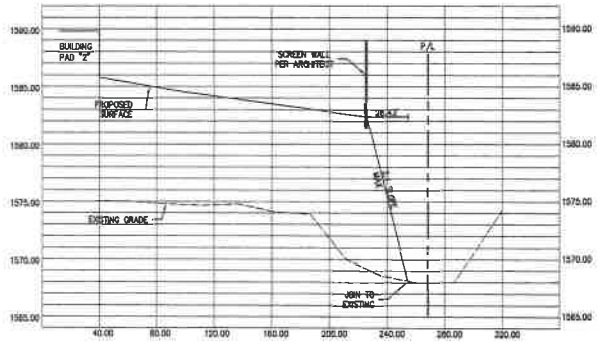
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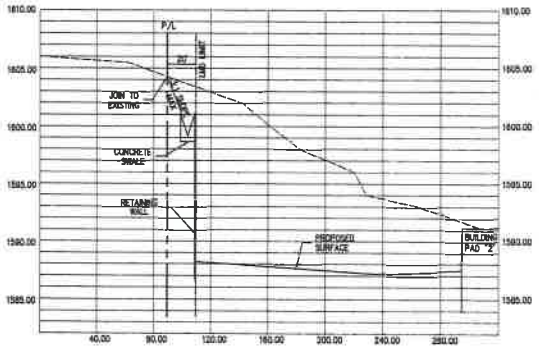
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SCALE
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SECTION 'E'

SCALE
H: 1"=40'
V: 1"=8'



SECTION 'F'

SCALE
H: 1"=40'
V: 1"=8'

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PREPARED BY:
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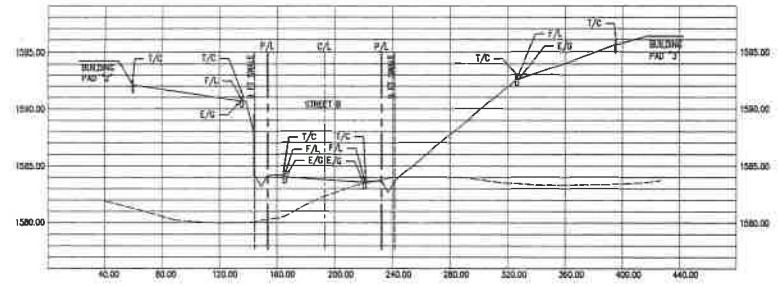
CHRISTOPHER ARNST
ACE 7494
DATE

REVISION:
DATE:

PROJECT:
MERIDIAN WEST
MERIDIAN PARKWAY
RIVERSIDE, CA

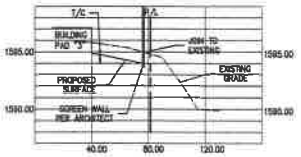
DRAWING NAME:
CONCEPTUAL GRADING

ISSUE:
DATE: 08/21/2017
CHECKED: CM DRAWN: JD
DRAWING FILE: CONCEPTUAL
PROJECT NO.: 17060
SHEET NUMBER
4
OF 5 SHEETS
SCALE: SEE PLAN



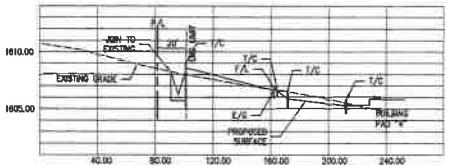
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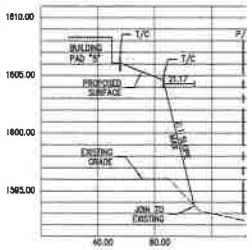
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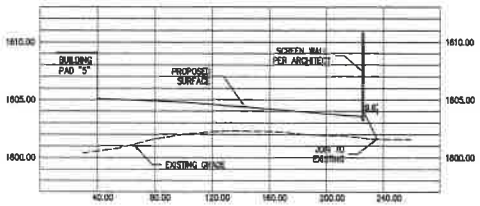
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SCALE
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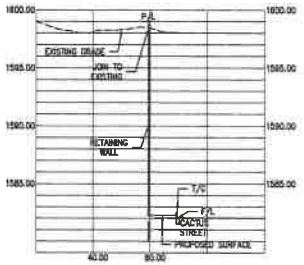
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SCALE
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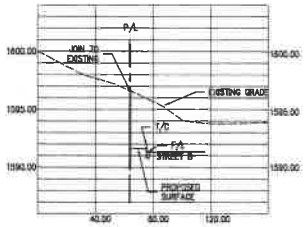
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SCALE
H: 1"=40'
V: 1"=8'



SECTION "L"

SCALE
H: 1"=40'
V: 1"=8'



SECTION "M"

SCALE
H: 1"=40'
V: 1"=8'

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RCE 74414
DATE

NOT FOR CONSTRUCTION

MOD / REVISION:
DATE:

PROJECT:
MERIDIAN WEST
MERIDIAN PARKWAY
RIVERSIDE, CA

DRAWING NAME:
CONCEPTUAL GRADING

ISSUE:
DATE: 08/21/2017
CHECKED: CM DRAWN: JD
DRAWING FILE: CONCEPTUAL
PROJECT NO.: 17006
SHEET NUMBER:
5
OF 5 SHEETS
SCALE: 1"=40' PLAN



KEYNOTES

1. 12'-0" HIGH MIN. PAINTED CONCRETE SCREEN WALL (MAY BE TALLER IN SOME LOCATIONS). SEE SITE SCREENING PLAN TO MATCH MERIDIAN THEME WALL WITH 8'-0" HIGH STEEL PICKET ROLLING GATE. FINAL HEIGHT TO BE DETERMINED BY LINE OF SIGHT STUDY FROM ADJACENT STREETS AND RESIDENCES. ALL SITE GATES WILL HAVE KNOX BOXES AND RAPID ENTRY SYSTEM TO ALLOW FOR FIRE DEPARTMENT ACCESS. GATES SHALL PROVIDE 80% OPACITY. ON WALL LONGER THAN 80' IN LENGTH, PROVIDE STONE CLAD PILASTERS AT 40' O.C. MAX. PER DESIGN GUIDELINES.
2. ACCESSIBLE BUILDING ENTRY WITH ADJACENT BICYCLE RACKS, ACCESSIBLE PARKING STALLS, CHARGING STALLS AND CARPOOL/VANPOOL/EV DESIGNATED STALLS.
3. NEW CURB CUT PER STANDARDS. SEE CIVIL DRAWINGS FOR REQUIRED STREET AND ROW MODIFICATIONS. PROVIDE STOP SIGNS AT ALL POINTS OF EGRESS ONTO PUBLIC STREETS. PROVIDE 8" SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAT AT ALL SERVICE DRIVEWAY LOCATIONS. SIGNS TO BE IN PLACE PRIOR TO ISSUANCE OF THE PROJECT CERTIFICATE OF OCCUPANCY.
4. 6'-0" BLACK VINYL CHAIN LINK FENCE ALONG INTERIOR PROPERTY LINES. PROTECT PROPERTY LINE FENCES IN PLACE.
5. 20' MIN. ON-SITE BUFFER WITH LANDSCAPE, MAINTENANCE ACCESS ALONG WEST AND SOUTH PROPERTY LINES.
6. EASEMENT LOCATION
7. TRAIL CONNECTION IN LANDSCAPE BUFFER
8. CONCRETE PAVED LUNCH AREAS
9. SEE MERIDIAN MONUMENT SIGNAGE; SEE SHEET L2.1 FOR PLAN ENLARGEMENT
10. PAINTED CONCRETE TRASH AND RECYCLE BIN ENCLOSURE MIN. 6'-0" HIGH. TRASH ENCLOSURE ARE WITHIN THE SCREENED TRUCK COURT
11. LAND DEDICATION AREA

PROPOSED PLANT MATERIAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
TREES					
	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE 'DESERT MUSEUM'	24" BOX	-	LOW
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	VAN BUREN STREET TREES 30' O.C.	MOD
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	24" BOX	-	LOW
	LAGERSTROEMIA SSP.	CRAPE MYRTLE	36" BOX	-	LOW
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX OR 36" BOX	-	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX OR 36" BOX	-	LOW
	JACARANDA MIMOSIFOLIA	JACARANDA TREE	36" BOX	-	LOW
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	36" BOX	-	MOD
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	16' BTH	-	LOW
SHRUBS AND GROUNDCOVERS					
	ACACIA R. 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	8' O.C.	LOW
	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	8' 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 ARNOPHILA	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 NOELII '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.	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
BIORAVALE 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)

STANDARD JPA NOTES

1. ALL NEW ON-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. SOLAR PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE SOLAR PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS
4. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS. AT A MINIMUM BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24" AROUND ALL PORTIONS OF THE BUILDING TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING
5. ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 5' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
6. SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MAXIMUM 250 WATT, FULL CUT-OFF FIXTURES WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 26' ABOVE FINISHED GRADE, AND A MAXIMUM LIGHTING LEVEL OF 5 CANDLEPOWER 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 INCORPORATED 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 80% CAPACITY.
11. WITHIN COMMERCIAL, OFFICE AND MIXED USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BONAINTE, 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 CONTOUR (CNEL) 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 40" 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 SQFT 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 M-E-1.1 IN PROJECT SHALL INSTALL ENERGY STAR LABELED ROOF MATERIALS.

MITIGATION M-E-1.1.2 PROJECT SPONSOR SHALL ENCOURAGE AN INCREASE OF EXTERIOR WALL INSULATION OVER TITLE 24 REQUIREMENTS, HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.

MITIGATION M-E-1.1.3 PROJECT SPONSOR SHALL ENCOURAGE AN INCREASE OF ROOF INSULATION OVER TITLE 24 REQUIREMENTS, HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.

MITIGATION M-E-1.2.2 PROVIDE ONE PREFERENTIAL PARKING SPACE FOR EV/HYBRID 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 M-E-1.3.3 PROVIDE LIGHT COLORED CONCRETE FINISH IN TRUCK COURTS.

MITIGATION M-E-1.3.4 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.

RGA
Office of Architectural Design
[redacted]
RLA
[redacted]

WEST CAMPUS
LOWER PLATEAU

CACTUS AVE
RIVERSIDE COUNTY,
CA

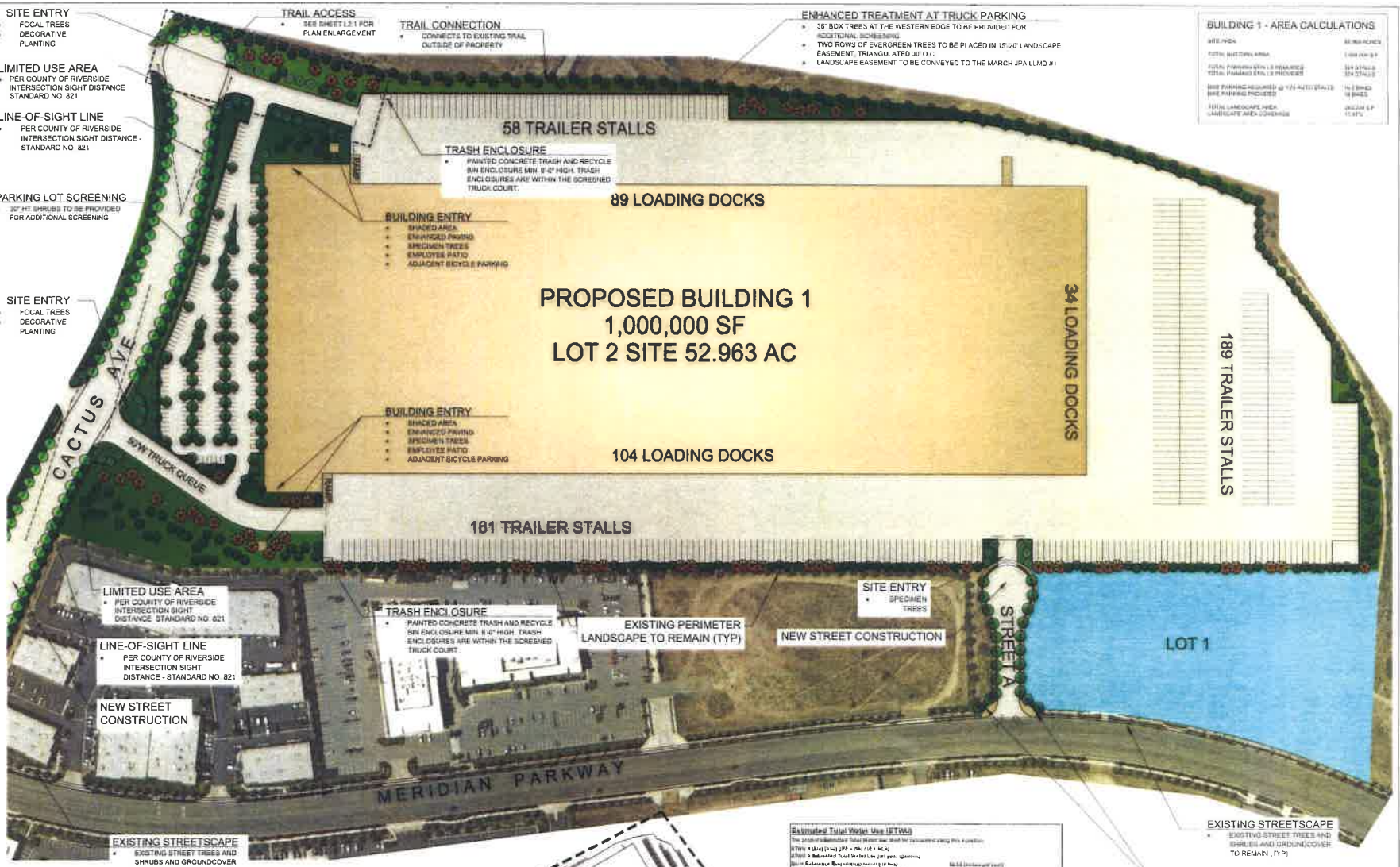
MERIDIAN

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TIMOTHY REEVES

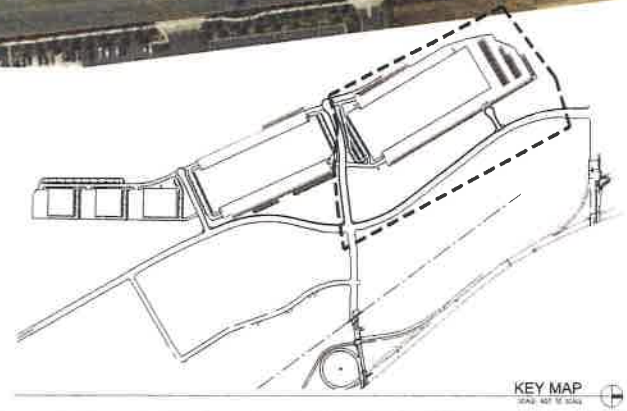
SITE PLAN

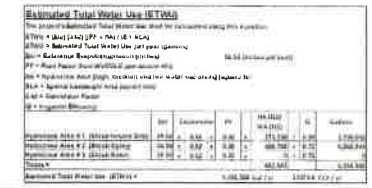
OVERALL
LANDSCAPE
TENTATIVE MAP

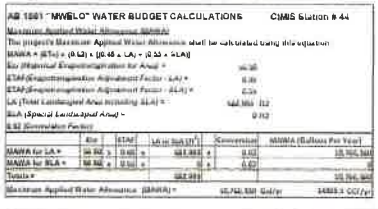
SHEET L1.0



BUILDING 1 - AREA CALCULATIONS







PAINTED CONCRETE SCREEN WALL WITH STONE CLAD PILASTERS AT 80 O.C. MAX

20' LANDSCAPE BUFFER WITH MAINTENANCE ACCESS

LANDSCAPE NOTES:

- ALL LANDSCAPE EXISTING AND PROPOSED WILL COMPLY WITH RIVERSIDE COUNTY INTERSECTION SIGHT DISTANCE STANDARD DETAIL #821, WHICH CAN BE OBTAINED AT: http://rctlma.org/Portals/0/engr/manuals/pdf/std401/std821.pdf
- ALL DETENTION BASINS SHALL COMPLY WITH FAA ADVISORY CIRCULAR 150/5200-33B (SHALL HAVE COMPLETE DRAW DOWN TIME OF 48 HOURS) AS DETERMINED BY THE PROJECT CIVIL ENGINEER DURING CONSTRUCTION PLAN REVIEW

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LOWER PLATEAU

CACTUS AVE
RIVERSIDE COUNTY,
CA

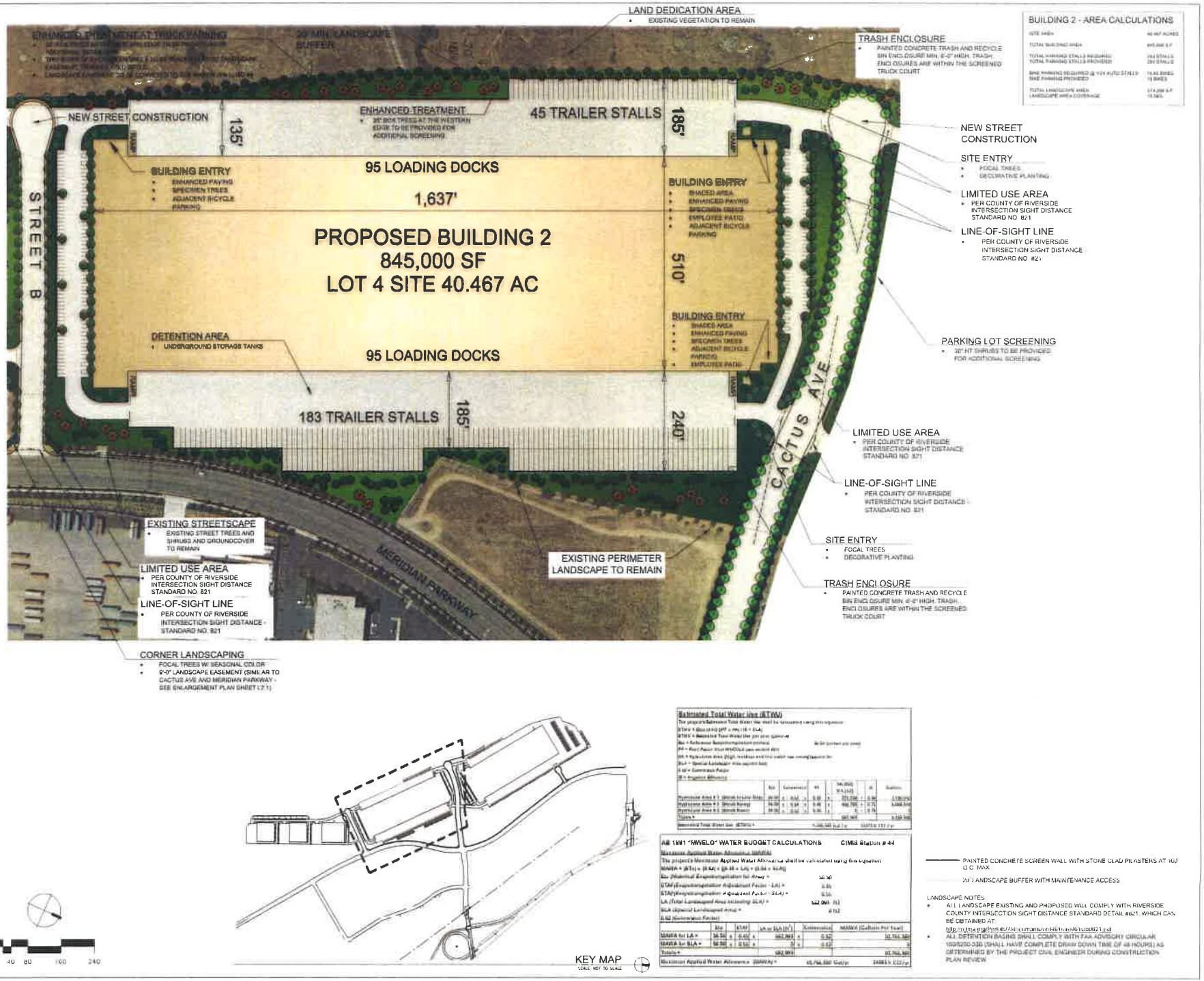
MERIDIAN

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TIMOTHY REEVES

SITE PLAN

BLDG 1
LANDSCAPE
TENTATIVE MAP

SHEET L1.1



BUILDING 2 - AREA CALCULATIONS

SITE AREA	40.467 ACRES
TOTAL BUILDING AREA	845,000 S.F.
TOTAL PARKING STALLS REQUIRED	282 STALLS
TOTAL PARKING STALLS PROVIDED	280 STALLS
BIKE PARKING REQUIRED @ 10% AUTO STALLS	14 BIKES
BIKE PARKING PROVIDED	14 BIKES
TOTAL LANDSCAPE AREA	574,000 S.F.
LANDSCAPE AREA COVERAGE	15.36%

KEY MAP
SCALE: NOT TO SCALE

Estimated Total Water Use (ETWU)

AB 1881 "MWELO" WATER BUDGET CALCULATIONS CIMIS Station # 44

PAINTED CONCRETE SCREEN WALL WITH STONE CLAD PILASTERS AT 100' O.C. MAX

20' LANDSCAPE BUFFER WITH MAINTENANCE ACCESS

LANDSCAPE NOTES:
- ALL LANDSCAPE EXISTING AND PROPOSED WILL COMPLY WITH RIVERSIDE COUNTY INTERSECTION SIGHT DISTANCE STANDARD DETAIL #821, WHICH CAN BE OBTAINED AT: http://rctlma.org/Portals/0/documents/standard/821/std821.pdf
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0 40 80 160 240

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CA

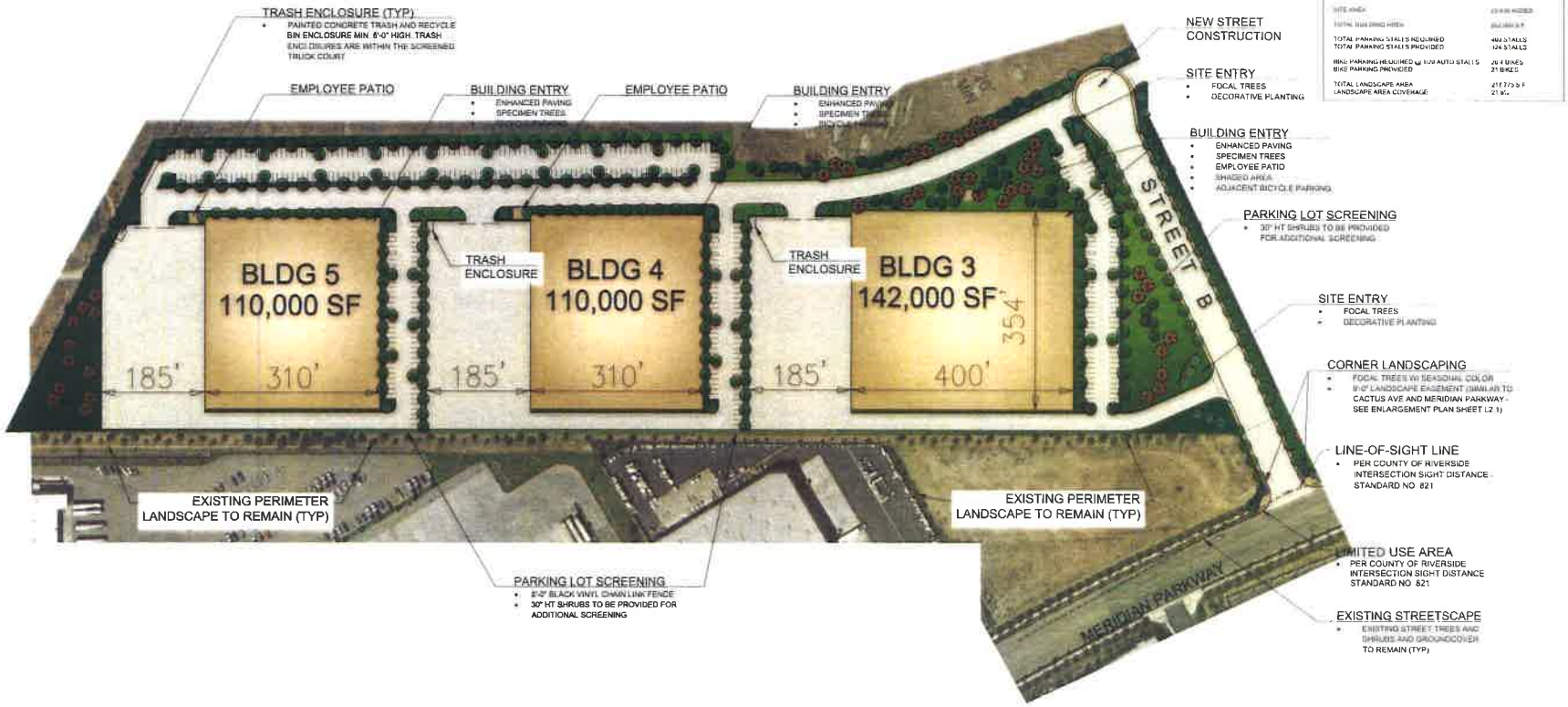
MERIDIAN

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SITE PLAN

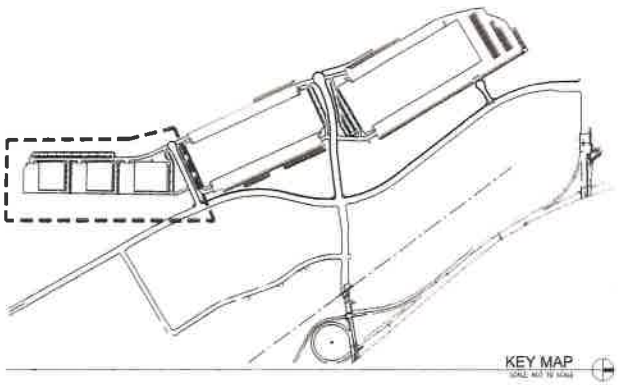
BLDG 2
LANDSCAPE
TENTATIVE MAP

L1.2

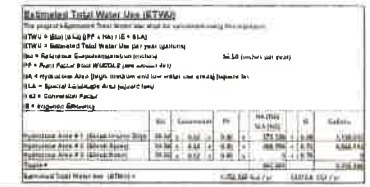


BUILDINGS 3, 4, 5 - AREA CALCULATIONS

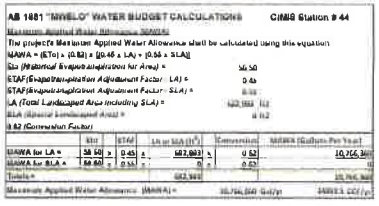
TOTAL BUILDING AREA	252,000 SQ FT
TOTAL PARKING STALLS REQUIRED	483 STALLS
TOTAL PARKING STALLS PROVIDED	524 STALLS
BIKE PARKING REQUIRED @ 10% OF AUTO STALLS	20.4 BIKES
BIKE PARKING PROVIDED	21 BIKES
TOTAL LANDSCAPE AREA	217,775 SF
LANDSCAPE AREA COVERAGE	21.6%



KEY MAP
SCALE: NOT TO SCALE



Estimated Total Water Use (ETWU)



AB 1881 "MWELO" WATER BUDGET CALCULATIONS — CIMIS Station # 44

Maximum Applied Water Allowance (MAWA)

The projects Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.55 x SLA)]

ETo (Historical Evapotranspiration for Area) = 56.50

ETAF (Evapotranspiration Adjustment Factor - LA) = 0.45

ETAF (Evapotranspiration Adjustment Factor - SLA) = 0.55

LA (Total Landscaped Area including SLA) = 182,988 SQ FT

SLA (Special Landscaped Area) = 0 SQ FT

0.62 (Conversion Factor)

	Eto	ETAF	LA or SLA (ft²)	Conversion	MAWA (Gallons Per Year)
MAWA for LA =	56.50	x 0.45	x 182,988	x 0.62	10,766,360
MAWA for SLA =	56.50	x 0.55	x 0	x 0.62	0
Totals =			182,988		10,766,360

Maximum Applied Water Allowance (MAWA) = 10,766,360 Gal/yr 33053.2 CCF/yr

PAINTED CONCRETE SCREEN WALL WITH STONE CLAD PILASTERS AT 160' O.C. MAX.

20' LANDSCAPE BUFFER WITH MAINTENANCE ACCESS

LANDSCAPE NOTES:

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TIMOTHY REEVES

03	06/20/22	REVISED SCHEMATIC DESIGN
02	04/20/22	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO: 19-0618
CHECKED BY: LH/DMW
DATE: 6/20/22
COPYRIGHT
RGA OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:

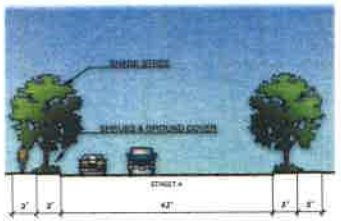
SITE PLAN

BLDG 3,4,5
LANDSCAPE
TENTATIVE MAP

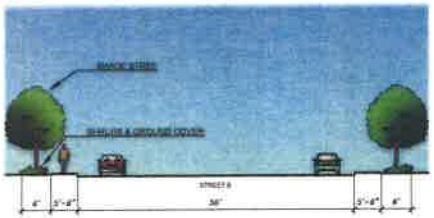
SHEET L1.3



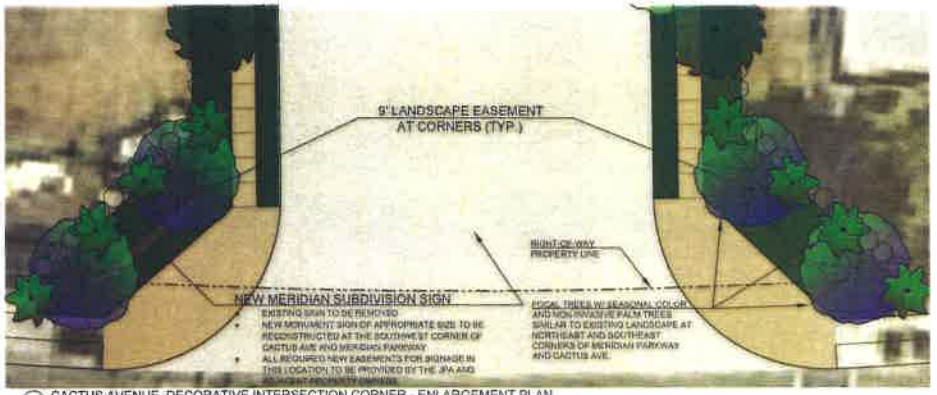
1 SECTION - CACTUS AVE



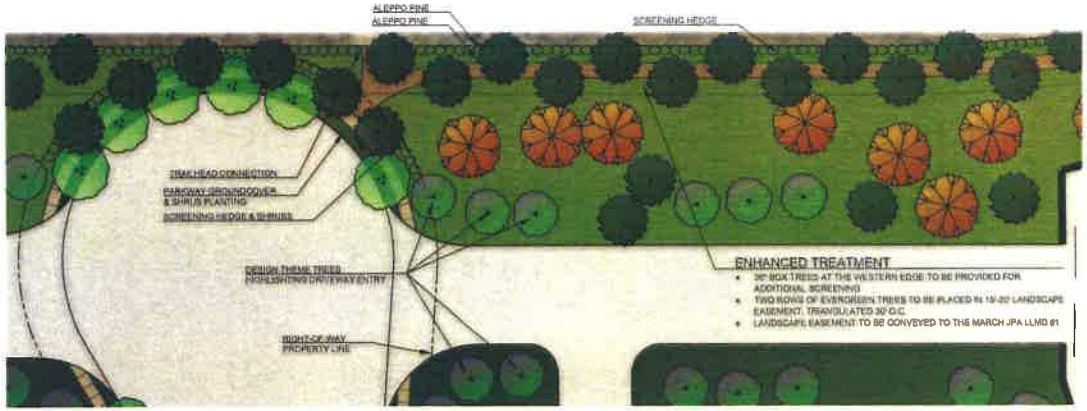
2 SECTION - STREET A



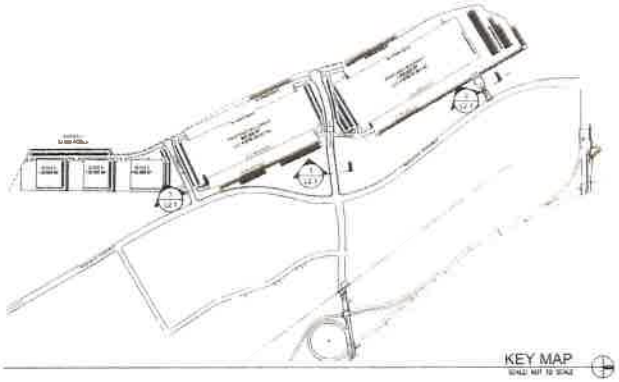
3 SECTION - STREET B



4 CACTUS AVENUE DECORATIVE INTERSECTION CORNER - ENLARGEMENT PLAN



5 STREET 'B' DECORATIVE INTERSECTION CORNER - ENLARGEMENT PLAN



KEY MAP

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LOWER PLATEAU

CACTUS AVE
RIVERSIDE COUNTY,
CA

MERIDIAN

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UPLAND, CA 91786
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TIMOTHY REEVES

SITE PLAN

SECTIONS &
ENLARGEMENT
PLANS

L2.1

EXHIBIT "D"

Project Conditions of Approval

Conditions of Approval for
Plot Plan PP 16-04 and Vesting Tentative Map 37107

PLANNING DEPARTMENT

General Planning Conditions:

1. The site shall be developed in accordance with the approved Plot Plan 16-04 on file in the Planning Department, 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. The Plot Plan approval shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building 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 Mixed Use, Industrial and Business Park zoning districts. The provisions of the March JPA Development Code including the permitted uses, development standards, parking, setback and other development provisions shall govern the property. The development shall comply with the maximum building height in the Mixed Use zoning district (35').

5. The development shall comply with the provisions of the March Business Center Design Guidelines, including height of light fixtures, limitations on glazing reflectivity, use of neutral earth tone color palette, use of Meridian theme wall when within 100' of a public right-of-way, and all other provisions.

6. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

7. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2005 Air Installation Compatible Use Zone (AICUZ).

8. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

9. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes.

10. The Project development shall comply with the Urban/Wildland Interface requirements, as set forth in Section 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan. In particular, the parties shall agree to implement the requirements relative to noise, drainage, barriers and night lighting, as identified in the Settlement Agreement regarding Center for Biological Diversity, et. al. v. Bartel, et. al. dated September 21, 2012.

11. All development adjacent to the Least Bell's Vireo Conservation Easement shall comply with the Biological compatibility measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Least Bell's Vireo Compensatory Mitigation Monitoring Plan. (MMRP)

12. 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. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)

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

14. The developer shall annex the development into March JPA Landscape and Lighting Maintenance District #1.

15. Through annexation into March JPA LLMD #1, affected property owners will be assessed costs associated with fuel modification for a 30' strip area located along the perimeter to the west and north of the Project area, as approved through the annexation of this site into LLMD #1.

16. Final Vesting Tentative Tract Map 37107 shall convey an n avigation easement to the march Inland Port Authority/march Air Reserve Base.

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

18. The excess 1.5 acre land area shown west of Building 2, south of Cactus Avenue shall be conveyed to the public, and not used for Industrial development.

19. The Project Final map shall record an avigation easement in favor of March Inland Port/March ARB.

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

20. Prior to the issuance of a building permit, the developer shall submit street improvement plans and traffic signal plans to the City of Riverside to construct the second eastbound left turn lane and the modification of the traffic signal to incorporate overlap phasing on the eastbound and westbound right turn lanes at the intersection of Meridian Parkway/Alessandro Boulevard/Sycamore Canyon Boulevard. Construction plans shall be approved and bonded for prior to the issuance of the first Certificate of Occupancy within the Project area, and completed prior to the issuance of the second Certificate of Occupancy within the Project area. As the intersection will be improved, the developer will not be subject to the fair share payment at this intersection identified in MM-TRAF-11.

21. As a legislative approval (Project zoning and master plot plan), the future site developers shall pay the fair share street improvement fees, on a proportional sq/ft basis (site building square footage/total master plot plan square footage x total fair share amount) prior to issuance of the Certificate of Occupancy, without the need for a regional fair share traffic study. This includes the WRCOG additional fair share amount $15,528 (TRAF-19), City of Riverside fair share amount $10,314 (TRAF-20), City of Moreno Valley fair share amount 29,603 (TRAF-22) and Caltrans fair share amount $5,123 (TRAF-23). The collected fees will be distributed by the JPA to the affected jurisdictions.

22. Due to the nominal amount ($2,653.), the master developer shall pay the Riverside County fair share fee to March JPA, which shall remit the payment to Riverside County TLMA.

23. Prior to the issuance of a building permit, the developer shall pay an in-lieu fee for the purchase and installation of a RTA bus shelter, to comply with the March JPA Bus Shelter standard, to be located at the southeast corner of Meridian Parkway and Alessandro Boulevard. The in lieu fee shall not exceed $10,000.

24. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by a registered acoustical engineer for all buildings within the 65 – 70 dBA CNEL contours 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 office area, public areas, transient lodging, educational facilities, and childcare facilities).

25. 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)

26. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited to the Criminal Justice, Fire Protection and Parks Development impact fees (as identified in the Meridian West Lower Plateau initial study).

27. 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.

28. Prior to issuance of building permits, the developer shall provide to the Planning Department 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.

29. 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)

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

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

31. Prior to issuance of a certificate of occupancy, 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.

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

33. 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)

34. 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)

35. 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 3-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)

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

37. 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).

38. 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).

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

40. 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).

41. 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)

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. 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.

48. The design plans, inclusive of landscape plans, for the new development monument sign(s) at the intersection of Cactus Avenue and Meridian Parkway shall be reviewed and approved by the March JPA LLMD Maintenance Manager prior to approval of the monument sign construction plans or issuance of building permits.

NPDES Provisions (Timing Varies)

49. The approved WQMP is a master document that must be amended in the future. The Final WQMP shall be approved for each fee title lot prior to the issuance of precise grading permits.

50. Each property owner shall maintain the modular wetlands on their site, as further required in the WQMP and maintenance covenant.

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. 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)

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. 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)

WESTERN MUNICIPAL WATER DISTRICT CONDITIONS OF APPROVAL

Prior to issuance of building permits, the applicant shall follow the conditions of approval specified in the Water Supply Assessment adopted by the WMWD. The conditions of approval include:

1. The Applicant shall meet with WMWD to determine if the proposed Project should include the construction of on-site and off-site water facilities as needed near the Project area.

2. The Applicant shall promptly pay all applicable fees and charges as specified in WMWD's Rules and Regulations Governing Water Service and Water Users, Water Rate Schedules and Water Rate Schedules by Service Area, Cost Recovery charges and connection and Added Facilities Charges and Fees.

3. The Applicant shall ensure that all landscape plans are compliant with applicable requirements. In WMWD's area, those requirements may include, but are not limited to, landscape ordinances of the County of Riverside (Water Efficient Landscape Requirements Ordinance No. 859), City of Riverside (Municipal Code 19.570), City of Murrieta (Ordinance 443-10), and March JPA Ordinance No. JP 09-05 (Water Efficient Landscape Ordinance).

4. The Applicant shall be required to plan and install water efficient devices and landscaping in accordance with applicable ordinances and requirements.

5. The Applicant shall use recycled water for landscaped areas. The proposed Project is located near existing recycled water distribution infrastructure on Cactus Avenue and the Applicant shall be required to use recycled water for landscaped areas.

6. If WMWD deems it necessary, the Applicant shall develop a specific plan of service for the proposed Project and coordination of land use decisions and water supply planning with WMWD to ensure sufficient and reliable water supply for WMWD's existing and future uses. Thereby, if WMWD adopts and implement rules, regulations, policies and procedures within its authority that may apply to the proposed Project, they will be implemented.

7. The proposed Project shall be subject to any special or additional requirements imposed by MWD or WMWD on water deliveries, including increased pricing or a different pricing structure.

8. Prior to certificate of occupancy, the Applicant shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. JP 09-05 as updated (Water Efficient Landscape Ordinance) including but not limited to:

    - Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.

    - All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.

Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

ENGINEERING COMMENTS, TRILAKE ENGINEERING

With respect to the Conditions of Approval for the above referenced project, the March JPA (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 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 stated in their letter dated October 18, 2017. The following drainage related conditions are the requirement of this project:

   a. Proposed extensions of Riverside County Flood Control (RCFC) March Business Center Storm Drain Facilities: Line H, Line B, Line QQ, and Line C, pursuant to requirements stipulated in RCFC letter dated October 16, 2017, are required per this development.

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

   c. Final hydrology report and hydraulic calculations 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 including the City of Moreno Valley.

   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 proposed underground storm water detention systems shall be private and located onsite.

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

   g. This development is subject to the West March area drainage fee of $6,000 per acre, which is paid into an escrow account and transferred to March JPA prior to the sale/transfer of each fee title lot, consistent with the terms and conditions of the drainage funding agreement between the master developer and March JPA.

2. Streetlights shall be installed along "Street B", Street A", and the extension of Cactus Avenue. The lights shall conform to SCE and JPA standards.

3. The proposed development is in the service area of WMWD for water and sewer services. On and offsite water/sewer improvements shall be installed to their standards.

4. On and offsite improvements including grading, paving, water/sewer and drainage plans along with hydrology, shall be submitted to MJPA Public Works Engineer's for review and approval.

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

6. The western extension of Cactus Avenue at the intersection of Meridian Parkway, shall be transitioned to ensure a safe alignment for westbound and eastbound through traffic. Appropriate transitions and restriping along exiting portion of Cactus and along Meridian Parkway shall be determined during final engineering, and as approved by the Public Works Engineer.

   Cactus Avenue from Meridian Parkway to the end of the cul-de-sac, shall be improved within a 112' dedicated right-of-way, 76' curb to curb width, 6' wide concrete sidewalk and an additional 9' landscape easement beyond the dedicated right-of-way on both sides, per JPA's North Campus Meridian Specific Plan for modified secondary highway street designation.

7. Any work within State right-of-way requires Caltrans permit.

8. All new intersections/driveways with access to trucks shall be concrete section pursuant to JPA standards. The limits of concrete shall be determined during plan check review.

9. Offsite street improvements if required by Caltrans and/or other agencies and mitigation measures identified in the Meridian Specific Plan shall be installed as approved by JPA.

10. Unless otherwise indicated by Planning conditions, 6' wide concrete sidewalk adjacent to the site along all streets (including handicap ramps), and driveways shall be installed pursuant to Riverside County and ADA standards. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveways (Std. 207A) and comply with the most recent ADA requirements in effect at the time of construction.

MJPA BUILDING AND SAFETY CONDITIONS OF APPROVAL

Regarding Meridian West Lower Plateau, PP 16-04, please provide four (4) sets of construction plans and documentation for plan review of the proposed buildings, (1-5). Below you will find a list of the plans and documents Building and Safety will need for plan review on each building. The initial plan review will

take approximately two weeks on most projects. Provide the following sets of plans and documents for each proposed buildings.

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

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(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

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

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

3. Building & Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (951) 656 7000, to set up inspections.

4. 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.

5. 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, one toilet provided for ever (10) employees.

6. 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.

7. Installation of construction trailers must be located on private property. No construction trailers can be located in the public right of way.

8. Site development and grading shall be designed to provide disabled 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.

9. 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.

10. 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.

Building & Safety Conditions

11. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's to March Joint Powers Authority, (MJPA). 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.

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

13. 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 Riverside County Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

14. 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.

15. Prior to issuance of building permits, provide Building & Safety with a "Will Service Letter" from Western Municipal Water District.

16. 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).

17. Special inspectors and structural observation inspectors that are required by the engineer of record and the 2016 California Building Code, shall register with MJPA, 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.

18. 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.

RIVERSIDE COUNTY FLOOD CONTROL CONDITIONS OF APPROVAL

The District has reviewed Tentative Tract Map 37107 and Plot Plan 16-04 (MS 169) Preliminary Grading and Drainage exhibits, submitted on September 27, 2017. The District's review is limited to the development of conditions of approval for the submitted plans as it relates to the proposed extensions of District's March Business Center Storm Drain facilities: Line H, Line B, Line QQ, and Line C (DWG No. 4-0821). It is the District's understanding that water quality aspects including the Hydrologic Conditions of Concern (HCOC) will be reviewed by another agency.

1. GENERAL CONDITIONS FLOOD 1.HAZARD FLOOD HAZARD REPORT: The Meridian West Campus Lower Plateau Project is a proposal to subdivide approximately 129 acresinto five (5) buildable lots and nine (9) lettered lots for a commercial development. The site is located within the March Business Center west of Meridian Parkway, between Alessandro Boulevard and Innovation Drive.

   The site is subject to offsite storm flows from the west generated by approximately 550-acres. In the existing condition, these storm flows are collected by District maintained facilities that were constructed as part of the March Business Center Storm Drains & Detention Basins Project (DWG. No. 4-0821). More specifically, Line H, Line B, Line QQ, and Line C. This project is proposing to extend Line B, Line QQ, and Line C to collect the offsite drainage along the western property line. Line H is not being modified. The project includes collector channels along the western perimeter retaining wall to intercept offsite storm flows and convey them to five (5) inlets. It is the District's understanding that the collector channels will be maintained by the Landscape and Lighting Maintenance District (LLMD). Ponding will likely occur onto the adjacent property and may require a ponding easement.

2. PERPETUATE 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.

3. MAJOR FACILITIES: Major flood control or drainage facilities are being proposed. These facilities shall be designed and constructed to District engineering and maintenance standards including those pertaining to facility alignment and maintenance access to both inlets and outlet points. The applicant shall consult with the District early in the design process regarding materials, hydraulic design, regulatory permitting, and transfer of right-of-way.

4. EMERGENCY ESCAPE: An emergency escape path shall be provided for the stormwater runoff at all inlets for the proposed underground facilities in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed structures in the vicinity of the inlets and along the emergency escape path shall be protected from flooding by either properly elevating the finished floor in relation to the inlets and flow path or by making sure the structures are set back from the inlets to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

4. 10-YEAR CURB / 100-YEAR 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.

5. 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.

6. 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."

7. FOUR (4) ITEMS TO ACCEPT FACILITY: Inspection and maintenance of the flood control facilities that are to be constructed with this development must be performed by the Flood Control District. The Developer must request in writing that the District accept the proposed facilities.

The request to the District shall note the project number, location, brief description of the system (size 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 Planning Division. If the District is willing to maintain the proposed facilities, four (4) items must be accomplished prior to starting construction of the drainage facilities:

a. The Developer shall submit to the District the preliminary title reports, plats and legal descriptions for ail rights of way to be conveyed to the District and secure those rights of way to the satisfaction of the District; and

b. An agreement with the District and any maintenance partners must be executed with establishes the terms and conditions of inspection, operation and maintenance; and

c. Plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to the execution of the agreement; and

d. All regulatory permits 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, 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.

e. PRIOR TO GRADING PERMIT: A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation, along with supporting hydraulic and hhydraulic 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.

Written correspondence from the MJPA regarding the approval of the Project Specific WQMP and grading plan must be submitted to the District prior to issuance of the grading permit.

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted for review.

8. ENCROACHMENT PERMIT REQUIRED: An encroachment permit shall be obtained for any work that is to be performed within the District right of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

9. PRIOR TO BUILDING FINAL INSPECTION FACILITY COMPLETION: The District recommends not to release the occupancy permits for any commercial lots prior to the District's acceptance of the drainage system for operation and maintenance.

10. Any questions pertaining to this project may be directed to Anthony Garcia of this office at 951 955-1612.

City of Riverside Public Works- Engineering Division Comments:

Per communications between the City of Riverside Public Works Engineering Division, and MJPA concerning relocation of an existing City of Riverside sewer line (Orangecrest sewer line), which traverses the Project site, the City requests that the project include the following conditions of approval:

1. Prior to issuance of a grading permit, the existing sewer main is to be relocated to City of Riverside Public Works Specifications.

2. Prior to issuance of a grading permit, a surety prepared by City of Riverside Public Works Department is to be posted to guarantee the required sewer relocation.

3. Prior to issuance of a construction permit to relocate sewer, improvement plans prepared to City of Riverside Public Works Specifications shall be approved.

4. The relocated sewer main shall be centered within a minimum 20-foot wide non buildable sewer easement.

FIRE MARSHALL, RIVERSIDE COUNTY FIRE DEPARTMENT

PP 16-04: Meridian West Lower Plateau Conditions of Approval. It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (CASE: **16-MJPA-PP-04**) is required on all correspondence.

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

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Fire Hydrants: Provide fire hydrants within 400 feet of all portions of all structures and distributed in accordance with California Fire Code, Section C105, Appendix C.

2. Fire Flow: Provide or show there exists a water system capable of delivering fire flow of 4,000 gpm at 20 psi for 4 hours as required by California Fire Code and Riverside County Fire Department standards. This fire flow is based Type III-B construction and buildings having a fire sprinkler system. Fire flow may be adjusted upon receiving building plans.

3. Water Plans: 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.

4. Water System Prior to Permit Issuance: Prior to issuance of building permits, the water system for fire protection must be installed and approved by the Fire Department.

5. Water System Prior to Combustibles on Site: The water system shall be installed and accepted prior to bringing any combustibles on site.

6. Blue Dot Reflectors: Blue retro-reflective pavement markers shall be mounted on public/private streets and driveways to indicate the location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

7. Fire Command Center: Buildings greater than 300,000 square feet in area shall be provided with a fire command center. The fire command center shall be a minimum of 96 square feet in area with a minimum dimension of 8 feet. The fire command center shall comply with NFPA 72 and contain the features set forth in Section 508.1.5 subsections 5, 8, 10, 12, 13 and 14. The features set forth in Section 508.1.5 subsections 1, 2, 3, 4, 6, 7, 9, 11, 15, 16, 17, 18 and 19 shall be required when such building contains systems or functions related to these features.

8. Fire Sprinklers: Fire sprinklers are required for all residential buildings and all other buildings 3,600 square feet and larger. Install fire sprinklers systems in accordance with California Fire Code, 2013 edition, NFPA 13 or 13R, 2013 edition, and Riverside County Fire Department standards. Plans must be submitted to the Fire Department for review and approval prior to installation.

9. Fire Department Access: Provide access to within 150 feet of all portions of all buildings. Access roads shall comply with California Fire Code and Riverside County Fire Department standards.

10. Knox Rapid Entry System: Buildings and gates shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.

11. Building Address Numbers: Display street numbers in a prominent location on the address side of buildings. Numbers shall be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.

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

13. Should you have any questions, or if some items are unclear, please phone our office and speak with a Specialist to assist you with these conditions.

VTTM 37107: Meridian West Lower Plateau Conditions of Approval. It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**TR 37107**) is required on all correspondence.

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

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

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7. Building Address Numbers: Display street numbers in a prominent location on the address side of buildings. Numbers shall be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

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

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight 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. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base. [as modified by the Commission on 3/9/17]

   (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, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities 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.

5. No detention basins shall be permitted within the portion of the site located within Compatibility Zone B1-APZ-II. Any proposed detention basins within Zones B2 or C1 (including water quality management basins) 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 basins 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. Any changes to the basin must be reviewed by March Air Reserve Base to ensure that the revised basin still drains within a maximum 48-hour detention period. [as modified by the Commission on 3/9/17]

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. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. This project has been evaluated for 100,000 square feet of office area and 2,107,000 square feet of warehouse area. Any increase in building area, increase in office use within any of the buildings or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

The applicant shall comply with the conditions, requirements, and recommendations of the Federal Aviation Administration letters (Determinations of No Hazard to Air Navigation) issued on February 27, 2017. These conditions, requirements, and recommendations are translated as follows:

9. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2017-AWP-1158 thru 1162-0E) and has determined that neither marking

nor lighting of the structures therein at the heights and elevations studied 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 L Change 1 and shall be maintained in accordance therewith for the life of the project.

10. The proposed structures shall not exceed a height of 50 feet above ground level. The maximum elevation at top point (including all roof-mounted equipment, if any) shall not exceed 1657 feet above mean sea level (AMSL) for Building 5, 1654 feet AMSL for Building 4, 1647 feet AMSL for Building 3, 1643 feet for Building 2, and 1620 feet for Building 1.

11. The maximum height and top point elevations specified above 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 structures shall not exceed 50 feet in height and a maximum elevation of 1657 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

13. Within five (5) days after construction 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 structure.

UNITED STATES POSTAL SERVICE

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

Exhibit A

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

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

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

3. 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.

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

Aeronautical Study No.
2017-AWP-1158-OE

Issued Date: 02/27/2017

Timothy Reeves
Meridian Park West, LLC
1156 N. MOUNTAIN AVENUE
Upland, CA 91786

**** 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 Bldg2 Lot3 T37107 Meridian Park West
Location:	Riverside, CA
Latitude:	33-54-13.60N NAD 83
Longitude:	117-17-16.26W
Heights:	1593 feet site elevation (SE)
	50 feet above ground level (AGL)
	1643 feet above mean sea level (AMSL)

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

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

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

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

This determination expires on 08/27/2018 unless:

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

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

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

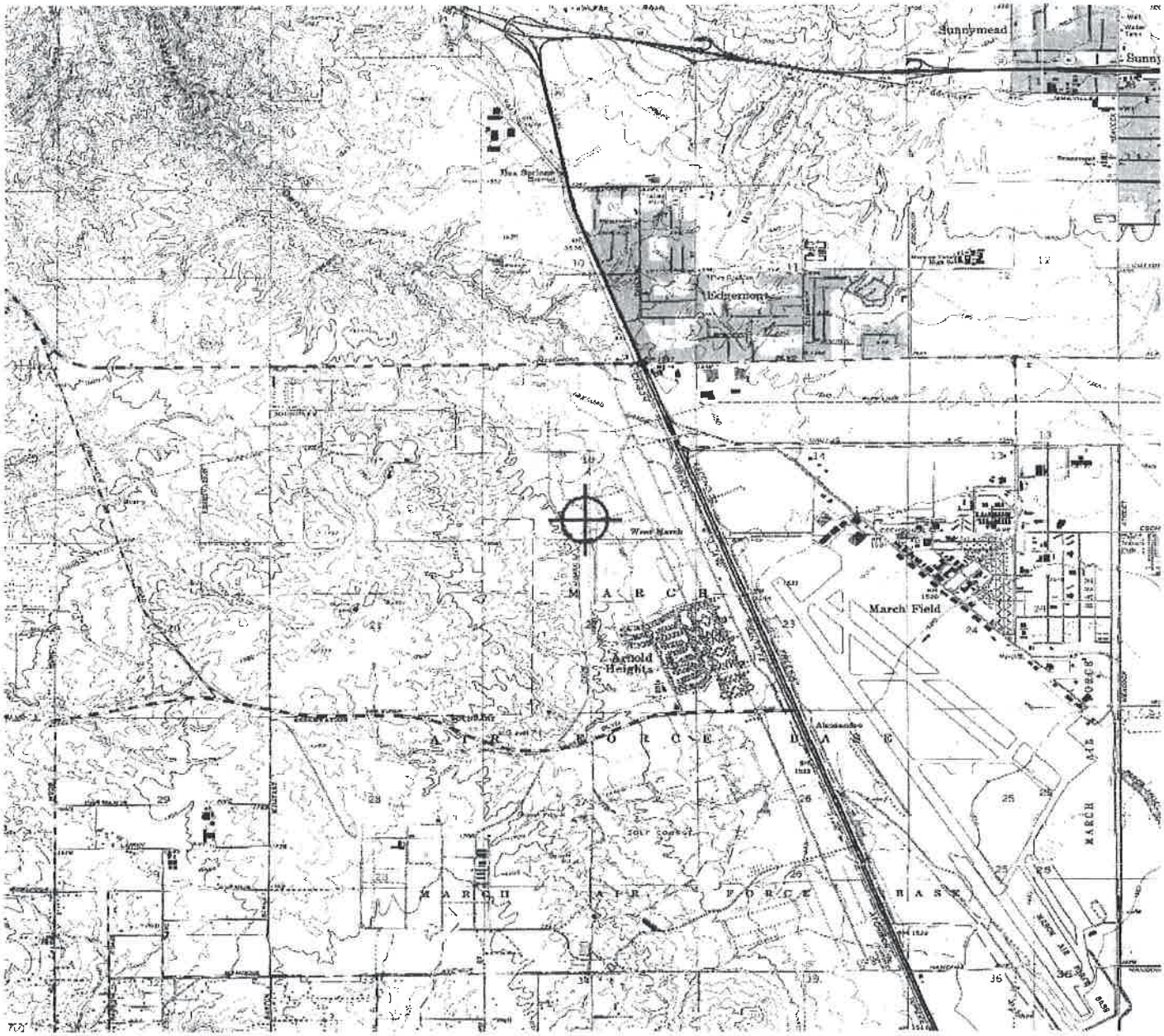
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-1158-OE.

Signature Control No: 322056014-323299812 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-1158-OE



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

Aeronautical Study No.
2017-AWP-1159-OE

Issued Date: 02/27/2017

Timothy Reeves
Meridian Park West, LLC
1156 N. MOUNTAIN AVENUE
Upland, CA 91786

**** 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 Bldg1 Lot2 T37107 Meridian Park West
Location:	Riverside, CA
Latitude:	33-54-32.90N NAD 83
Longitude:	117-17-24.31W
Heights:	1570 feet site elevation (SE)
	50 feet above ground level (AGL)
	1620 feet above mean sea level (AMSL)

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

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__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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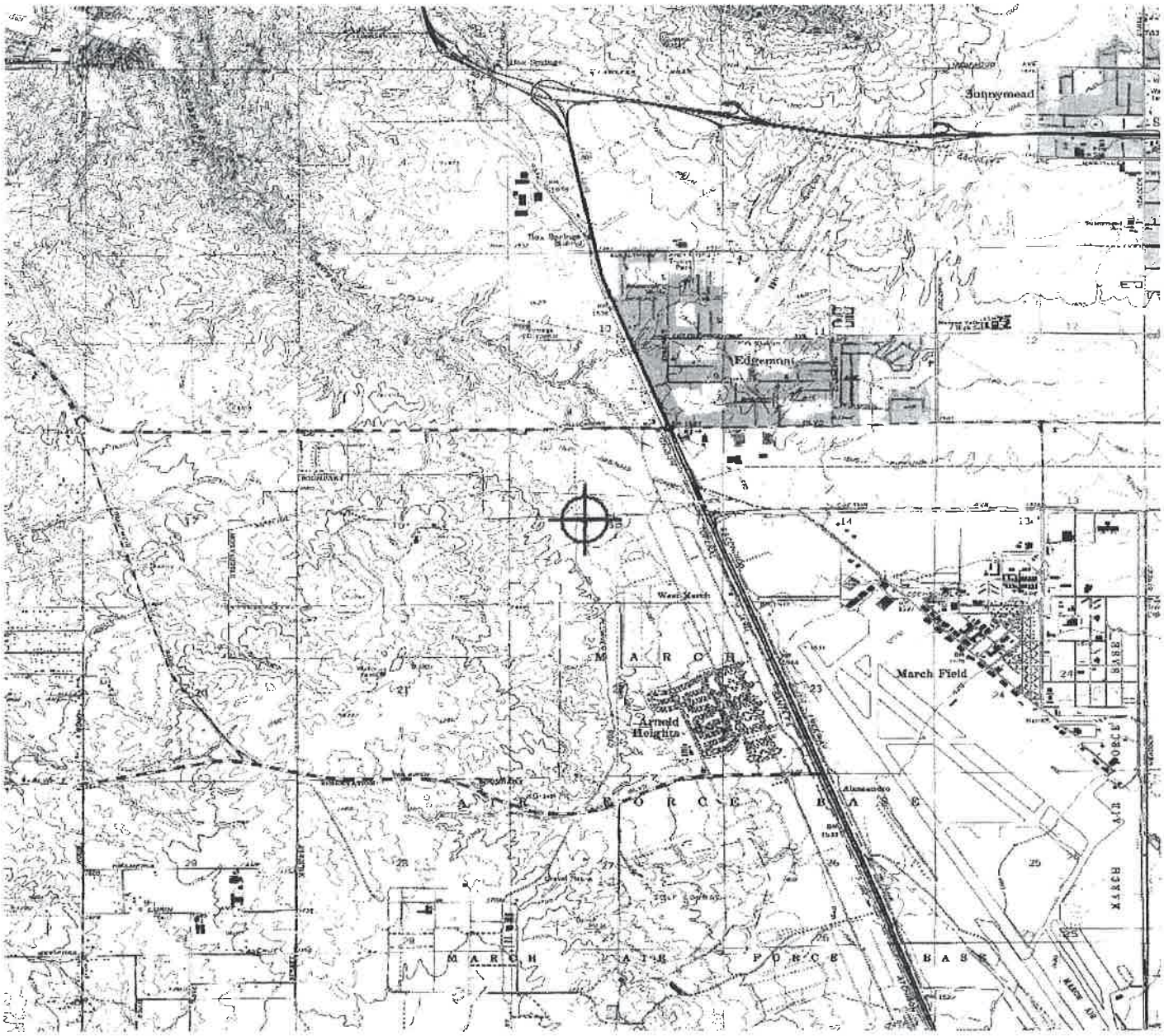
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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-1159-OE.

Signature Control No: 322056023-323299811 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-1159-OE



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

Aeronautical Study No.
2017-AWP-1160-OE

Issued Date: 02/27/2017

Timothy Reeves
Meridian Park West, LLC
1156 N. MOUNTAIN AVENUE
Upland, CA 91786

**** 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 Bldg3 Lot4 T37107 Meridian Park West
Location:	Riverside, CA
Latitude:	33-54-05.12N NAD 83
Longitude:	117-17-15.70W
Heights:	1597 feet site elevation (SE)
	50 feet above ground level (AGL)
	1647 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:

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__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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

This determination expires on 08/27/2018 unless:

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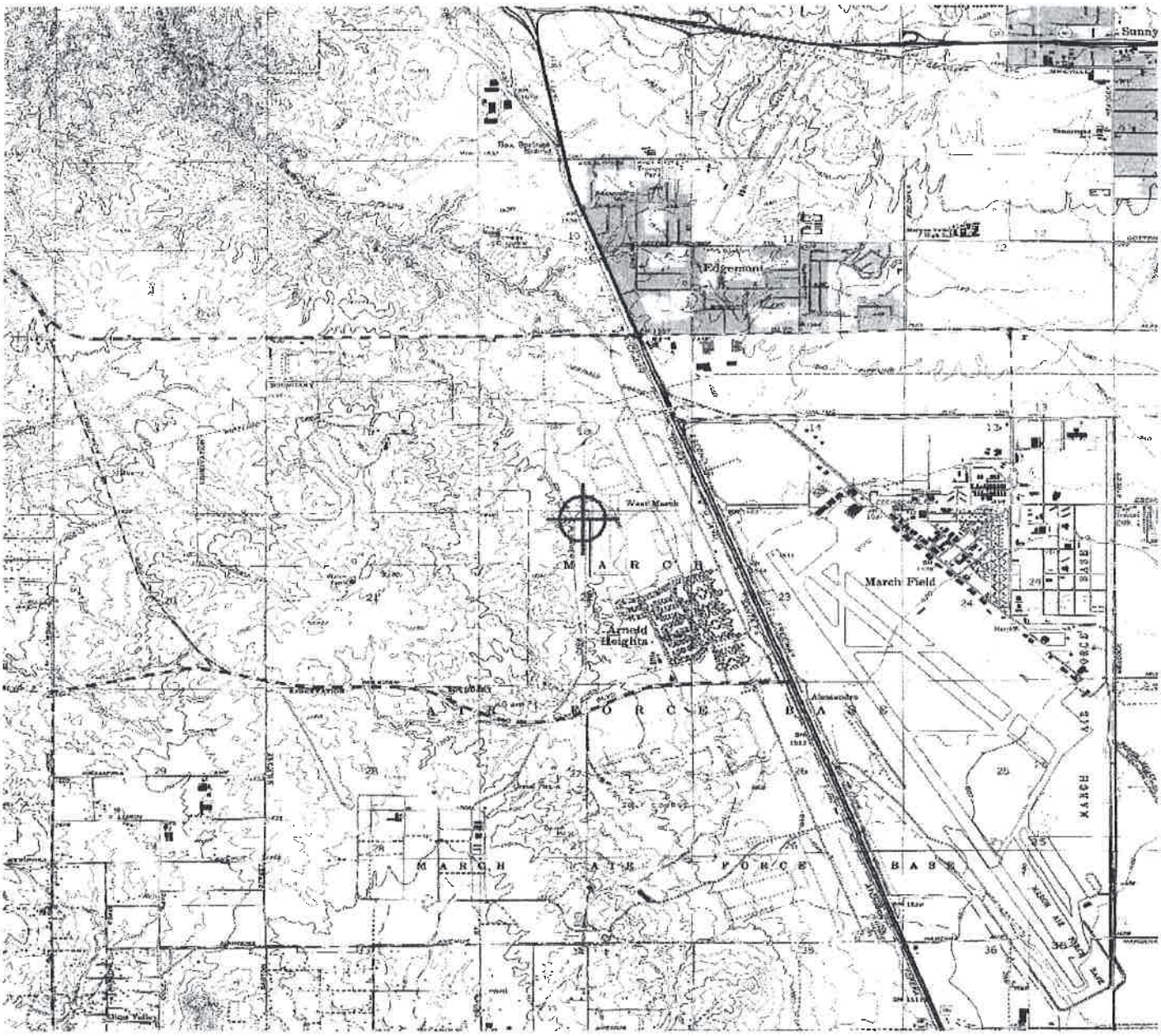
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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-1160-OE.

Signature Control No: 322056024-323299815 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-1160-OE



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

Aeronautical Study No.
2017-AWP-1161-OE

Issued Date: 02/27/2017

Timothy Reeves
Meridian Park West, LLC
1156 N. MOUNTAIN AVENUE
Upland, CA 91786

**** 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 Bldg4 Lot5 T37107 Meridian Park West
Location:	Riverside, CA
Latitude:	33-53-59.40N NAD 83
Longitude:	117-17-15.71W
Heights:	1604 feet site elevation (SE) 50 feet above ground level (AGL) 1654 feet above mean sea level (AMSL)

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

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

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

This determination expires on 08/27/2018 unless:

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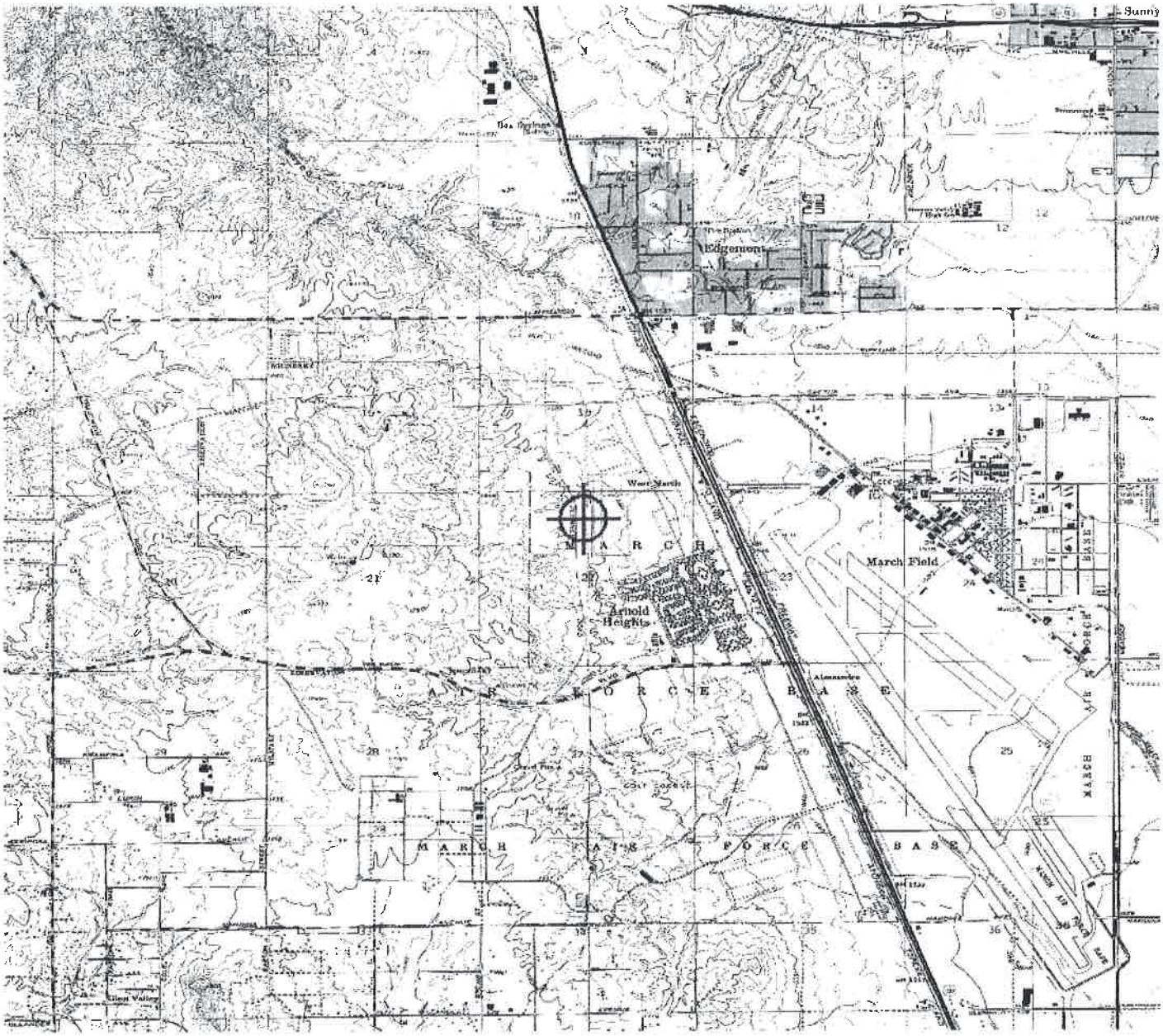
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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-1161-OE.

Signature Control No: 322056025-323299813 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-1161-OE



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

Aeronautical Study No.
2017-AWP-1162-OE

Issued Date: 02/27/2017

Timothy Reeves
Meridian Park West, LLC
1156 N. MOUNTAIN AVENUE
Upland, CA 91786

**** 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 Bldg5 Lot5 T37107 Meridian Park West
Location:	Riverside, CA
Latitude:	33-53-53.71N NAD 83
Longitude:	117-17-15.75W
Heights:	1607 feet site elevation (SE)
	50 feet above ground level (AGL)
	1657 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:

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

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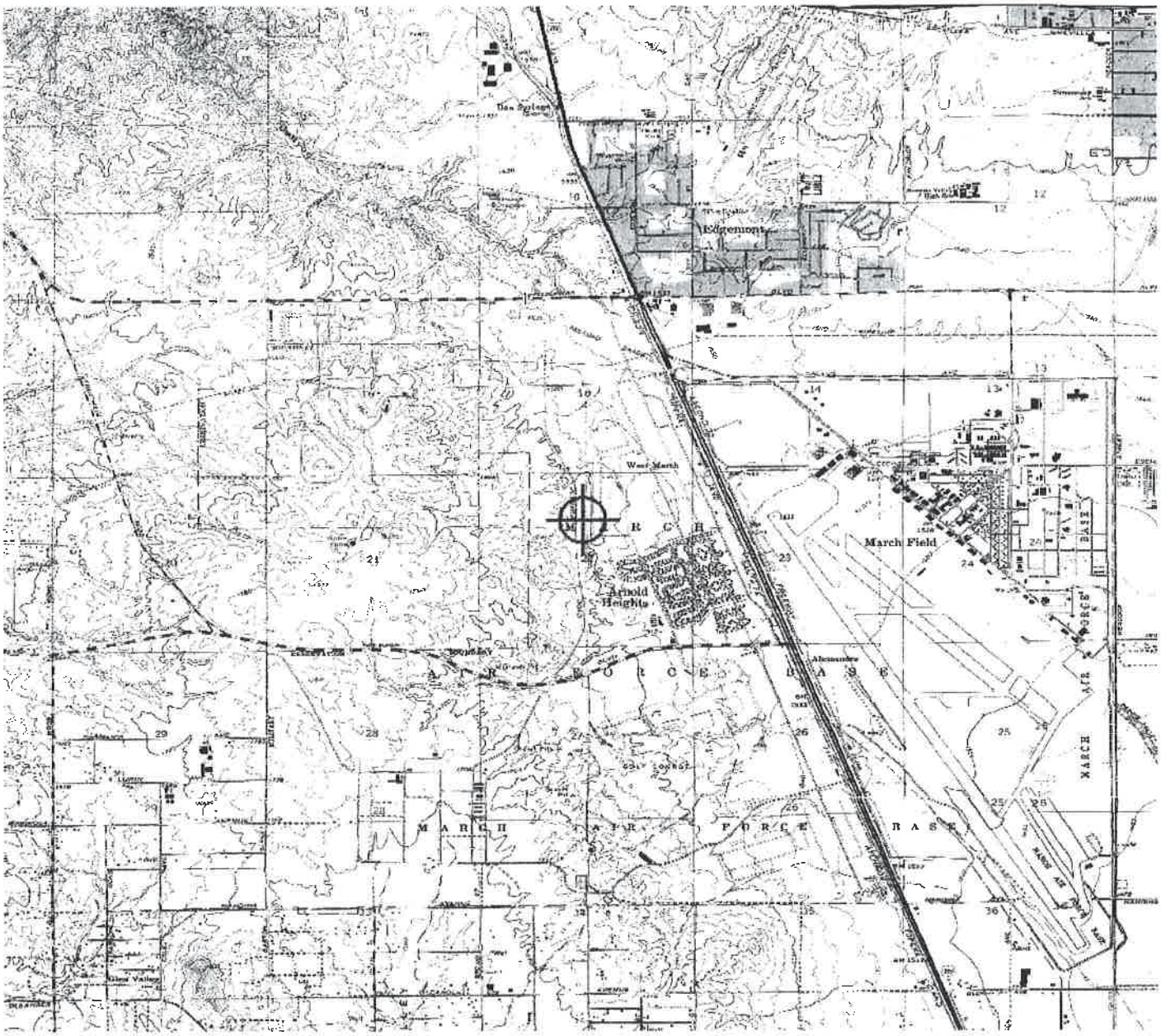
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-1162-OE.

Signature Control No: 322056027-323299814 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-1162-OE



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

28 February 2017

MEMORANDUM FOR RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
ATTN: PAUL RULL, URBAN REGIONAL PLANNER IV
COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET, 14TH FLOOR
RIVERSIDE CA 92501

FROM: 452d Mission Support Group/Civil Engineers
Base Operating Support
610 Meyer Drive, Bldg. 2403
March ARB CA 92518-2166

SUBJECT: Meridian Park West, ZAP1241MA17

1. March Air Reserve Base (MARB) staff has reviewed the proposed plans to develop five industrial buildings (predominantly warehouse) ranging from 110,000 square feet to 1,000,000 square feet in gross floor area, with a cumulative total of 2,207,000 square feet on approximately 120 acres, along with the a subdivision of land, and associated land use applications. Comments are provided in this memorandum and indicated below.

2. Staff recognizes that the project does lie within the Riverside County Airport Land Use Compatibility Plan (RCALUC) zoning and land use designations of B2 and C1, and subject to Appendix C, Table C-1 of the Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan, and subject to those requirements. Additionally, this project is located outside of any MARB Accident Potential Zone (APZs) or Clear Zones (CZ). However, there are restrictions on land uses and heights of man-made and natural objects in the vicinity of air installations; because such objects may obstruct the airspace, attract birds, cause electromagnetic or thermal interference, or produce dust, steam, smoke, light emissions.

3. Due to the fact that the property and proposed structures are in the vicinity of the flight path of aircraft approaching and departing MARB airspace, to help eliminate any potential adverse effects on aircraft operations at MARB, construction materials should be non-reflective to provide for safety of flight and the public welfare. This includes elements such as outside ductwork, windows and roofs, elements which can be made non-reflective by means such as painting or covering. If the developer has plans to include the use of any photovoltaic or solar panel system, the effects of glare should also be analyzed, and should be reviewed by MARB staff prior to issuance of any permits.

4. MARB staff has concerns with the rising groundwater level and the challenge groundwater level poses to the ability to properly drain stormwater detention basins within 48 hours. Potential for basins to have reduced ability to drain due to groundwater levels or other factors, therefore MARB staff requests that basins be designed to address potential concerns by either being oversized, placed underground or covered. MARB staff requests the opportunity to review specific designs for any uncovered stormwater detention basins, including calculations that show sufficient additional capacity if rock is added later. Proper design of stormwater management systems and landscaping

must address Bird/Wildlife Aircraft Strike Hazard (BASH) concerns, including proper infiltration of detained stormwater runoff. MARB is requesting that any exposed storm water detention basins be completely drained within 48 hours of a rain event. Alternatively, stormwater detention basins may be underground and covered.

5. Given the location and proximity to the airfield, trees which will bear mast or grow to an adequate size for roosting should not be planted. Additional information about reduction of BASH hazards can be found in AFPAM 91-212, *Bird/Wildlife Aircraft Strike Hazard (BASH) Management Techniques*, dated February 1, 2004. MARB staff requests that the design for storm water conveyance and detention as well as landscaping to mitigate or eliminate any hazards, and jointly approve designs with the ultimate approval authority along with MARB personnel.

6. The site is located within an area that is exposed to elevated levels of noise from the base's flying operations; reference the AICUZ for MARB for the noise contours for this area. A more recent model can be found within the Airport Land Use Compatibility Plan (ALUCP) adopted by the Riverside County Airport Land Use Commission (RCALUC) dated November 13, 2014. The document titled, "Background Data: March Air Reserve Base/Inland Port Airport Environs," is an insert to the ALUCP. Referencing Exhibit MA-4 from the aforementioned insert, it would appear the portions of this project resides within an area that is subject to 60 dB Community Noise Equivalent Level (CNEL) or greater, and with portions within an area subject to 70 dB CNEL or greater. In addition, the site is situated in an area where aircraft flying arrivals and departures from Runway 14 will overfly the vicinity of the proposed facility at relatively low altitudes. These aircraft will be at a high power setting and will generate significant noise. As such, the employees of this proposed development would be subject to noise occurrences that may impact their work environment and generate complaints to the base and the community leadership. Additionally, hearing protection for employees may be required by Occupational Safety and Health Administration (OSHA) or other agencies as it relates to safety and health in a high noise level work environment.

7. Building height is always a concern around an active airfield. MARB staff requests all proposed structures, and the corresponding ground elevation at each corner fall within established height restrictions. Consultation with the Federal Aviation Administration (FAA) will be required, and MARB will also require a Terminal Instrument Procedures (TERPS) review.

8. The MARB position is the development is compatible with guidance found in AFI 32-7063, dated 18 December 2015, titled Air Installations Compatible Use Zones Program. The following are some mitigation steps that could and should be implemented, and it would be our desire that all such steps are researched and implemented.

- Stormwater BMPs should not introduce hazards related to birdstrikes.
- Properly drain stormwater detention basins within 48 hours.
- Noise level hazards should be mitigated.

9. Thank you for the opportunity to review and comment on this proposed development. If you have questions, please contact Mr. Daniel "Rock" Rockholt, AICP at (951) 655-2236.

SEAN P. FEELEY
Base Civil Engineer

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 9a

Meeting Date: October 25, 2017

Actions: **TAKE THE FOLLOWING ACTIONS ON A REQUEST BY MERIDIAN PARK, LLC, INVOLVING THE APPROXIMATE 130-ACRE MERIDIAN WEST LOWER PLATEAU PROJECT, LOCATED WEST OF MERIDIAN PARKWAY, SOUTH OF ALESSANDRO BOULEVARD, EAST OF THE ORANGECREST NEIGHBORHOOD AND NORTH OF THE OPPORTUNITY WAY ALIGNMENT: 1) ADOPT RESOLUTION #JPA 17-28 CERTIFYING THE CEQA FINAL EIR FOR THE MERIDIAN WEST LOWER PLATEAU PROJECT (SCH#2016061020), ADOPTING FINDINGS, APPROVING A MITIGATION MONITORING AND REPORTING PLAN AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; 2) ADOPT RESOLUTION #JPA 17-29 APPROVING GENERAL PLAN AMENDMENT 16-01, APPROVING VESTING TENTATIVE TRACT MAP 37107, AND ADOPTING MASTER PLOT PLAN PP16-04 SUBJECT TO CONDITIONS OF APPROVAL; 3) WAIVE THE FIRST READING OF ORDINANCE #JPA 17-04 APPROVING INDUSTRIAL (94.8-ACRES), BUSINESS PARK (23.63-ACRES) AND MIXED USE (5.57-ACRES) ZONING ON THE PROJECT SITE AND DIRECT STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION**

Motions: Move To: 1) Adopt Resolution #JPA 17-28 Certifying the CEQA Final EIR for the Meridian West Lower Plateau Project (Sch#2016061020), Adopting Findings, Approving a Mitigation Monitoring and Reporting Plan and Adopting a Statement of Overriding Considerations; 2) Adopt Resolution #JPA 17-29 Approving General Plan Amendment 16-01,

Approving Vesting Tentative Tract Map 37107, and Adopting Master Plot Plan PP16-04, Subject to Conditions of Approval; 3) Waive the First Reading of Ordinance #JPA 17-04, Approving Industrial (94.8-Acres), Business Park (23.63-Acres) and Mixed Use (5.57-Acres) Zoning on the Project Site and Directing Staff to Place this Item on a Future Commission Agenda for the Second Reading and Formal Adoption; and 4) Direct Staff to File a Notice of Determination.

Applicant: Meridian Park, LLC

Proposed Project:

General Plan Amendment: The Project site is currently designated Industrial (IND) and Business Park (BP) on the March JPA General Plan (GP) Land Use Map. The requested General Plan amendment would modify the General Plan to: 1) create approximately 5.7-acres of Mixed Use designated land along Meridian Parkway, in proximity to the Metrolink rail station; 2) reduce approximately 108-acres of Industrial designated land use to approximately 97.2-acres of Industrial designated land; and 3) increase approximately 19-acres of Business Park land use to approximately 24.1-acres of Business Park land use.

Zoning Request Z 16-01: As the Project site is not yet zoned, to be consistent with the requested General Plan land use designations, the proposed Project is pursing zoning designations of Industrial (IND) on 94.8-acres, Business Park (BP) on 23.63-acres, and Mixed Use (MU) on 5.57-acres. Project zoning acreages are based on net lot size which is smaller than General Plan acreages based on gross acres.

Vesting Tentative Tract Map 37107: This would create 5 fee title parcels totaling approximately 124.97 acres and public right-of-way for roadways, landscaping, and other features.

Master Plot Plan P16-04: The proposed Master Plot Plan would grant approval for future development of a minimum of five parcels, including: 1) the approximate 5.57-acre parcel adjacent to Meridian Parkway at the north end of the Project is analyzed in the Project EIR but is not submitted as part of the Master Plot Plan. At a future date, a 66,000-square-foot mixed-use development would be submitted as a separate Plot Plan; 2) the approximately 51.3-acre parcel north of the extended Cactus Avenue would be developed with an approximate 1,000,000 s/f industrial warehouse building; 3) the approximate 43.5-acre site south of the extended Cactus Avenue would be developed with an approximate 845,000-square-foot industrial warehouse building; 4) the approximate 23.6-acre area farthest to the south would be developed with three smaller Business Park buildings totaling 362,000 s/f. Other Project features include: a) extend Cactus Avenue approximately 1,700 feet to the west; b) construction of two new cul-de-sac roadways adjacent to Meridian Parkway; c) install approximately 400,000 square feet of rooftop solar atop the two industrial buildings; and d) several utility line relocations and abandonments.

Other project components include: 1) an approximately one-acre parcel north of the extended Cactus Avenue could be developed as a "Low Water Use Landscape Demonstration Garden" as an educational center that offers examples of California native and climate-appropriate plants, irrigation system information, and soils that benefit landscape water-saving abilities; 2) Cactus Avenue would be extended to the west by 1,700 feet, terminating in a cul-de-sac as a

112 foot right-of-way with 2 lanes in each direction; bicycle lanes, sidewalks and 21 feet of landscape on both sides of the road; 3) construction of new cul-de-sac roadways, Street A and B to provide access to the development north and south of Cactus Avenue; and 4) utility line relocations and abandonments involving Southern California Gas Company and City of Riverside, and relocation or abandonment of existing dry utilities including overhead electrical, cable, private sewer and private water. Although the two larger industrial buildings are intended to be used as warehouse distribution facilities, an end user has not yet been identified. Specific details regarding future operation of the facility are not currently available.

March JPA General Plan Consistency

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.

March JPA General Plan Land Use Element

The March JPA General Plan Land Use Element is based upon the March AFB Master Reuse Plan (Exhibit A, p. II-38) preferred land use pattern. This General Plan element delineates the general location and distribution, extent of existing and proposed land uses for March JPA, and development criteria for development intensity. The goals and policies contained within the Land Use Element address the capitalization of the opportunities within the Planning Area, and the reuse and revitalization of existing facilities. The goals and policies contained in the Land Use Element focus on creating 38,000 jobs within the excessed former March Air Force Base, maintaining a balance between commerce and industry, providing compatible land uses with the airport and the surrounding residential area, while promoting high quality development with minimizing land use conflicts. The current General Plan designation (shown below) identifies a predominance of Industrial use for the Project 130-acre site area.

March JPA General Plan Transportation Element

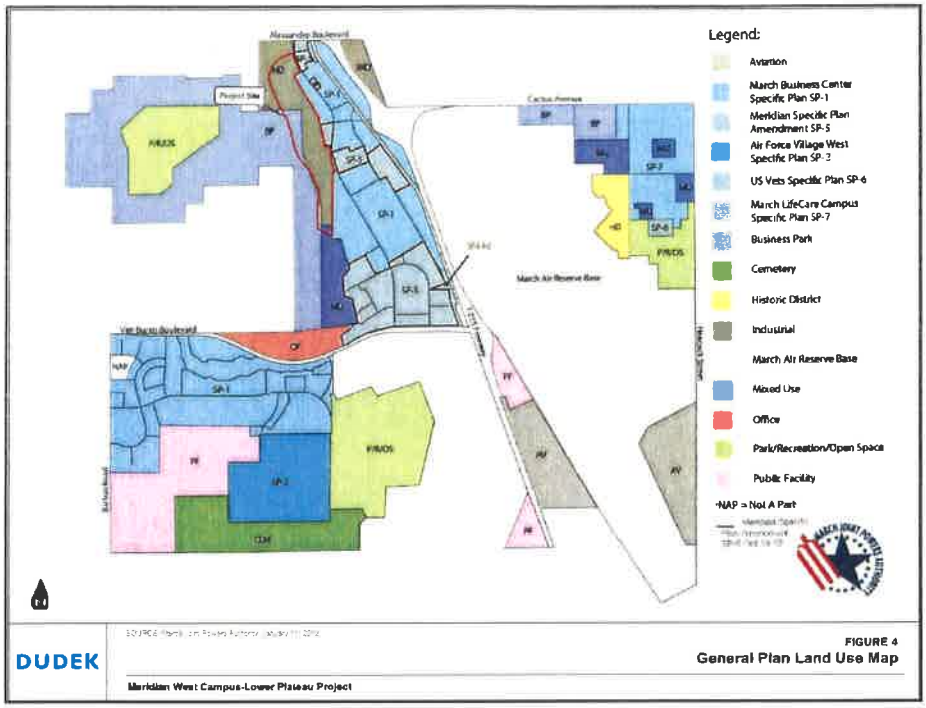
The Transportation Element identifies the multiple transportation and circulation components of the GP, inclusive of roads, trails, rail, multi-modal, transit, aviation, and goods movement services. The extent of necessary facilities, adequacy of service levels, and transportation demand management measures, along with general location and infrastructure facilities, are described. Prior amendments to the March JPA General Plan have entailed modifications to the Transportation Plan (General Plan Exhibit 2-1), however no modifications to the planned extension of Cactus Avenue has occurred. Thus the planned road network is consistent with the March JPA General Plan Transportation Element.

General Plan Amendment GP 16-01

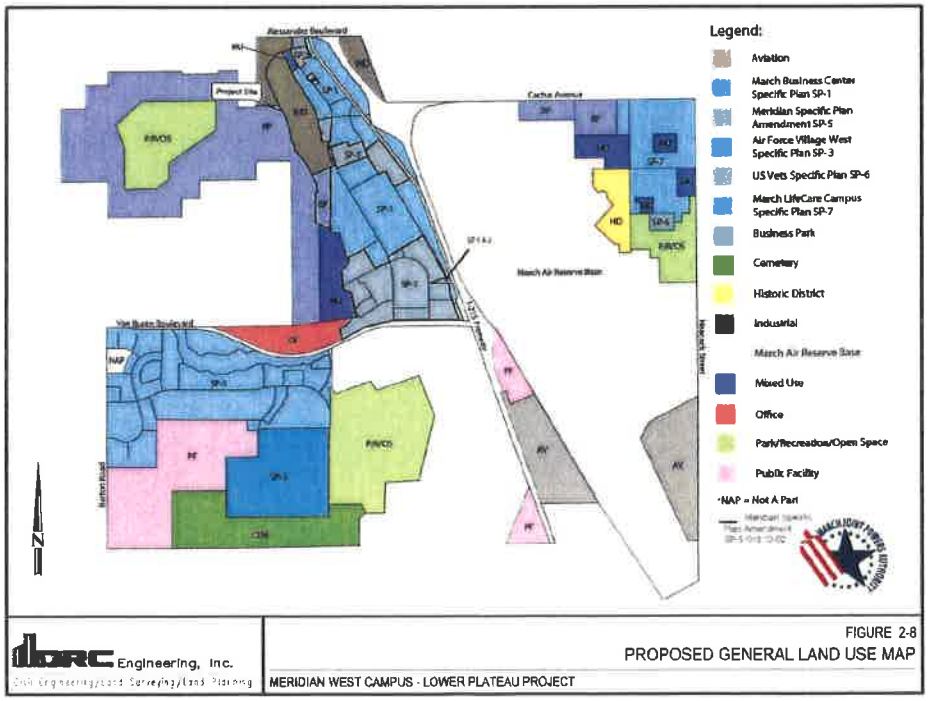
The proposed Meridian West Campus-Lower Plateau Project site is currently designated Industrial (IND) and Business Park (BP) on the March JPA General Plan (GP) Land Use Map. The application would: create 5.7-acres of Mixed Use designated land adjacent to Meridian Parkway in proximity of the Metrolink commuter rail station; reduce approximately 108 acres of Industrial designated land to 97.2-acres of Industrial designated land, and increase

approximately 19-acres of Business Park land use to approximately 24.1-acres of Business Park land use.

Existing General Plan Land Use Map



Proposed General Plan Land Use Map



The proposed amendment is consistent with the objectives of the General Plan through developing predominately Industrial land uses in the Project area. Specifically, the amendment

entails a minor reconfiguration and reduction to Industrial land use to address a narrow triangular shaped Business Park land area that is unsuitably shaped for development of employment uses. Additionally, the Project recognizes the suitability of Mixed Uses near the existing Metrolink commuter rail station, to capitalize on development opportunities inherently provided by the adjacent transit site. The development, including the minor modification to the General Plan land use map, is expected to generate an estimated 1,411 permanent jobs, helping to implement the goals of bringing 38,000 jobs to the reuse area. The request also complies with the objectives of the 2005 Air Installation Compatibility Use Zone (AICUZ) study and the March ARB March Inland Port Comprehensive Land Use Plan (CLUP). The following General Plan policies table is provided to demonstrate the Projects compliance with the existing General Plan policies.

Project's Consistency with March JPA General Plan			
Policy Number	**General Plan Policy**	**Project**	**Project Consistency/ Inconsistency**
Policy 1.1	Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.	The March ARB Master Reuse Plan (Page II-38) mirrors the March JPA General Plan Land Use Map in this area. The project complies with the objective of developing predominately Industrial land uses, though a minor reconfiguration and reduction in Industrial use is incorporated to address a narrow triangular shaped Business Park land area that is inappropriately shaped for development of employment generating uses, as well as recognizing the appropriateness of Mixed Uses near the existing Metrolink commuter rail station, while generating an estimated 1,411 permanent jobs.	The Project would be consistent with this policy.
Policy 1.2	Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, business park, manufacturing, aviation, public, and open space uses, and which actuates compatible and synergistic land uses.	The Project Applicant proposes industrial warehouse buildings and office, retail, and/or a small business park mixed use development in a location that would be compatible for industrial and mixed use development, with the approval of the proposed GP Amendment and Zoning Designation to APNs 297-100-026, 297-100-011, and 294-040-002.	The Project would be consistent with this policy.
Policy 1.3	Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity.	The Project would be constructed adjacent to an existing roadway (Meridian Parkway) and would include minor street extensions and connections to establish through connections to existing roadways. Public services such as fire and police protection would be able to serve the Project site. Additionally, existing utilities to the neighboring Meridian Business Park, would be extended to the Project.	The Project is consistent with this policy.
Policy 1.5	Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and	The Project includes a GP Amendment approximately 2,217,000 square feet of industrial warehouse buildings and 66,000 square feet of office, retail, and/or	The Project is consistent with this policy.

	research and development.	a small business park mixed use development. While end users have not yet been identified, the infrastructure will be in place to accommodate a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development.	
Policy 1.6	Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development-supporting infrastructure.	The Project Applicant proposes an approximately 2,217,000 square feet of industrial warehouse buildings and 66,000 square feet of office, retail, and/or a small business park mixed use development with close proximity to the I-215 Freeway, a regional transportation facility as well as the adjacent Metrolink commuter rails facility. Utilities are available to support the Project development.	The Project would be consistent with this policy.
Policy 1.9	Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use.	The Project is located in Airport Compatibility Zones B1, B2, and C1, which allow for the uses proposed by the Project. The business park land use within the northern portion of the Project site would be partially located within the 65 to 70 dBA CNEL noise level contour boundaries and would be considered marginally acceptable, while the industrial land use within the Project site would be located within the 60 to 65 dBA CNEL noise level contour boundaries and would be considered normally acceptable. Outdoor activities at the business park land use within the Project site are expected to be minimal and include employees traveling from their vehicles to the office buildings within the site. Construction of the Project would be required to meet California Building Code (CBC) standards. Additionally, the March JPA would review and approve the plans and specifications of the proposed Project to ensure compliance with the provisions of the CBC and Title 24, which regulates building standards. With standard building construction, the Project would satisfy these Riverside County ALUCP compatibility criteria based on the noise level contour boundaries.	The Project would be consistent with this policy.
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 sub-region.	The Project Applicant proposes industrial warehouse buildings and office, retail, and/or a small business park mixed use development in a location that is surrounded by existing industrial, business park, mixed use, and commercial development to the north and east, and is within proximity to the I-215	The Project would be consistent with this policy.

		Freeway.	
Policy 2.1	Avoid conflicts and incompatibilities between land uses through the use of landscaped setbacks and buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.	The Project would be developed in accordance with the March JPA Development Code that would ensure the Project meets the setback requirements, height restrictions, site and building design, site orientation, etc. would be compatible with adjacent and surrounding land uses. Furthermore, the proposed Project would be subject to compliance with Section 9.08.100, Lighting; light and glare performance standards established in Section 9.10.110, Light and Glare; and Chapter, 9.13, Landscape Requirements, of the March JPA development code. In addition, and pursuant to the September 12, 2012 Settlement Agreement, lighting associated with the Project would be subject to Mitigation Measures from Exhibit B of the September 2012 Settlement Agreement with the Center for Biological Diversity and the San Fernando Valley Audubon Society. The Settlement Agreement mitigation measures include the following considerations that must be implemented by the Project: • All exterior on-site light fixtures shall be shall be fully shielded with no light emitted above the horizon. • Exterior on-site lighting shall not exceed .5 candle/foot at the property line confirmed through point-by-point photometric study. • All exterior lighting shall be low-pressure sodium or high-pressure sodium. Metal Halide is prohibited. • Maximum on-site lighting wattage is 750. • Maximum height of on-site exterior lighting is 25 feet. • Provided parking lot areas will include 40% tree coverage (approximately 1 tree for every 14 stalls) for office uses and 30% tree coverage (approximately 1 tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer timeframe with lower low water demand. Shade requirements will exclude truck courts and drive isles.	The Project would be consistent with this policy with implementation of the September 12, 2010 Settlement Agreement.
Policy 3.1	Manage growth so that its rate does not exceed the ability of March JPA or service districts to provide for an acceptable level of public facilities and services.	Public facilities and services are available to the Project site, and the Project would neither burden nor exceed the capacity of the service providers, as discussed in detail in Section 4.11, Public Services, and Section 4.13, Utilities, of this EIR.	The Project would be consistent with this policy.

Policy 4.7	Develop and enhance the economic climate and create a balanced business community to serve the work force, commerce, and industry of the region.	The Project would provide industrial warehouse buildings and office, retail, and/or a small business park mixed use development whose ultimate use would create employment and help serve the goods movement needs of the region.	The Project would be consistent with this policy.
Policy 5.1	Support the development and establishment of new employment centers and economic development activities that contribute to an improved tax base.	Development of the Project would increase the property value of the site and would provide temporary jobs during short-term construction and an estimated 1,411 permanent jobs during Project operations.	The Project would be consistent with this policy.
Policy 5.5	Encourage the development of commercial, business park and industrial centers to expand the employment and fiscal base of the March JPA Planning Area and the Western Riverside County Sub-region.	Development of the Project would introduce new industrial space and office, retail, and/or a small business park mixed use as well as increase the property value of the site and provide temporary jobs during short-term construction and an estimated 1,411 permanent jobs during Project operations.	The Project would be consistent with this policy.
Goal 6	Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment.	The Project is located in Zones B1, B2, and C1, which allows for the uses proposed by the Project. The Project site is not located within a designated APZ I or APZ II, and instead lies outside of all APZs. The Project would comply with the Citizen's Brochure for the 452d Air Mobility Wing Air Installation Compatible Use Zone Study and the March ARB/Inland Port ALUCP.	The Project would be consistent with this goal.
Policy 6.3	Ensure that plans and development do not interfere, conflict, or degrade the military mission of March ARB.	The Project would comply with the Air Installation Compatible Use Zone Study and the March ARB/Inland Port ALUCP, which takes into account the military mission of March ARB.	The Project would be consistent with this policy.
Policy 6.8	Ensure that land uses adhere to both military and civilian Part 77 conical surface criteria, relative to height restrictions.	The Project has received notice from the FAA, through the 7460-1 process, identifying a Determination of No hazard to Air Navigation.	The Project would be consistent with this policy.

Zoning Request Z16-01:

As the Project site is not yet zoned, consistent with the requested General Plan land use designations of Industrial, Business Park and Mixed Use, the proposed Project is pursing three zoning designations of Industrial (94.8-acres), Business Park (23.63-acres) and Mixed Use (5.57-acres). Zoning acreages are net site areas exclusive of right-of-ways and are therefore smaller than the General Plan areas.

The zoning designation requests are consistent with the Proposed General Plan designations, and would allow the orderly development of Industrial, Business Park and Mixed Use developments consistent with the March JPA General Plan objectives. As identified in the General Plan discussion, the chief motivating factors for the requested zoning (which matches the General Plan designations) is to retain the predominately Industrial land use designation for airport land use compatibility reasons, to reconfigure the Business Park land area to allow development on more functional rectangular lots, and to capitalize on the adjacent Metrolink

commuter rail facility to take advantage of synergistic land uses that develop near transportation hubs. These objectives are consistent with the General Plan policies previously identified and analyzed.

Vesting Tentative Tract Map 37107:

Vesting Tentative Tract Map 37107 would create 5 fee-title parcels that are buildable lots. A sixth lot (lot 3) is a .99-acre lot that provides for the potential low water use demonstration garden. This lot could be transferred to a third party interested in operating a low water use garden, or used as additional site landscaping area. The Vesting Tentative Tract Map includes 5.5 acres of dedication for streets and landscape tracts within and adjacent to Cactus Avenue, and Street A and Street B. All streets and landscape areas, upon construction and acceptance by March JPA, would be maintained by March JPA or the March JPA LLMD #1 (streets, landscape, street lights, graffiti control, street sweeping, traffic signals, and storm drain drains 36-inch or smaller). Additionally, a 20-foot landscape and drainage easement west of the developable lots would be dedicated to the March JPA, and will be maintained by LLMD #1. This area is identified to accommodate the drainage swales as well as two rows of 36-inch box trees, triangulated, and spaced 30-feet on center.

Subdivision access relies on a 1,700-foot extension of Cactus Avenue to the west, as well as the development of two additional streets, Street A and Street B. Due to the location of Streets A and B, and the location of existing driveways on Meridian Parkway, Street A and B are designed as right-in and right-out only, through use traffic pork-chops.

Master Plot Plan PP16-04:

The proposed Master Plot Plan grants approval for future development of five parcels. The project would develop as follows: 1) the approximately 5.5-acre parcel on the west side of Meridian Parkway (northeastern portion of the Project site) is analyzed within this environmental document but is not submitted as a component of the Master Plot Plan. At a future date, a 66,000 square foot mixed use development, including office, retail, and/or a small business park, would be submitted as a component of a separate Plot Plan submittal; 2) the approximately 52.6-acre parcel north of the extended Cactus Avenue would be developed with an approximately 1,000,000-square-foot Industrial warehouse building; 3) the approximately 40.5-acre parcel south of the extended Cactus Avenue would be developed with an approximately 845,000-square-foot industrial warehouse building; 4) the approximately 23.9-acre area furthest to the south would be developed with three smaller Business Park buildings, containing 142,000 s/f, 110,000 s/f; and 110,000 s/f. Other project components include extending Cactus Avenue approximately 1,700 feet to the west, construction of two short street segments (Streets A and B) to provide Project access from Meridian Parkway, and utility line relocations and abandonments.

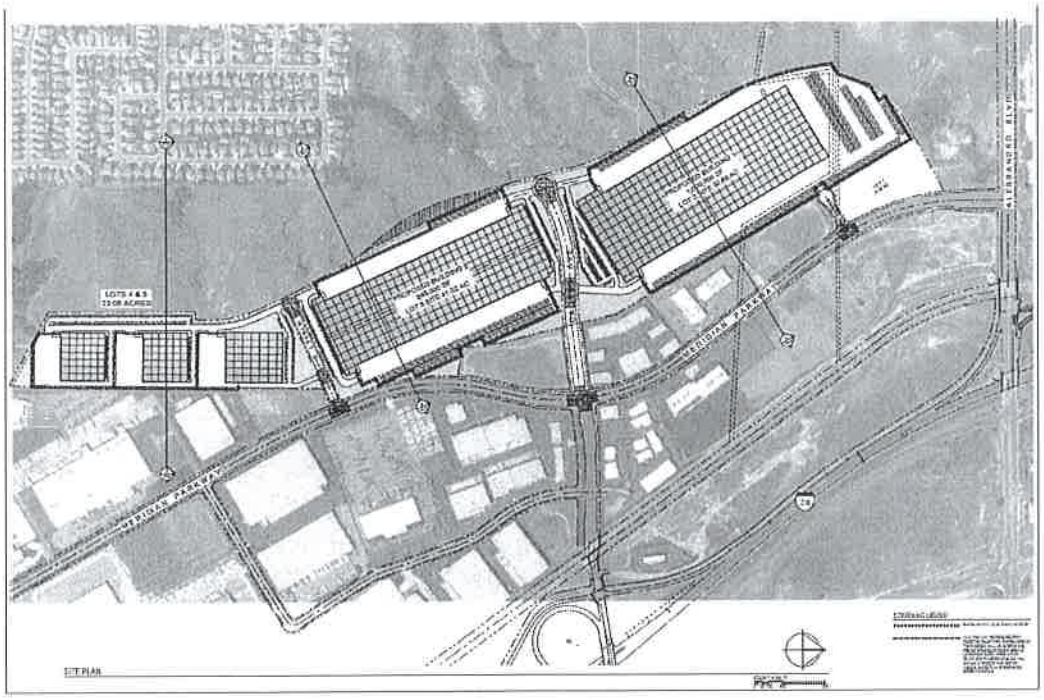
Compliance with Development Standards:

Master Plot Plan PP 16-04 Development Standards						
Development Standard		**Industrial**		**Business Park**		
Development Standard	**Minimum/Maximum Required**	**Building 1**	**Building 2**	**Building 3**	**Building 4**	**Building 5**
Site Area	1 acre (Business Park) 5 acre (Industrial)	52.6 Acre	40.5 acre	8.2-Acre	15.7-Acre	
Building Size	N/A	1,000,000	845,000	142,000	110,000	110, 000
Parking	N/A	322	291	87	326	
Setbacks	Front: 20 feet Side: 0 feet or min 3' Rear: 20 feet	100' 100'/150' 345'	50' 100'/145' 105'	105' 30'/90' 185'	127' 80'/185' 30	127' 80'/185' 30
Building Height (Maximum)	35' (Business Park) 45'-80' (Industrial)	44' - 50'	42'– 50'	35'*	35'*	35'*
Landscape Area	10%	11.97	15.2	22.2%		22.2%
*Maximum height (35') in the Business Park Zone						

Project Design:

Views from the Orangecrest Neighborhood are illustrated on Plot Plan sheet A1-3-P. As the Orangecrest neighborhood is located uphill of the development, with the nearest residential lot 560' west of the Project perimeter wall, a line of sight study was done to determine the necessary height of the perimeter wall to screen views and noise from the Industrial development. Based on the study, an 18' Meridian theme perimeter wall is proposed along the western property line to screen views of the Industrial truck courts. To soften the aesthetics of the wall, 36" box Aleppo pines are triangulated within the 20' landscape easement area west of the development, to provide a dense screen of the wall. A 16' Meridian Theme wall is proposed for the southern Business Park lots, to screen views from the west. A separate Plot Plan Exhibit, A1-2-P, identifies that the truck courts for Industrial Building 1 and 2, are enclosed with a minimum 12' high masonry screen on all other sides, except where the higher wall is needed to the west.

Project Site Plan



The proposed building height, setbacks, parking and landscape requirements are compliant with the Development Code requirements. Employee parking, carpool, and bicycle parking spaces provided on the proposed site plan (Sheet A1-1-P) meet the parking standards required for Industrial uses. In addition, the facility provides 31 electric auto charging parking spaces. A Preliminary Water Quality Management Plan has been submitted and approved. A Final Water Quality Management Plan will be signed and notarized upon the completion of building construction and prior to Certificate of Occupancy, recorded to assure long term water quality. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant CGRME and also Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:

The Industrial and Business Park buildings will be constructed with tilt-up concrete construction. Variation in parapet height and use of contrasting field, base and accent colors emphasize the variation in the building design. Prominent low reflectance Solarcool Pacifica #2 (>25% reflectance) glazing is proposed at each entrance to the building and used to emphasize the building grid module.

Two color palettes are proposed. For buildings 1 and 2, ICI building colors are proposed as Treasured Moment A1849, Fossil Gray A1836, Las Caux A1859 and Courtyard Stone A1874. Buildings 3-5 incorporate Sherwin Williams colors 7004 Snowbound, 7043 Worldly Gray, 7052 Gray Area, and 6165 Connected Gray. These palettes are light-colored earth tones, with muted light green accents. The Project architecture, color palette and glazing all comply with the standards of the March Business Center Design Guidelines.

Site Landscaping:
A drought tolerant, water conserving landscape palette is provided for this site and right-of-way landscape. The existing California fan palms and California pepper trees along Cactus Avenue transition to palo verde and Aleppo pine along the extended Cactus Avenue. Aleppo pine are used predominately as a screening tree throughout the development, with occasional sycamore trees used as a contrasting deciduous tree. Other trees include Australian willow used as street trees on A and B Streets, jacaranda and crepe myrtle used as seasonal color, and African sumac and magnolia used as other trees. No turf is proposed, but rather more drought tolerant ground covers and shrubs.

Exterior Lighting:
Given the proximity to the airport, residential area and the conservation area, all on-site lighting provides fully shielded fixtures (no light emitted above horizon), high pressure or low pressure sodium lighting, maximum 750 watts, maximum fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot^2 at the property line. Accordingly, all exterior lighting complies with the exterior lighting requirements of the March Business Center Design Guidelines and the MSHCP Urban/Wildlife Interface requirements.

March ARB/IP Airport Land Use Plan:

The March ARB/Inland Port Airport Land Use Compatibility Plan (ALUCP) was prepared for and adopted by the Riverside County Airport Land Use Commission (RCALUC) on November 13, 2014. The purpose of the March ARB/Inland Port ALUCP is to promote compatibility between March ARB/Inland Port and the land uses that surround the joint-use airport. The March ARB/Inland Port ALUCP regulates future development of new residential dwellings, commercial structures, and other noise or risk-sensitive uses within the Airport Influence Area based on factors enumerated in the ALUCP, including but not limited to noise, overflight, safety, and airspace protection.

Regarding the Project site, it is located in Zones B1, B2 and C1 (Figure 4.7-1, Mead & Hunt 2010, 2014). Zone B1 encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. Zone B2 encompasses areas of high noise and moderate accident potential risk beneath or adjacent to final approach and initial departure flight corridors or adjacent to the runway. Zone C1 encompasses areas of moderate to high noise impact and moderate accident potential beneath or adjacent to low altitude overflight corridors. In zones B1 and B2, flood control facilities are to hold water for no more than 48 hours following a storm and be completely dry between storms (FAA Advisory Circular 150/5200-33B)

Prohibited uses within Zone B1 include new dwellings, structures with more than 2-stories, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, restaurants, places of assembly, hazardous materials manufacture/storage, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters), critical community infrastructure facilities (including power plants, electrical substations, and public communications facilities), and hazards to flights (e.g., tall objects). Aboveground storage of more than 6,000 gallons of non-aviation flammable materials per tank is prohibited. The maximum average occupancy is 50 people per acre.

Prohibited uses within Zone B2 include new residential dwellings, structures with more than three aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, and places of assembly, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters), critical community infrastructure facilities including power plants, electrical substations, public communications facilities and hazards to flights (e.g., tall objects). In Zone B2 aboveground storage of more than 6,000 gallons of hazardous or flammable materials per tank is discouraged. The maximum average occupancy is 100 people per acre.

Prohibited uses within Zone C1 include children's schools, day care centers, libraries, hospitals, congregate care facilities, and places of assembly. Noise sensitive outdoor nonresidential uses are prohibited, including major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves. Hazards to flight, which include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, and land use development that may cause the attraction of birds are prohibited. In Zones C1, aboveground storage of more than 6,000 gallons of hazardous or flammable materials per tank is discouraged. The maximum average occupancy is 100 people per acre.

On March 9, 2017, the Riverside County Airport Land Use Commission (RCALUC) determined that the Meridian Park Lower Plateau General Plan Amendment, rezoning request, Vesting Tentative Tract Map and Master Plot Plan were conditionally consistent with the March ARB/IP Airport Compatibility Plan. The RCALUC Commission approved conditions which are incorporated into the March Joint Powers Commission's conditions of approval for Plot Plan PP16-04 and VTTM 37107, which are included in Resolution #JPA 17-29.

March ARB Air Installation Compatibility Use Zone Study (AICUZ)

The *452d Air Mobility Wing Air Installation Compatible Use Zone Study* is an update to the 1998 March ARB AICUZ Study and presents the noise contours produced by aircraft operations at March ARB. The purpose of the study is to promote compatible land development in areas exposed to aircraft noise and accident potential. Recommendations (e.g., height control of structures near flight paths) from the study should be considered in development projects' planning processes to prevent incompatibilities that might compromise March ARB's ability to fulfill its mission requirements and assist the residents of the surrounding cities to avoid safety hazards.

Land use guidelines set forth by the United States Air Force AICUZ program reflect land use recommendations for clear zones, accident potential zones, and applicable noise zones. The guidelines recommend land uses that are compatible with airfields while allowing maximum beneficial use of adjacent properties. This study contains recommendations developed to assist local governments in determining land uses that are compatible with airport environs.

March ARB submitted a letter July 31, 2017 regarding this project. The letter did not identify concerns with the land uses, but rather with specific development issues including: potential glare from solar voltaic systems, potential unexploded ordinance, tree vegetation, which is requested not to bear masts for roosting or fruit for consumption, and review and approval of

the site drainage system. These items were incorporated into revised project mitigation measures.

Final EIR for Meridian West Lower Plateau:

The Meridian West Lower Plateau Final EIR was prepared to inform decision makers and the public of the potential significant environmental effects associated with the Project. The purpose of this Draft EIR is to focus the discussion on those potential effects on the environment which the lead agency has determined may be significant. In addition, feasible mitigation measures are recommended, when applicable, that would reduce significant environmental impacts or avoid significant environmental impacts.

March JPA circulated a Notice of Preparation (NOP) and Initial Study seeking environmental input on the proposed Project from June 9, 2016 and July 11, 2016. The agency determined that an EIR should be prepared because the Project could have a significant effect on the environment in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Utilities and Service Systems, and Energy Conservation. Based on the Initial Study, March JPA further determined that impacts to Agricultural and Forest Resources, Mineral Resources, Population and Housing, and Recreation would be less than significant and thus need not be analyzed further in the EIR. Thirteen (13) comment letters were received in response to the NOP. In accordance with State CEQA Guidelines sections 15082(c) and 15083, March JPA held a duly noticed Scoping Meeting on June 30, 2016 at the Orangecrest Community Center, to solicit comments on the scope of the environmental review of the proposed Project and eleven (11) additional comments were received.

A Notice of Availability and Draft Environmental Impact Report (Draft EIR) was circulated, incorporating comments received in response to the NOP from June 19 to August 3, 2017. During the 45-day public comment period, March JPA consulted with and requested comments from all responsible and trustee agencies, and other regulatory agencies. The Agency received fourteen (14) written comment letters on the Draft EIR, including an acknowledgement from the State Clearinghouse that March JPA has complied with the CEQA environmental review requirements. An overview regarding the findings, mitigation measures, and significance of environmental impacts is listed below. The Final EIR found that the Project would result in significant and unavoidable impacts to air quality, greenhouse gas, and transportation and traffic. All other resource areas were found to be less than significant impacts or less than significant with mitigation. Full information regarding the Meridian West Lower Plateau Final EIR is available on the March JPA website at www.marchjpa.com.

Table ES-2
Summary of Environmental Resources and Level of Impact

Environmental Resource	Level of Impact before Mitigation	Proposed Mitigation	Significance After Mitigation
Aesthetics	Less Than Significant	1. AES Exterior Lighting	N/A
Air Quality	Potentially Significant	1. Tier 3 & 4 Construction equipment 2. Low VOC Coatings 3. Construction Relations Officer 4. Energy Efficiency 5. Commute Trip Reduction 6. Haul Truck Requirements	**Significant and Unavoidable**
Biological Resources	Potentially Significant	1. Least Bell's vireo habitat 2. Burrowing Owl Survey 3. Suitable Habitat for Nesting Birds 4. Site Monitoring 5. Jurisdictional Features	Less Than Significant
Cultural Resources	Less Than Significant	1. Contractor Specifications 2. Archaeological Monitoring 3. Inadvertent Discoveries 4. Archaeological Report 5. Paleontological Monitoring	Less Than Significant
Geology and Soils	Less Than Significant	1. Site Preparation 2. Over-excavation and Re-compaction 3. Fill Placement and Compaction 4. Import and Export of Fill Soil 5. Rippability and Over-Sized Material 6. Alluvium Soil Removal 7. Shallow Foundation Construction 8. Slabs-on-Grade 9. Seismic Design Parameters 11. Pavement Design 12. Temporary Excavations 13. Trench Backfill 14. Surface Drainage 15. Sulfate Attack and Corrosion Protection 16. Additional Geotechnical Services	Less Than Significant
Greenhouse Gas Emissions	Potentially Significant	1. Air Quality Mitigation 2. On-Road GHG Emission Mitigation Measure	**Significant and Unavoidable**
Hazards and Haz.Materials	Less Than Significant	1. Hazardous Materials Transport 2. Phase II Environmental Site Assessment 3. Hazardous Materials Contingency Plan 4. UXO Identification, Training, and Reporting Plan 5. Hazardous Materials Business Plan 6. Solar Voltaic System Approval 7. Emittance of Steam/Smoke 8. Compliance with FAA Advisory Circular 150/5200-33B 9. Tree Planting Restrictions	Less Than Significant
Hydrology and Water Quality	Less Than Significant	1.Site Specific Water Quality Management Plans 2. Site Specific Discharges	Less Than Significant
Land Use and Planning	Less Than Significant	N/A	Less Than Significant
Noise	Less Than Significant	1. Off-site Traffic Noise Impacts 2. Noise Compliance Measures 3. Noise Reduction Measures in Construction Plans 4. Blasting Compliance Measures	Less Than Significant

Preparation Date: October 20, 2017

Table ES-2
Summary of Environmental Resources and Level of Impact

Environmental Resource	Level of Impact before Mitigation	Proposed Mitigation	Significance After Mitigation
		5. Buildings Located Within 65-70 dBA CNEL Contour	
Public Services	Less Than Significant	N/A	Less Than Significant
Transportation and Traffic	Potentially Significant	1. Building-Specific Traffic Generation Information 2. Three Years Post Occupancy Analysis 3. Meridian Parkway/Harmon Street/ Van Buren Boulevard (#17) 4. Cactus Avenue 5. Street A 6. Street B 7. Cactus Bridge Over RCTC/BNSF Rail Line 8. Village West Drive/Van Buren Boulevard (#11) 9. Sycamore Canyon Boulevard/ Alessandro Boulevard (#12) 10. Meridian Parkway/Cactus Avenue (#14) 11. Meridian Parkway/Harmon Street/ Van Buren Boulevard 12. Old 215 Frontage Road/I-215 NB Ramps/Cactus Avenue (#24) 13. Meridian Parkway/Cactus Avenue (#14) 14. Meridian Parkway/Harmon Street/ Van Buren Boulevard (#17) 15. Innovation Drive/Cactus Avenue (#18) 16. I-215 SB Ramps/Cactus Avenue (#21) 17. Old 215 Frontage Road/I-215 NB Ramps/Cactus Avenue (#24) 18. I/215 NB Ramps/Alessandro Boulevard (#23) 19. WRCOG TUMF Contribution 20. City of Riverside Fee Contribution 21. County of Riverside Fee Contribution 22. City of Moreno Valley Fee Contribution 23. Caltrans Fee Contribution 24. Construction Traffic Management Plan 25. Truck Turning Radii	**Significant and Unavoidable**
Utilities and Service Systems	Potentially Significant	1. WMWD Conditions of Approval 2. Construction Waste Recycling Plan and Waste Recycling Report 3. Use of Mulch and/or Compost 4. Drought-Tolerant Vegetation 5. RCWMD Approval of Building Plans	Less Than Significant
Energy Conservation	Less Than Significant	N/A	
Cumulative Impacts	Potentially Significant	MM-CUM-1. Cumulative Fire Service Mitigation	Less Than Significant

Preparation Date: October 20, 2017

Staff Recommendations:

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

1) Adopt Resolution #JPA17-28 Certifying the CEQA Final EIR for the Meridian West Lower Plateau Project (sch#2016061020), Adopting Findings, Approving a Mitigation Monitoring and Reporting Plan and Adopting a Statement of Overriding Considerations; and

2) Adopt Resolution #JPA 17-29 Approving General Plan Amendment 16-01, Approving Vesting Tentative Tract Map 37107, and Adopting Master Plot Plan PP16-04, Subject to Conditions of Approval; and

3) Waive the First Reading of Ordinance #JPA 17-04, Approving Industrial (94.8-Acres), Business Park (23.63-Acres) and Mixed Use (5.57-Acres) Zoning on the Project Site and Directing Staff to Place this Item on a Future Commission Agenda for the Second Reading and Formal Adoption; and

4) Direct Staff to File a Notice of Determination.

Attachments:

1. Resolution #JPA 17-28 Certifying the CEQA Final EIR for the Meridian West Lower Plateau Project (Sch#2016061020), Adopting Findings, Approving a Mitigation Monitoring and Reporting Plan and Adopting a Statement of Overriding Considerations
   Exhibit A: Mitigation Monitoring and Reporting Program

2. Resolution #JPA 17-29 Approving General Plan Amendment 16-01, Approving Vesting Tentative Tract Map 37107, and Adopting Master Plot Plan PP16-04, Subject to Conditions of Approval
   Exhibit A: General Plan Map
   Exhibit B: Vesting Tentative Tract Map 37107
   Exhibit C: Site Plan, Building Elevations, Photo Simulations, Utility Plans, Grading Plans, Landscape Plans
   Exhibit D: Project Conditions of Approval

3. Ordinance #JPA 17-04
   Exhibit A: March JPA Zoning Map

4. FAA Determinations of No Hazard to Air Navigation.
5. Meridian West Lower Plateau Final EIR & Appendices available at WWW.MarchJPA.com

Preparation Date: October 20, 2017

RESOLUTION #JPA 17-25

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE MERIDIAN SPECIFIC PLAN AMENDMENT (SCH # 2009071069)

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

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

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

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

WHEREAS, MS Van Buren LLC c/o Silagi Development ("Applicant") proposes the development of 11.82 acres within Planning Area 7 of the Meridian Specific Plan Amendment (SP-5), including the development of 3 lots totaling approximately 176,396 square feet for business enterprise and commercial uses ("Project"); and

WHEREAS, Plot Plan (PP 17-03) and four Conditional Use Permits (CUP 17-04), (CUP 17-05), (CUP 17-06), and (CUP 17-07) collectively constitute the "Project" for purposes of the CEQA; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the March JPA staff has prepared an Initial Study to identify the potentially significant environmental effects of the proposed Project, attached hereto as Exhibit "A" and incorporated herein; and

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

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

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

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

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

SECTION 5. Adoption of the Addendum to the Certified Subsequent Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

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

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

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

PASSED, APPROVED, AND ADOPTED this 11th day of October, 2017.

Mike Gardner, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, CMC, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 17-25 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 11th day of October, 2017, by the following vote of the Commission:

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

Dated: October 11, 2017

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

EXHIBIT "A"

Initial Study

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

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

1. **Project Title:** MS Van Buren Site A (Unit 4, Lots 5, 6, 7)

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

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

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

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

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

   MS Van Buren I, LLC
   101 Hodencamp Rd., Suite 200
   Thousand Oaks, CA 91360

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

7. **Zoning:** Mixed Use (MU)

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

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

   The Project area has since been marketed and become known to the public as "Meridian". The Meridian Specific Plan Amendment (SP-5) was prepared to document proposed modifications to the Specific Plan area. The associated Subsequent EIR (SEIR) (SCH#2009071069) was prepared to evaluate the impacts resulting from the adoption of Meridian SP-5. Modification to Meridian SP-5 included changes to land use designations, lot layout, site access and internal circulation and further modifications to accommodate a distribution facility within Lot 16. The Meridian SP-5 focused on undeveloped lots within the North Campus and did not include proposed changes for South Campus. The proposed Project is located in Unit 4, Lots 5, 6, and 7.

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

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

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

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

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

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

The March JPA was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of surplus land subsequent to the 1996 March AFB re-designation. The March Business Center Specific Plan is located west of Interstate 215 and south of Alessandro Boulevard, within the March JPA planning area. The previously approved March Business Center Specific Plan is divided into a north and south campus separated by Van Buren Boulevard. The environmental impacts of the March Business Center Specific Plan were evaluated in an FEIR certified in February 2003 (2003 Focused EIR). An amendment to the North Campus of the Meridian Specific Plan (Meridian SP-5) provided land use guidelines for the Specific Plan area and was adopted in July 2010. A corresponding Environmental Impact Report (Meridian SP-5 SEIR) was prepared and certified in July 2010. The Meridian SP-5 SEIR evaluated the environmental impacts associated with the Meridian SP-5.

The Meridian SP-5 focused on undeveloped lots within the North Campus. The proposed Project ("Project") is located on 11.82 acres within the Meridian SP-5 planning area. The proposed Project is located in Unit 4, Lots 5, 6, and 7 within Planning Region C, Planning Area 7 in the Meridian SP-5 Planning Area. The Project site is located north of Van Buren Boulevard, south of Sysco Way, west of Opportunity Way and east of Meridian Parkway. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Mixed Use (MU) in the Meridian SP-5. Building 5 is zoned as MU and would operate as a Retail and Restaurant use. Buildings 1, 2, 3 and 4 are zoned MU and it is proposed that those buildings would operate as Business Enterprise uses, which are allowable in a MU zone with a Conditional Use Permit (CUP). The CUP is subject to approval by the March JPA. Business Enterprise uses typically include wholesale, storage, and warehousing services with up to 25 percent retail. The maximum Floor Area Ratio (FAR) would be 0.35 for the proposed Project, which meets the requirements of the MU zoning requirements. The proposed Project would develop five concrete tilt-up buildings with a combined square footage of 176,396 square feet (sf). Details for each building are provided in **Table 1, Project Summary**, below.

Table 1: Project Summary

	Zoning	Retail (sf)	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Retail Restaurant	Mixed Use	4,746 3,327	0 0	0 0	8,073	14 27	43	45.2%
Building 1	Mixed Use	0	4,500	43,112	47,612	58	58	17.2%
Building 2	Mixed Use	0	4,500	45,500	50,000	60	60	Incl.
Building 3	Mixed Use	0	3,000	47,000	50,000	57	63	Incl.
Building 4	Mixed Use	0	1,500	19,211	20,711	25	26	17.0%

The buildings would range from approximately 8,073 sf to 50,000 sf and up to approximately 34 feet in height with no second floor or mezzanine. Buildings 1 and 2 are each proposing 9 east and west facing truck docks. Building 2 is proposing 10 east facing truck docks and Building 4 is proposing 4 east facing truck docks.

Landscaping for the Project would total 104,764 sf, and would exceed the March JPA minimum site landscaping requirement of 20 percent for sites within the Mixed Use zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the March JPA development code.

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

Construction of the proposed Project is expected to commence in September 2018 with a duration of approximately 8 months. The Project would be operational in 2019. The cut and fill quantity during grading would be 18,000 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

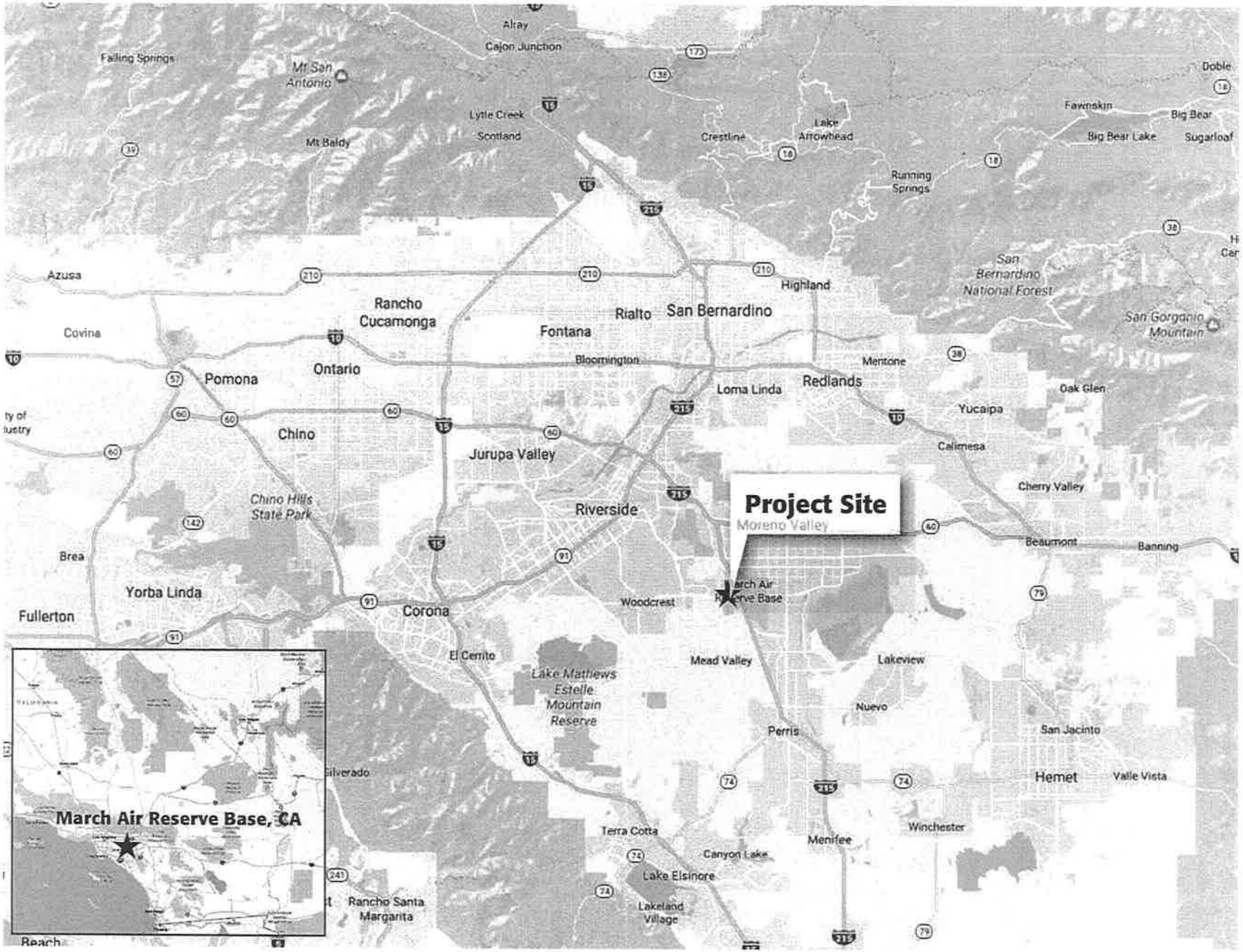
As shown in Table 1, parking for each building either meets or exceeds the March JPA requirements. Vehicular access would be provided at three driveway locations on Sysco Way and one location on Van Buren Boulevard. All three driveway locations on Sysco Way would provide full access to the site. The driveway location on Van Buren Boulevard would provide right-in right-out access to the Project site. All points of ingress/egress would be unsignalized.

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

The Project site is currently vacant and was mass graded as part of the Meridian Business Park Unit 2 Phasing plan. As a result of the previous authorized grading, no native habitats, including wetland habitats, exist on the Project site. Surrounding uses to the Project site include vacant land to the west beyond Meridian Parkway, a cemetery to the south, vacant land to the east, and business park uses to the north beyond Sysco Way.

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

A National Pollutant Discharge Elimination System permit would be required to be obtained from the Santa Ana Regional Water Quality Control Board (RWQCB).



Source: Google Maps, 2017

FIGURE 1: Regional Location Map
MS Van Buren Site A
March Joint Powers Authority

Kimley»Horn



10a Source: Google Earth, 2017

407 **FIGURE 2**: Project Vicinity
MS Van Buren Site A
March Joint Powers Authority

Kimley»Horn

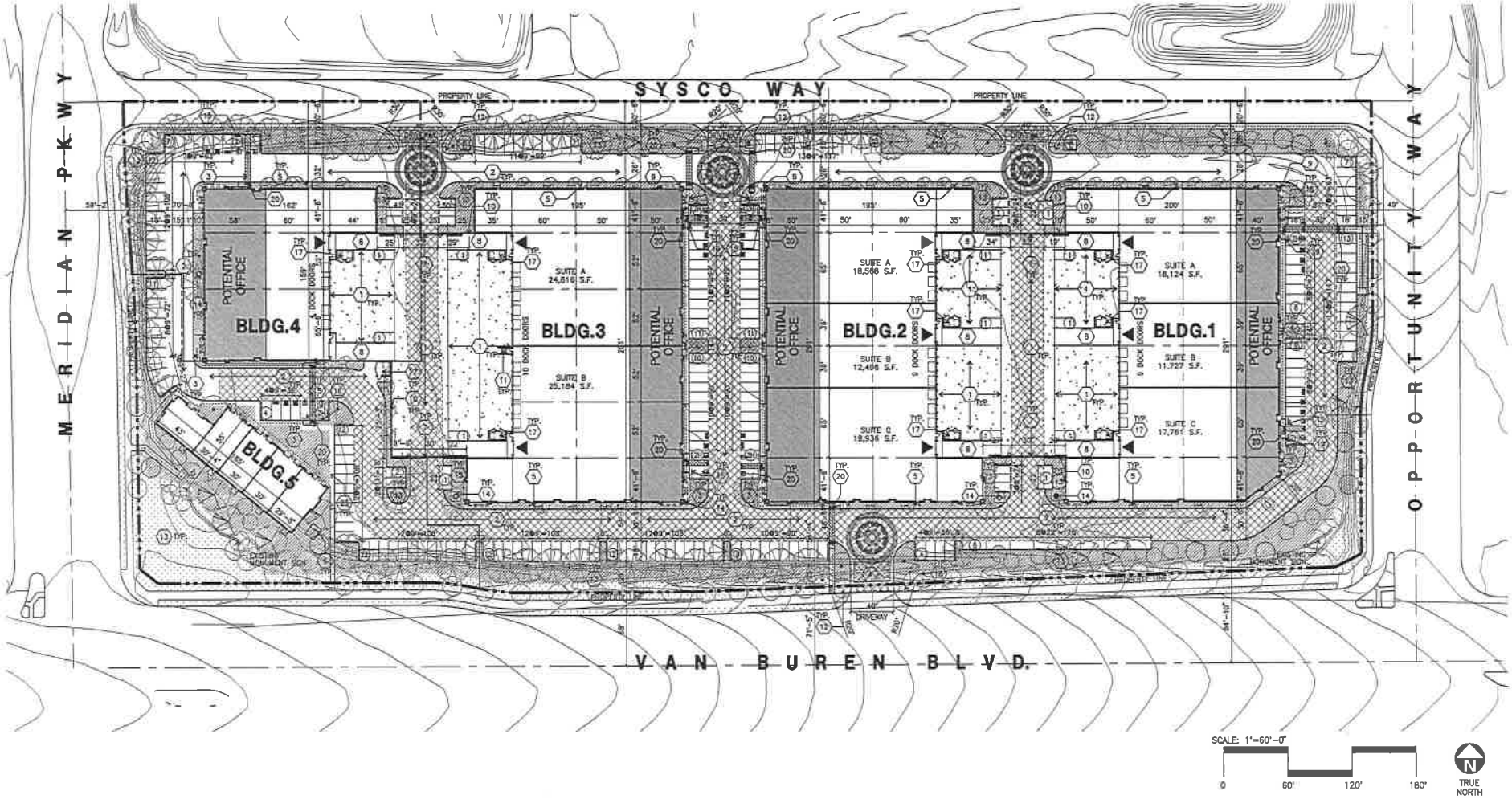


FIGURE 3: Site Plan
MS Van Buren Site A
March Joint Powers Authority

Kimley»Horn

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature	Date
Printed Name	For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

10) The explanation of each issue should identify:

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

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

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

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I.	AESTHETICS. Would the project:					
	a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
	b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
	c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
	d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings:

The Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SEIR) was certified in July 2010. When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the Project which would require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a Project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project would consist of five concrete tilt-up buildings that are up to approximately 34 feet in height. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Mixed Use (MU) in the Meridian SP-5. Building 5 is zoned as MU and would operate as a Retail and Restaurant use. Buildings 1, 2, 3 and 4 are zoned MU and it is proposed that those buildings would operate as Business Enterprise uses, which are allowable in a MU zone with a Conditional Use Permit (CUP), subject to approval by the March JPA. CEQA Guidelines Appendix G Checklist is used in this Initial Study to demonstrate that the previously certified EIR adequately addresses the potential impacts of the Project.

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the site of the proposed Project, would result in less than significant impacts to aesthetics. The Project proposes a mix of Business Enterprise and Retail development on the 11.82-acre Mixed Use designated parcel. Business Enterprise uses involve wholesale, storage, and warehousing services with up to 25 percent retail. No industrial-zoned parcels were originally assumed for Planning Area 7 since warehouse uses are only permitted by Conditional Use Permits. The impact on aesthetics was found to be less than significant based on the overall appearance of development and its general equivalence to what was evaluated in the 2003 Focused EIR. Although the Meridian SP-5 SEIR did not assume warehouse uses for the proposed Project site, the overall appearance of the proposed Project is similar to the development throughout the Specific Plan area, and consistent with the basis of the previous analysis, which evaluated the general replacement of smaller lot business park development with larger lot distribution warehouses and industrial land uses.

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

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

a, b, and c) The Project site is located on a graded area (rough graded per the March Business Center Tentative Map for portions of the Meridian north campus). As a result, there are no trees or rock outcroppings located on the Project site. The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the proposed Project. The City of Riverside identifies Alessandro Boulevard and Van Buren Boulevard as scenic boulevards. Van Buren Boulevard is also recognized by the County of Riverside and March JPA as a scenic boulevard. The Project site is immediately adjacent to Van Buren Boulevard and approximately 1.8 miles south of Alessandro Boulevard. Pedestrian-scale lighting would be provided within the public right-of-way fronting Van Buren Boulevard. The 2003 Focused EIR and the Meridian SP-5 SEIR both evaluated the impacts related to scenic boulevards/corridors and found that the Meridian Specific Plan and the Meridian SP-5 would adhere to regional standards and design guidelines, including any applicable mitigation measures. Furthermore, development was found to be consistent with neighboring jurisdictions, particularly in relation to FAR, which would help to retain a similar scale of development, including the proposed Project which is located along Van Buren Boulevard. Furthermore, the proposed Project would be similar to other uses along Van Buren Boulevard including existing business park developments; and therefore, would not significantly affect aesthetics. The Project is also subject to the landscaping and other applicable requirements outlined in the approved March Business Center Design Guidelines. Adherence to these requirements would reduce aesthetic impacts to a less than significant level. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

d) In accordance with the requirements of the existing Meridian Design Guidelines, all Project lighting is required to be low or high pressure sodium 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 March Business Center Design Guidelines. The Project would comply with the requirements of the Specific Plan with respect to new sources of light and glare. Therefore, no new impact not previously addressed in the Meridian SP-5 SEIR would result. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure I-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

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

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

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

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

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

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
	a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
	b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
	c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
	d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
	e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Findings:

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

The Project proposes a mix of Business Enterprise and Retail development on the 11.82-acre Mixed Use designated parcel. Business Enterprise uses involve wholesale, storage, and warehousing services with up to 25percent retail. No industrial-zoned parcels were originally assumed for Planning Area 7 since warehouse uses are only permitted by Conditional Use Permits. As such, prior trip estimates for the Meridian SP-5 within Planning Area 7 did not include truck trips, a factor in the generation of Air Quality analysis. Truck trips associated with a warehouse under a Conditional Use Permit are not prohibited, but require special consideration as part of the consistency determination for the proposed Project. As such, an *Air Quality and Greenhouse Gas Emissions Memorandum was* completed by Michael Baker International (September 2017), to review the Project's consistency to what was previously analyzed for the parcels. The report is provided in **Appendix A**; the results and conclusions of the report are summarized herein. The Project is designed to accommodate Business Enterprise uses as outlined within the Specific Plan Amendment.

a) The proposed Project proposes to develop approximately 176,396 sf of warehouse and retail uses on Site A (Unit 4, Lots 5, 6, and 7) within the Meridian Specific Plan area. The proposed Project would be consistent with the zoning, land use designations and intensities analyzed in the adopted Meridian SP-5 SEIR, which determined that overall operational emissions from implementation of the Meridian Specific Plan Amendment (including the proposed Project) would exceed the South Coast Air Quality Management District (SCAQMD) daily emissions thresholds for reactive organic gases (ROG), nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter 10 microns in diameter or less (PM_{10}), and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$). The proposed Project does not involve any uses that would increase population beyond that considered in the General Plan and/or Meridian Specific Plan. The proposed Project would be required to comply with applicable Mitigation Measures C-9 through C-13, and IV.C-1 through IV.C-13. As the proposed Project is considered consistent with the zoning, land use designations and intensities in the General Plan and Meridian Specific Plan, no new impacts would occur in this regard.

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

Short-Term Construction Emissions

Construction related activities for the proposed Project would generate short-term air quality impacts. Construction of the Project is expected to occur between September 2018 and April 2019. Grading activities would require approximately 18,000 cubic yards of balanced earthwork on the Project site; no soil import or export would be required. Construction equipment would include tractors, dozers, graders, water trucks, excavators, backhoes, pavers, rollers, loaders, and trenchers. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. Refer to Appendix A, Air Quality/Greenhouse Gas Data, for the CalEEMod modeling outputs and results. **Table 2, Construction Related Emissions**, presents the anticipated daily short-term construction emissions.

As indicated in Table 2, impacts would be less than significant for all criteria pollutants during construction. Implementation of standard SCAQMD measures (e.g., SCAQMD Rule 403) would further reduce these emissions. Thus, construction related air emissions for the Project would be less than significant.

Table 2: Construction Related Emissions

Emissions Source	Pollutant (pounds/day)[1]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
2018						
Unmitigated Emissions	3.24	35.85	21.90	0.04	8.14	4.48
Mitigated Emissions[2,3]	3.24	35.85	21.90	0.04	4.07	2.71
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***
2019						
Unmitigated Emissions	33.42	26.58	23.50	0.05	2.62	1.68
Mitigated Emissions[2,3]	33.42	26.58	23.50	0.05	2.36	1.62
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod, as recommended by the SCAQMD.
2. The reduction/credits for construction emissions are based on credits included in CalEEMod. However, compliance with SCAQMD rules would still be required. The reduction/credits for construction emissions included in CalEEMod are typically required by the SCAQMD through Rule 403. The reductions include the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Compliance with these Rule 403 measures are required in Meridian Specific Plan Amendment SEIR Mitigation Measure IV.C-1-6.
3. Refer to Appendix A, *Air Quality/Greenhouse Gas Data in Appendix A*, for assumptions used in this analysis.

Source: MBI, 2017

Operational Emissions

The proposed Project would be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR. In addition, the Project's traffic volumes (4,939 average daily trips [ADT]) would be similar to the volumes analyzed in the adopted Meridian SP-5 SEIR. As such, the overall maximum daily operational emissions for Meridian SP-5 (including the proposed Project) would be well above SCAQMD's daily emissions thresholds. Therefore, impacts would remain significant and unavoidable in this regard. No new impacts would occur.

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

As discussed above, the proposed Project's short-term construction emissions would be below SCAQMD thresholds; refer to Table 1. However, based on the Project size and trip generation, operational emissions from the Project are anticipated to be similar to those considered in the Meridian SP-5 SEIR, which were determined to exceed SCAQMD's daily emissions thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$ with mitigation incorporated. As such, the Project's operational emissions would contribute to a net increase for criteria pollutants that are nonattainment in the SCAB (i.e., O3, PM_{10}, and $PM_{2.5}$), and a cumulatively considerable air quality impact would occur. However, no new impacts would occur.

d) Sensitive receptors are members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of land uses where sensitive receptors are typically located include residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. Sensitive receptors near the Project site include surrounding residences to the west. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction and operations impacts (area sources only). The CO hotspot analysis following the LST analysis addresses localized mobile source impacts.

Localized Significance Thresholds

LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST screening lookup tables for one, two, and five acre projects emitting CO, NO_X, $PM_{2.5}$, or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The SCAQMD recommends that any project over five acres should perform air quality dispersion modeling to assess impacts to nearby sensitive receptors. The Project is located within Sensitive Receptor Area (SRA) 23, Metropolitan Riverside County.

Construction

Based on the SCAQMD guidance on applying CalEEMod to LSTs, the Project would disturb a maximum of 5 acres of land per day. Therefore, the LST thresholds for five acres were utilized for the construction LST analysis. As the nearest sensitive uses are approximately 3,748 feet to the west the Project site, the LST value for 500 meters was conservatively utilized. **Table 3, Localized Significance of Construction Emissions**, shows the localized unmitigated and mitigated construction-related emissions. It is noted that the localized emissions presented in Table 2 are less than those in Table 1 because localized emissions include only on-site emissions (i.e., from construction equipment and fugitive dust), and do not include off-site emissions (i.e., from hauling activities). As seen in Table 2, mitigated on-site emissions would not exceed the LSTs for SRA 23.

Table 3: Localized Significance of Construction Emissions

Source	Pollutant (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
2018				
Total Unmitigated On-Site Emissions[1,2]	30.67	17.58	7.95	4.78
Total Mitigated On-Site Emissions[1,2]	30.67	17.58	3.92	2.67
Localized Significance Threshold[3]	975	23,482	207	105
Thresholds Exceeded?	*No*	*No*	*No*	*No*
2019				
Total Unmitigated On-Site Emissions[4]	21.08	17.16	1.29	1.21
Total Mitigated On-Site Emissions[4]	21.08	17.16	1.29	1.21
Localized Significance Threshold[3]	975	23,482	207	105
Thresholds Exceeded?	*No*	*No*	*No*	*No*

Notes:
1. The building construction phase emissions are presented as the worst case scenario for NO_x, PM_{10}, and $PM_{2.5}$.
2. The grading phase emissions are presented as the worst case scenario for CO.
3. The Localized Significance Threshold was determined using Appendix C of the SCAQMD *Final Localized Significant Threshold Methodology* guidance document for pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$. The Localized Significance Threshold was based on the anticipated daily acreage disturbance for construction (approximately five acres; therefore the five acre threshold was used) and the source receptor area (SRA 23).
4. The building construction phase emissions are presented as the worst case scenario for NO_x, CO, PM_{10}, and $PM_{2.5}$.

Source: MBI, 2017

Operations - Health Risk Assessment

A Health Risk Assessment (HRA) for the proposed Project was prepared in accordance with the requirements of the SCAQMD and guidance from the Office of Environmental Health Hazard Assessment (OEHHA) to determine if health risks are likely to occur from the proposed Project. Specifically, the HRA addressed the potential for significant health risks associated with diesel particulate emissions from truck traffic generated by the operations within the proposed Project area. The HRA focused on emissions of diesel particulate from trucks, as diesel particulate is the risk driver within the SCAB. The adopted Meridian SP-5 SEIR determined that although the cancer and non-cancer risks associated with the proposed Meridian SP-5 would be below the significance thresholds established by the SCAQMD, the background excess cancer risk levels are already above the significant risk thresholds. The addition of diesel particulate matter (DPM) from implementation of Meridian SP-5 to existing background cancer risk levels would be considered a significant cumulative impact.

In order to determine whether or not a proposed Project would cause a significant effect on the environment, the impact of the project must be determined by examining the types and levels of air toxics generated and the associated impacts on factors that affect air quality. While the final determination of significance thresholds is within the purview of the lead agency pursuant to the State CEQA Guidelines, the SCAQMD recommends that the following air pollution thresholds be used by lead agencies in determining whether the proposed Project is significant. If the lead agency finds that the proposed Project has the potential to exceed the air pollution thresholds, the project should be considered significant. The thresholds for air toxic emissions are as follows.

- Cancer Risk: Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million.
- Non-Cancer Risk: Emit toxic contaminants that exceed the maximum hazard quotient of 1 in one million.

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less of than one (1.0) means that adverse health effects are not expected. Within this analysis, non-carcinogenic exposures of less than 1.0 are considered less than significant.

Air dispersion modeling for the HRA was performed using the U.S. EPA AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources (not a factor in this case). AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Surface and upper air meteorological data from the Perris Monitoring Station provided by the SCAQMD for Riverside County was selected as being the most representative meteorology.

Carcinogenic Hazards

An HRA was prepared in 2010 for the adopted SEIR and assumed a maximum of 3,547 daily truck trips for the entire Meridian SP-5 project area. Meridian SP-5 project-level impacts with regard to the HRA were determined to be less than significant. Although Planning Region C, Area 7 was not originally allocated any truck trips, minor adjustments to the land uses within the project area would result in truck trips at Site A. It should be noted that these minor modifications would not result in additional truck trips beyond what was previously analysis for the SEIR. Nonetheless, HRA and dispersion modeling was conducted for the proposed Project to determine if the truck trips occurring at the proposed Project due to minor land use modifications would result in new health risk impacts.

The modeling assumed a mix of gas and diesel trucks based on CARB EMFAC2014 data. For the project's modeling scenario, EMFAC had the following diesel vehicle percentages: heavy-heavy duty trucks (4+ axle vehicles) are 100 percent diesel fueled; medium-heavy duty trucks (3 axle vehicles) are 93 percent diesel fueled; and light-heavy duty trucks (2 axle vehicles) are 64 percent diesel fueled.

Based on the modeling results for the proposed Project, the maximum annual average diesel PM_{10} emission concentrations resulting from operation of the project (422 daily truck deliveries) would be 0.002 $\mu g/m^3$ at the greatest. The maximum pollutant concentration would be experienced at the northwestern corner of the Project site near proposed Building 4 and the Meridian Parkway/private drive intersection. The expected annual average diesel PM_{10} emission concentrations at the closest sensitive receptors (residential uses approximately 3,748 feet to the west of the project site) would be 0.00 $\mu g/m^3$.[1] Cancer risk calculations are based on 70-, 30-, and 9-year exposure periods. The highest calculated carcinogenic risk from the project is 0.85 per million for 70-year exposure, 0.71 per million for 30-year exposure, and 0.51 per million for 9-year exposure. The highest calculated carcinogenic risk for employees at the Riverside National Cemetery located to the south of the project site across Van Buren Boulevard would be 0.07 per million for the 30-year worker exposure. As such, impacts related to cancer risk and PM_{10} concentrations from trucks would be less than significant at the nearest residences to the west, and for the employees to the south of the Project site.

Non-Carcinogenic Hazards

The significance thresholds for toxic air contaminant (TAC) exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the Reference Exposure Level (REL) for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The highest maximum chronic and acute hazard index associated with the emissions from the project would be 0.0003 and 0.0091, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

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

Health Risk Assessment Summary

As described above, minor adjustments to the land uses within the project area would result in truck trips at Site A. These minor modifications would not result in additional truck trips beyond what was previously analyzed for the SEIR. Therefore, the minor project modifications would only relocate truck trips within the Specific Plan Area. Trucks would still access the Specific Plan area along Van Buren Boulevard and Meridian Parkway. Additionally, although the minor modifications would essentially move trucks idling at Site A closer to worker receptors to the south, the primary area where the worker receptors would be located would be approximately 850 feet away. While the CARB Air Quality and Land Use Handbook identifies a 1,000-foot

[1] The calculations conservatively assume no cleaner technology with lower emissions in future years.

screening distance from distribution centers, CARB also states that relative exposure and health risk drops substantially within the first 300 feet from the source.

As noted above, the Site A health risk assessment determined that the risk levels for worker exposure would be 0.07 in one million, which is far below the 10 in one million threshold. This risk level is less than one percent (0.78 percent) of the risk levels analyzed in the SEIR HRA (9.02 in one million). Furthermore, when combined with the risk levels analyzed in the SEIR HRA, risk levels from the entire SP-5 area at the Cemetery offices would be 9.09 in one million. It should be noted that this is an extremely conservative assessment, because these risk levels are not additive. The project would not create new truck trips for the overall Specific Plan Area, but would only reallocate truck trips through minor land use modifications. Additionally, the emissions analyzed in the 2010 HRA for the SEIR were based on EMFAC2007 emissions factors and did not include emissions reductions from regulatory and technological improvements that are currently in place today. For example, CARB has been implementing the Diesel Risk Reduction Plan, which will reduce diesel emissions by 80 percent by 2020. The proposed modifications associated with Site A would not create any new impacts and would not create a project-level or cumulative health risk 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-14, and IV.C-1-1 through IV.C-1-13, IV. C-1-19 and IV. C-4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

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

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

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

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

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

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

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-10: Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.

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

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

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

Mitigation C-14: Landscape with appropriate drought-tolerant

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.C-1-1: Disturbed areas shall be covered with non-toxic soil stabilizers to inactive areas (previously graded areas inactive for ten days or more).

Mitigation IV.C-1-2: All disturbed areas shall be stabilized with the use of erosion control BMPs or a uniform established vegetative cover of 70 percent.

Mitigation IV.C-1-3: The construction contractor shall ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or shall maintain at least two feet of freeboard.

Mitigation IV.C-1-4: The construction contractor shall ensure that a reduced speed on unpaved roads shall be limited to 15 miles per hour or less.

Mitigation IV.C-1-5: The construction contractor shall manage haul road dust through the use of watering at least three times daily with equipment complying with SCAQMD Rule 1186 and 1186.1.

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

Mitigation IV.C-1-7: The construction contractor shall be required to comply with SCAQMD Rule 2449 and be registered with the SCAQMD as a condition of permits.

Mitigation IV.C-1-8: The construction contractor shall utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. "Super-Compliant" VOC paints contain 10 grams/liter of VOCs or less.

Mitigation IV.C-1-9: The construction contractor shall ensure that a minimum of 50 percent of all construction vehicles engaged in mass grading activities shall be Tier 2, Tier 3, or higher.

Mitigation IV.C-1-10: The construction contractor shall utilize utility power from power lines/poles where available and feasible. In the unlikely event power for a pole is unavailable, a generator may be used.

Mitigation IV.C-1-11: The construction contractor shall be required to provide evidence that all construction equipment is properly maintained to reduce NOx emissions to the extent possible.

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

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

Mitigation IV.C-1-19: The Project Applicant shall ensure that the equipment, machinery, activities and uses developed within the proposed Project area are consistent with the emissions budget listed in Table III-1, contained in Chapter III, Project Description of the Meridian SP-5 SEIR and as analyzed in the air quality technical study. Equipment, machinery, activities and uses in excess of those listed in Table III- 1 would necessitate additional environmental review.

Mitigation IV.C-4-1: All development shall comply with SCAQMD Rule 402. Any potential use on the Rule 402 list of uses shall require further environmental review.

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

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

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

Upon implementation of the Meridian SP-5 SEIR mitigation measures identified above, impacts to sensitive species and habitats would be less than significant. 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 within or adjacent to the Project site; therefore, no riparian, marsh, vernal pools, or coastal environments would be impacted by the development. The proposed Project was rough graded in 2003 under the original Section 404 permit (No. 200201578- RRS) and the Streambed Alteration Agreement (6-2002-291). Any jurisdictional waters of the U.S/State were removed at that time. Therefore, there are no jurisdictional areas located within the Project site. Thus, no impacts would occur as a result of the Project. No further environmental review is required.

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure A-4 from the 2003 Focused EIR and Mitigation Measure IV.D.1-2 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

1. All detention basins shall draw down within 24 hours with the exception of the East Basin and the U4-E Basin. The East Basin shall have a draw down period of 39 to 42 hours during the interim development of Unit 4. The U4-E Basin shall have a draw down period of 27 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 28 to 30 hours. The U4-E Basin will be designed in the ultimate condition to include a draw down period of 27 to 30 hours.
2. Standing water in all detention basins outside of the specified drawdown times shall be addressed through the use of positive drainage techniques (grading, wet wells, french drains are some examples) by the Project sponsor.
3. Regular maintenance activities shall include the removal of vegetation.
4. March JPA shall monitor waterfowl activity during the rainy season in all detention basins. If waterfowl issues are identified during monitoring activities, then the March JPA and Project sponsor shall implement waterfowl control measures (netting and vegetation removal are some examples).

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.D.1-2: Preconstruction surveys would be conducted for burrowing owls prior to construction. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above.

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

a-d) As discussed above, the *Cultural Resource Survey, Test, and Evaluation* conducted by Tierra concluded that no further work was recommended for KHMR-1 and the Project site is considered fully mitigated. However, the Meridian SP-5 SEIR requires a professional archaeologist and Native American monitor all initial ground disturbing activity in native soils in the Meridian SP-5 area. The proposed Project is not located within an area of native soils. As documented in the *Geotechnical Engineering Investigation* prepared for the proposed Project by NorCal Engineering (January 2017; **Appendix B**), an engineered fill soil classifying as a brown, fine to medium grained, clayey to silty sand was encountered at a depth of 5 to 10 feet. Mass grading of the North Campus began in 2003 and has since been completed. The rough grading resulted in the removal and replacement of native alluvial soils with the engineered fill soil documented in the *Geotechnical Engineering Investigation* prepared for the proposed Project. These grading activities, which reached depths of approximately 12 feet, did not expose any archaeological or paleontological resources on the Project site.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K1-K5 and L-1 from the 2003 Focused EIR and

Mitigation Measures IV.J-2-2 through IV.J-2-6 and IV.J-4-1 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

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

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.J-2-2: At least 30 days prior to beginning Project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the March JPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities in native soils; Project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

Mitigation IV.J-2-3: Prior to beginning Project construction, the Project Archaeologist shall file a pregrading report with the March JPA to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure IV-J-2-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate Tribe to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and ground breaking activities in native soils, and shall also have the authority to stop and redirect grading activities in consultation with the Project archaeologist.

Mitigation IV.J-2-4: The landowner shall relinquish ownership of all Native American cultural resources, including sacred items and burial goods that are found on the Project area to the appropriate Tribe for proper treatment and disposition.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Mitigation IV.J-2-6: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project sponsor, the Project Archaeologist, and the Tribe shall meet with the March JPA to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project sponsor and the Tribe cannot agree on the significance or the mitigation for such resources, the March JPA shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe.

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 determined that potential impacts to geology and soil resources had not changed since the 2003 March Business Center Focused EIR (which includes the proposed Project) and that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. Mitigation measures identified in the Meridian SP-5 SEIR are noted below. A *Geotechnical Engineering Investigation* was prepared for the proposed Project and is included as **Appendix B**. The *Geotechnical Engineering Investigation* included recommendations for placement of compacted fill and expansive soil guidelines.

a–e) As discussed above, the Meridian SP-5 SEIR determined that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. As identified by the 2003 Focused EIR, the Meridian Specific Plan, which includes the proposed Project, is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles northeast of the Elsinore-Whittier fault and 7 miles southwest of the San Jacinto fault, with no active faults in the Specific Plan area. The soils and sediments within the proposed Project area are considered stable with low potential for expansion or liquefaction. The *Geotechnical Engineering Investigation* prepared for the proposed Project by NorCal Engineering (January 4, 2017; Appendix B) indicated that the Project site contains no known active or potentially active faults trending toward or through the site. The proposed Project lies outside of any Alquist Priolo Special Studies Zone and the potential for damage due to direct fault rupture is considered very remote. The proposed Project is not situated in an area of generalized liquefaction susceptibility and the potential for liquefaction to occur on the proposed Project site is considered to be very low due to the density of the subsurface soils and the shallow depth to bedrock.

The *Geotechnical Engineering Investigation* found the near surface engineered fill soils onsite to be fine to medium grained, clayey to silty sand which was encountered to a depth of 5 to 10 feet. These soils were noted to be dense and moist. An undisturbed alluvial soil classifying as a brown, fine to medium grained clayey to silty sand was encountered beneath the fill and observed to be dense and moist. A granitic bedrock was encountered at a depth of 6 to 28 feet below ground surface. The overall engineering characteristics of the earth material were relatively uniform with each excavation. Groundwater was encountered at a depth of 35 feet below ground surface and no caving occurred.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite K-1 through K-3 and K-5 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

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

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 addressed GHG emissions for the Specific Plan area which includes the proposed Project Area. The Meridian SP-5 SEIR determined that the total emissions for the Specific Plan are estimated to be 12,043 metric tons of CO2 for the duration of construction. The Meridian SP-5 SEIR determined that the GHG emissions would exceed CARB and SCAQMD thresholds.

The Project proposes a mix of Business Enterprise and Retail development on the 11.82-acre Mixed Use designated parcel. Business Enterprise uses involve wholesale, storage, and warehousing services with up to 25 percent retail. No industrial-zoned parcels were originally assumed for Planning Area 7 since warehouse uses are only permitted by Conditional Use Permits. As such, prior trip estimates for the Meridian SP-5 within Planning Area 7 did not include truck trips, a factor in the generation of GHG analysis. Truck trips associated with a warehouse under a Conditional Use Permit are not prohibited in Planning Area 7, but require special consideration as part of the consistency determination for the proposed Project. As such, an Air Quality and Greenhouse Gas Emissions Memorandum was completed by Michael Baker International (September 2017), to review the Project's consistency to what was previously analyzed for the parcels. The report is provided in **Appendix A**; the results and conclusions of the report are summarized herein. The Project is designed to accommodate Business Enterprise uses as outlined within the Specific Plan Amendment.

a) The adopted Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in long-term operational greenhouse gas (GHG) GHG emissions that would exceed the California Air Resources Board (CARB) and SCAQMD thresholds. The proposed Project would be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR. In addition, the Project's traffic generation (4,939 average daily trips [ADT]) would be similar to the volumes analyzed in the adopted Meridian SP-5 SEIR. As such, the proposed Project's contribution to Meridian SP-5's GHG operational emissions exceedances would be considered significant. A significant and unavoidable impact would occur in this regard. No new impacts would occur.

b) The adopted Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in less than significant impacts with regard to GHG reduction plan consistency. As discussed in the adopted Meridian SP-5 SEIR, Meridian SP-5 would be consistent with Statewide goals and policies for reducing GHG emissions, as well as the State's recommended actions for reducing GHG emissions in the transportation, electricity and natural gas, green buildings, water, industry, forestry, recycling and water management, and agricultural sectors. As noted above, the proposed Project is considered to be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR. In addition, the Project's traffic generation (4,939 average daily trips [ADT]) would be similar to the volumes analyzed in the adopted Meridian SP-5 SEIR. The Project would be required to implement all feasible GHG reduction measures (Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14 and B-4 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5). As such, the Project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. A less than significant impact would occur in this regard.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-9, C-12 through C-14, B-5, B-6, B-10, B-11, H-4, H-5, H-7, K-5, and IV.L-1.1 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

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

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

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

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

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

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

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

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

Mitigation C-14: Landscape with appropriate drought-tolerant

Mitigation B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation B-6: The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

Mitigation B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

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

Mitigation H-4: The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

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

Mitigation K-5: All future development within the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.L-1.1: Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

Mitigation IV.L-1.2: Project shall provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).

Mitigation IV.L-1.3: Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, offsite bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.

Mitigation IV.L-1.4: The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

Mitigation IV.L-1.5: The developer shall work with RTA in an effort to establish bus services with one hour or less for stops within one-quarter mile; project shall provide safe and convenient bicycle/pedestrian access to transit stop(s) and provides essential transit stop improvements (i.e., shelters, route information, benches, and lighting).

Mitigation IV.L-1.6: Project design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to Project site are minimum of five feet wide. All sidewalks feature vertical curbs. Roadways that converge internally within the project are routed in such a way as to avoid "skewed intersections;" which are intersections that meet at acute, rather than right, angles. Intersections internal and adjacent to the project shall feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, countdown signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel).

Mitigation IV.L-1.7: Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

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

Mitigation IV.L-1.9: Project shall provide high density office or mixed-use proximate to transit. Project shall provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.

Mitigation IV.L-1.10: Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

Mitigation IV.L-1.11: Employers with over 250 employees shall provide on-site food vending machines, fridge, microwave and mail facilities and use reasonable effort to provide an ATM, onsite computer, internet connection, and other service to reduce the need for employees to leave for services during business hours.

Mitigation IV.L-1.12: The project shall have the following on site and/or offsite within one-quarter mile: Retail Development, Park, Open Space, or Office.

Mitigation IV.L-1.13: Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit.

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

Mitigation IV.L-1.15: Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

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

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

Mitigation IV.L-1.18: Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.19: Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.20: Provide parking lot areas will include 40% tree coverage (approximately one tree for every 14 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

Mitigation IV.L-1.21: Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

Mitigation IV.L-1.22: Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

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

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

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

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

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would result in less than significant impacts with mitigation incorporated to hazards and hazardous materials. The Meridian SP-5 SEIR found that the March ARB is included in several federal, state, and local environmental databases including the National Priority List (NPL) or Superfund, the comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Resource Conservation and Recovery Act Large Quantity Generators (RCRA-LQG), US Engineering Controls, US Institutional Controls, and the Department of Toxic Substances Control (DTSC) Cortese database, Leaking Underground Storage Tanks (LUST) database, plus several others that contain both spill and administrative violations. No LUST cases were identified within the Specific Plan area; however, the Meridian SP-5 SEIR identified 14 LUST cases within approximately 1 mile of the Specific Plan area. The Meridian SP-5 SEIR also noted that as part of the realignment process, a Finding of Suitability for Transfer (FOST) was prepared for the parcels transferred to the March JPA. The FOST required federal agencies to execute a contract stating that the parcel of land being transferred would be remediated before the transfer could take place. Remediation includes the removal of all materials that could cause harm to the environment or human health. The Meridian Specific Plan encompasses three sites identified in the FOST. The Meridian SP-5 SEIR also examined the one site previously identified in the Base's Installation Restoration Program (IRP) investigations. This site contained a small benzene groundwater plume and was addressed in the 2003 Focused EIR. On August 21, 2003, the RWQCB, Santa Ana Region, issued final closure of this site; therefore, no further action related to this location is required.

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

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

a & b) Per the *Phase I Environmental Site Assessment (*ESA), the site has been graded in preparation for commercial development and is relatively flat. Historical aerial photographs show the Project site as disturbed open space in 1938. The 1949 aerial photograph shows an industrial building on the eastern portion of the site and a rectangular disturbed area (potentially paved) in the western portion. The industrial building is no longer present in the 1967 photograph, The Riverside National Cemetery is present south of the Project site beginning in 1978. The Project site was graded in 2003 with the mass grading activities associated with the Meridian Business Park development.

The Project site occupies part of the former March Air Force Base (a Superfund site). March Air Force Base has been remediated and most of its land transferred to other uses. There were fifty-five environmental concerns on nearby properties that were flagged and reviewed. All of these sites have been remediated and received regulatory closure. Environmental & Regulatory Specialists concluded there is no evidence of recognized environmental conditions on the Project site or the likelihood of vapor encroachment.

Once the Project is constructed, hazardous materials would be limited to those associated with a warehouse and storage facilities, business park type uses and office buildings. These include cleaners, paints, solvents; and fertilizers and pesticides for site landscaping. Because these materials are used in very limited quantities, they are not considered a hazard to the public. Future Project operations that use, generate, or store hazardous materials would be required to comply with the applicable federal, state, and local health and safety regulations regarding

these substances to avoid impacts to the public or environment. Per Mitigation Measure IV.E.1-1 of the Meridian SP-5 SEIR, a risk management plan (RMP) would be prepared and implemented for operations that would store, handle, or use hazardous materials in excess of state and/or federal threshold quantities. The RMP must include hazard assessment, release prevention training, and emergency response planning components, as described further in Section IV.E, *Hazards and Hazardous Materials*, of the Meridian SP-5 SEIR. Adherence to these requirements would reduce potential Project impacts to less than significant. Moreover, the proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. No further environmental review is required.

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

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

e) The proposed Project is not located within the Clear Zone, APZ I or APZ II as shown in the 2005 March ARB AICUZ. According to the Riverside Airport Land Use Commission (ALUC), the proposed Project does not require review and approval from ALUC given the Meridian Business Park was found to be consistent with the Airport Land Use Plan (ALUP) in 2010 as part of ALUC's review of the Specific Plan Amendment. Given the proposed Project meets the requirements of the AICUZ and the ALUC, no further environmental review is required.

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

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

h) According to the Western Riverside County Wildfire Susceptibility Map, the Meridian Specific Plan is not located within a fire hazard zone. Additionally, the proposed Project is located on a previously graded lot within an area that is developed or proposed to be developed with Business Enterprise and Retail uses. The Project site is bordered on the west by Meridian Parkway and vacant, disturbed land. Vacant disturbed and graded land, a rail line and Interstate 215 exist to the east. Riverside National Cemetery is south of the Project site. Sysco Way borders the Project site to the north and industrial, warehousing and distribution uses exist beyond the street. The Project would not generate significant impacts related to exposure of people or structures to wildland fire hazards not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures IV.A.2-1 and IV.E.1-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Mitigation IV.E.1-1: Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community.

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 included an analysis of the Ultimate Drainage Conditions Study which was prepared for the Meridian SP-5 SEIR. The purpose of the Ultimate Drainage Conditions Study was to review previous drainage analyses for the Meridian Specific Plan area and confirm that the findings from the 2003 Focused EIR remained valid. This study evaluated the interim East Detention Basin contemplated with Unit 4, which captures Project area runoff and intercepts and detains offsite flow from the South Campus, the Future Development Area, and the Orangecrest residential development further to the west of the proposed Project area. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to hydrology with mitigation incorporated. As described in Section IV.F, *Hydrology/Water Quality*, of the Meridian SP-5 SEIR, the Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for regulating stormwater discharges and maintaining the quality of water resources within the northwestern portion of Riverside County, including the proposed Project. Construction activities, storm drain systems, and point-source discharges associated with individual projects within the Specific Plan area would be required to obtain authorization by the Santa Ana RWQCB and coverage under a National Pollutant Discharge Elimination System (NPDES) permit, per Section 402 of the Clean Water Act. A *Preliminary Water Quality Management Plan* was prepared for the proposed Project by Tory R. Walker Engineering, Inc. (May 2017) and is provided as **Appendix D**; the results are summarized herein.

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

   Non-point source surface water from impervious surfaces within the Project site may contain contaminants or increased sediment loads that would increase pollution within the local storm drain system. Implementation of the proposed Project would involve construction of five concrete tilt-up buildings with a combined square footage of 176,396 sf. Stormwater runoff would be treated with Best Management Practices (BMPs) onsite prior to discharging into the South Channel Basin located east of the Project site. The drainage facility outlets would be sized to convey the tributary 100-year storm, per Riverside County Flood Control and Water Conservation District design criteria. The onsite BMPs and regional detention basin would treat storm water prior to discharging to the offsite municipal separate storm sewer system (MS4) permitted facility and avoid violations of the water quality standards. The proposed Project would not introduce any new impacts not previously addressed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

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

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

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

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

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

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

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 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 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure A-4 from the 2003 Focused EIR and Mitigation Measure F-3 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

5. All detention basins shall draw down within 24 hours with the exception of the East Basin and the U4-E Basin. The East Basin shall have a draw down period of 39 to 42 hours during the interim development of Unit 4. The U4-E Basin shall have a draw down period of 27 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 28 to 30 hours. The U4-E Basin will be designed in the ultimate condition to include a draw down period of 27 to 30 hours.
6. Standing water in all detention basins outside of the specified drawdown times shall be addressed through the use of positive drainage techniques (grading, wet wells, french drains are some examples) by the Project sponsor.
7. Regular maintenance activities shall include the removal of vegetation.
8. March JPA shall monitor waterfowl activity during the rainy season in all detention basins. If waterfowl issues are identified during monitoring activities, then the March JPA and Project sponsor shall implement waterfowl control measures (netting and vegetation removal are some examples).

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation F-3: Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 concluded that the Specific Plan Amendment, which includes the proposed Project, was consistent with regionally relevant plans, including the Southern California Association of Government's Regional Transportation Plan (RTP) and Growth Visioning Principles and Senate Bill 375. Furthermore, given the fact that the Specific Plan Amendment did not alter or propose new land use designations, only the acreages associated with those designations, the Meridian SP-5 SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and the Specific Plan (March JPA 2010), as well as the March JPA Development Code (March JPA 2010). The Specific Plan Amendment was also found to be consistent with the compatibility policies contained within the 2005 AICUZ for March ARB, the Riverside County ALUP, and Draft March ARB/Inland Port Airport Joint Land Use Study (March JPA 2010).

a) The proposed Project is located within the Meridian Specific Plan and is zoned as Mixed Use. The Project site has been mass graded and is currently vacant. The Project would not expand the boundaries of the Specific Plan area or introduce 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 proposed Project is located within Airport Influence Area (AIA) II, Zone C1, of the Riverside County Airport Land Use Plan (ALUP). The ALUP provides development standards for the AIA including land use criteria and building height requirements. Building 5 is zoned as MU and would operate as a Retail and Restaurant use. Buildings 1, 2, 3 and 4 are zoned MU and it is proposed that those buildings would operate as Business Enterprise uses such as wholesale, storage, and warehousing services with up to 25 percent retail, which are allowable in a MU zone with a Conditional Use Permit (CUP), subject to approval by the March JPA. The proposed uses and building heights are allowable based in the C1 zone. The proposed uses would not generate significant impacts not previously analyzed in the Meridian SP-5 SEIR as Business Enterprise uses are included as conditionally permittable uses within the Meridian SP-5 and therefore, were accounted for as potential uses within the impact analysis of the Meridian SP-5 SEIR. The Meridian SP-5 SEIR found the impacts to be less than significant. Thus, impacts would be no greater than what was analyzed in the previously certified Meridian SP-5 SEIR. No further environmental review is required.

c) The proposed Project is not located within or adjacent to a designated habitat conservation plan or natural community conservation plan area such as the Western Riverside MSHCP or other approved local, regional, or State habitat conservation plan. No impact relative to conservation plans would occur and no mitigation is required. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Meridian SP-5 SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Meridian SP-5 SEIR was certified is available that would impact the prior finding of no impact.

Mitigation Measures:

Pursuant to CEQA Section 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 JPA14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures A-1 and A-2 from the 2003 Focused EIR and IV.A-2-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation Measure A-1: Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 1998 2005 Air Installation Compatible Use Zone (AICUZ).

Mitigation Measure A-2: As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 2003 Focused EIR found no significant mineral deposits within the Specific Plan area which includes the proposed Project Area. Furthermore, the Meridian SP-5 SEIR noted that the California Department of Conservation, Division of Mines and Geology identifies Mineral Resource Zones within Riverside County; and determined that no Mineral Resource Zones exist within the Specific Plan area, inclusive of the proposed Project Area.

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

Mitigation Measures:

Pursuant to CEQA Section 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 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:

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

a) The Meridian SP-5 SEIR analyzed the noise impacts for the Specific Plan Amendment area, which includes the proposed Project. The noise analysis included in the Meridian SP-5 SEIR was based on the regulatory requirements and noise generation factors resulting from land uses proposed as a part of the Specific Plan Amendment. The Project proposes a mix of Business Enterprise and Retail development on the 11.82-acre Mixed Use designated parcel. Business Enterprise uses involve wholesale, storage, and warehousing services with up to 25 percent retail. No industrial-zoned parcels were originally assumed for Planning Area 7 since warehouse uses are only permitted by Conditional Use Permits. As such, prior trip estimates for the Meridian SP-5 within Planning Area 7 did not include truck trips, a factor in the generation of the noise analysis. Truck trips associated with a warehouse under a Conditional Use Permit are not prohibited in Planning Area 7, but require special consideration as part of the consistency determination for the proposed Project. As described in Section IV.H of the Meridian SP-5 SEIR, potential noise increases associated with the Specific Plan Amendment would be within the levels permitted by the March JPA Development Code, as well as the City and County of Riverside noise standards. The mitigation measures identified in the Meridian SP-5 SEIR limits the noise levels at the lot boundaries for stationary noise and would be applicable to the Project. The proposed uses are consistent with development assumed in the Meridian SP-5 SEIR and would not generate abnormal noise levels. Noise associated with the proposed Project is anticipated to primarily be from vehicle-related noise. Although the Meridian SP-5 SEIR did not evaluate Noise impacts based on a Business Enterprise use, the amount of traffic associated with the proposed uses is far less than what was assumed in the Meridian SP-5 SEIR. As such, 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 Meridian SP-5 SEIR. Therefore, the proposed Project would not result in new noise-related stationary or vehicular impacts not considered in the Meridian SP-5 SEIR.

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

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

c) Refer to Response XII. (a), above. The proposed Project would be consistent with the Meridian SP-5 SEIR as it relates to noise generated by stationary sources and vehicles. The Project site is located approximately 3,700 feet from the nearest sensitive noise receptor, single family housing to the west. Due to the relatively large distance between sensitive noise receptors and Project- related noise sources, as well as the background noise emissions resulting from vehicles on the roadways and aircraft operations from the nearby March ARB airport, Project-related increases in ambient noise levels would be less than significant. No further environmental review is required.

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

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures J-2 through J-7 from the 2003 Focused EIR and Mitigation Measures IV.H-1-1 through IV.H-1-4 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation Measure J-3: Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.

Mitigation Measure J-4: Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.

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

Mitigation Measure J-6: Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.

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

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.H-1-1: Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

Mitigation Measure IV.H-1-2: Comply with the design requirements of the March JPA Development Code as follows:

- Outdoor loudspeakers of automobile facilities should be calibrated to produce no more than 45 dBA at a boundary abutting a residential or a maximum of 65 dBA abutting non-residential districts.

- All noise generating equipment of automobile facilities exposed to the exterior should be muffled with sound absorbing materials, and would not be operated before 8:00 a.m. or after 6:00 p.m.
- Rooftop storage areas of automobile facilities should be screened with noise absorbing materials to minimize noise impacts on adjacent properties.
- Any drive-up or drive-through speaker system of restaurants should not be detectable above daytime ambient noise levels beyond the property boundaries. The system should be designed to compensate for ambient noise levels in the immediate area, and should not be located within 100 feet of any residential district or any property used for residential uses.
- Noise levels of recycling facilities should not exceed 55 dBA as measured at the property line of residentially zoned property, or otherwise would not exceed 70 dBA.
- If a recycling facility is located within 500 feet of property zoned, planned or occupied for residential use, it should not be in operation between 7:00 p.m. and 7:00 a.m.
- All commercial and industrial uses should be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices not exceed 55 dBA at any one time beyond the boundaries of the property.

Mitigation Measure IV.H-1-3: Design each lot in such a manner as to not exceed the sound levels at exterior noise-sensitive areas as identified in Figure IV.H-3: State of California Noise Compatibility Chart.

Mitigation Measure IV.H-1-4: Prior to obtaining a building permit, submit a site/building-specific acoustical analysis prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms, classrooms, and other interior noise-sensitive areas do not exceed 45 dBA Ldn or CNEL. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 concluded that the Specific Plan Amendment, which includes the proposed Project, would result in a less than significant impact to population and housing. The Meridian Specific Plan proposed the establishment of an employment center with no associated residential development. The Meridian SP-5 SEIR found that the surrounding area consisted of mostly residential development which resulted in an existing jobs/housing ratio imbalance. Implementation of the Meridian Specific Plan accounted for a reduction in the existing jobs/housing imbalance by bringing jobs to an area that was largely residential and a less than significant impact to population and housing would result from implementation of the Meridian Specific Plan.

a) The proposed Project does not include new housing. As previously discussed, the proposed Project is located in a Mixed Use zone and would consist of five concrete tilt-up buildings that would include a mix of permitted uses such as Business Enterprise and Retail. The Business Enterprise use is allowed in the Mixed Use zone upon the approval by the March JPA of a Conditional Use Permit (CUP). Though short-term, construction-related jobs would be generated during Project construction, it is assumed that these jobs would come primarily from the local labor pool. Jobs generated by operation of the proposed businesses would be consistent with the job growth analyzed in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, including the proposed Project, would have an overall net benefit, as the current jobs/housing ratio imbalance within Riverside County would be reduced. Based on these considerations, the proposed Project would not result in a substantial increase in population growth or create new or additional impacts beyond those previously considered in the Meridian SP5 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 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for population and housing. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 concluded that the Specific Plan Amendment, which includes the proposed Project, would not include residential uses or otherwise contribute to an increase in population within the Project area that could affect demand for parks, schools and/or other public facilities. The uses designated within the Meridian Specific Plan were found to be similar to those analyzed in the Focused EIR and would not create a demand for police of fire prevention services in excess of what had been analyzed in the 2003 Focused EIR. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to public services with mitigation incorporated.

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

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

Mitigation Measures:

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 Specific Plan Amendment did not include recreational facilities or proposed land uses that would require the construction or expansion of recreational facilities. Although park land was not included within the Meridian Specific Plan, multi-use trails and bikeways were incorporated into the transportation network and 11.1 acres of open space were incorporated into the land use plan. The Meridian SP-5 SEIR found that less than significant impacts to recreation facilities would result from implementation of the Meridian Specific Plan.

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

Mitigation Measures:

Pursuant to CEQA Section 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 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:

Traffic associated with the Meridian SP-5 Amendment to the North Campus of the Meridian Specific Plan are managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget". The Specific Plan Amendment accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 area as illustrated on Table V-1 of the Specific Plan Amendment. The Project site is located within Planning Area 7 of Planning Region C which accounted for 18,579 passenger car average daily trips and 16,164 external average daily trips within the Meridian SP-5 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.

A supplemental traffic assessment, *Meridian Unit 4, Lots 5, 6, and 7 Traffic Consistency Memorandum* was prepared for the proposed Project by Kimley-Horn and Associates (August 2017). The report is provided in **Appendix E**; the results and conclusions of the report are summarized herein.

a & b) The Project proposes a mix of Business Enterprise and Retail development on the 11.82-acre Mixed Use designated parcel. Business Enterprise uses involve wholesale, storage, and warehousing services with up to 25 percent retail. No industrial-zoned parcels were originally assumed in Planning Area 7 since warehouse uses are only permitted by Conditional Use Permits. As such, when trip estimates for the Meridian SP-5 were created, trip calculations within Planning Area 7 did not include truck trips. Truck trips associated with a warehouse under a Conditional Use Permit are not prohibited, but require special consideration as part of the consistency determination for the proposed Project. As such, a supplemental traffic assessment was completed by Kimley Horn and Associates on August 28, 2017, to review the Project's consistency to what was previously analyzed for the parcels. The Project is designed to accommodate Business Enterprise uses as outlined within the Specific Plan Amendment.

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, 9th Edition (ITE, 2012) and the Fontana Truck Trip Generation Study (2003).

Due to the inherent use of trucks within Business Enterprise uses, and based on the Project design, the traffic analysis prepared for the Project by Kimley-Horn assumed a certain mix of truck and passenger vehicles. To account for differences between truck and passenger car lengths and characteristics, the analysis used the following conversion rates to correlate what was anticipated as passenger vehicle traffic in the Specific Plan Amendment with what is now planned to be truck traffic to the site:

1. Two and three axle trucks equate to 2.0 passenger cars; and
2. Four-plus axle trucks equate to 3.0 passenger cars.

Three different user mix scenarios were evaluated in the traffic consistency memorandum to determine which combination would result in the higher trip generation. The highest trip generation would be considered "worst case" from a traffic perspective. The mix that was found to generate the highest number of external trips and truck trips was 168,323 square feet of Business Enterprise, 3,073 square feet of Retail, and 5,000 square feet of Restaurant/Café. The anticipated average daily traffic (ADT) for this land use combination for the proposed Project includes 4,467 passenger cars trips and 422 truck trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 3,886 external passenger car trips. The truck trips were converted to 1,052 passenger car equivalent truck trips, all of which would be external. This results in a total of 4,939 external ADT. The traffic analysis determined that the vehicle trips allotted for these buildings in the Specific Plan Amendment analysis was greater than the proposed Project trip estimates, and that there would be 172 trips allocated for the Meridian SP-5 Planning Area 7 that are not used by the proposed Project nor the other developments approved in the planning area. Planning Area 7 would be fully built out after the proposed Project.

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

Any combination of mixes that generates less external trips than the traffic evaluation performed would yield more favorable results and the conclusion of no impact would remain. Any combination of mixes that generate greater external trips than the traffic evaluation would require further analysis.

c) The proposed Project consists of five concrete tilt-up buildings proposed for Business Enterprise and Retail use, which would not impact air traffic operations. Thus, no impact would occur.

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures B-1, B-2, B-5, B-6, B-7, B-8, and B-10 from the 2003 SEIR and Mitigation Measure IV.B-1-4 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation Measure B-2: The Project shall construct the transportation improvements identified in previously referenced Figures IV.B-5 through IV.B-7 (project phasing). To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.

Mitigation Measure B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation Measure B-6: The Project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

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

Mitigation Measure B-8: The Project shall construct internal roadways in accordance with the County Road Improvement Standards and Specifications with additional landscaping as identified in the Riverside County Integrated Project (RCIP).

Mitigation Measure B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.B-1-4: The Project sponsor shall ensure that the combined Project traffic generation (for both passenger vehicles and trucks) is consistent with the traffic generation budget. The total combined external traffic budget is 45,419 daily trips, including 3,890 daily truck trips. As part of a complete development application, the March JPA would calculate trip generation for both passenger cars and trucks using approved trip generation rates. Once approved by the March JPA, a running total would be kept for each of the Planning Areas as applications are reviewed.

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

Findings:

The 2003 Focused EIR evaluated the impacts to Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation determined that any Traditional Resources within the Specific Plan area would likely be associated with the Cahuilla or the Luiseno Indian groups. However, no such resources had been discovered in the Specific Plan area prior to the completion of the 2003 EIR. The 2003 identified mitigation (See Mitigation L-1 below), that would reduce impacts to Cultural Resources, including Traditional Resources, to a less than significant level.

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

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

a & b) As discussed in threshold V (a), the proposed site is not known to contain cultural resources listed or eligible for listing in the California Register of Historical Resources. Furthermore, the site is not known to contain resources determined to be of significance to a California Native Tribe. However, adherence to Mitigation Measures L-1, IV.J-2-4 through IV.J-2-6 and IV.J-4-1 from the SEIR would minimize impacts to any tribal cultural resources should they be discovered during grading or construction. Thus, potential impacts on historic tribal cultural resources are considered less than significant with mitigation incorporated.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6 and IV.J-4-1 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.J-2-1: Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils (as shown in Figure IV.J-1) in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

Mitigation Measure IV.J-2-2: At least 30 days prior to beginning Project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the March JPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities in native soils; Project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

Mitigation Measure IV.J-2-3: Prior to beginning Project construction, the Project Archaeologist shall file a pregrading report with the March JPA to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure IV.J-2-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate Tribe to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and ground breaking activities in native soils, and shall also have the authority to stop and redirect grading activities in consultation with the Project archaeologist.

Mitigation IV.J-2-4: The landowner shall relinquish ownership of all Native American cultural resources, including sacred items and burial goods that are found on the Project area to the appropriate Tribe for proper treatment and disposition.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Mitigation IV.J-2-6: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project sponsor, the Project Archaeologist, and the Tribe shall meet with the March JPA to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project sponsor and the Tribe cannot agree on the significance or the mitigation for such resources, the March JPA shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe.

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	☐	☐	☒	☐
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings:

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

As described in the Meridian SP-5 SEIR, an existing wastewater treatment plant (WWTP), located approximately 1.5 miles south of the Project site and west of I-215 at Nandina Road, would serve the wastewater needs of the Specific Plan area, including the Project site. The facility is designed to meet the wastewater treatment and discharge requirements of the Santa Ana Regional Water Quality Control Board and has sufficient capacity to treat projected flows.

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

b) The Meridian Specific Plan area is served by the Western Municipal Water District (WMWD). WMWD purchases water from the Metropolitan Water District of Southern California (MWD). The water is treated at the Henry Mills Treatment Plant in the City of Riverside and delivered to the Project area via water supply infrastructure constructed north of Opportunity Way. WMWD prepared a Water Supply Assessment (WSA) (October 2002) during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan for the duration of the timeframe specified in the legislation. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day (gpd). The WSA was updated by WMWD (October 2009) to address potable water supply associated with implementation of the Meridian SP-5. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from implementation of the Meridian SP-5. Correspondence from WMWD dated January 30, 2017 (See **Appendix F**), confirmed that WMWD would provide water service to the proposed Project provided that the Project adheres to the standard conditions enumerated in the letter including the acquisition of required permits, approvals, and payment of applicable costs and fees. Furthermore, the proposed Project use is consistent with the WSA prepared for the Specific Plan area in 2009 and therefore no additional demand is anticipated. Thus, the addition of the proposed Project would not create an additional demand for water or wastewater facilities beyond those identified for the Meridian SP-5 SIER. Accordingly, Project impacts to the provision of water services and wastewater treatment capacity are consistent with the Meridian SP-5 SEIR and no further environmental review is required.

c) The Project proposes 104,764 sf (approximately 2.41 acres) of landscaping, the remainder of the Project site would consist of impervious surfaces, which would increase the amount of impervious surfaces from approximately 0 percent to 79.6 percent. The addition of these impervious surfaces would increase surface runoff; however, all stormwater would discharge to existing Regional Detention Basins located east of the Project site. These detention basins were designed and constructed to accommodate Project-induced water runoff from the Specific Plan area. Thus, impacts to storm drain facilities are consistent with those addressed in the Meridian SP-5 SEIR and no further environmental review is required.

d) As described in response XVII (b) above, a WSA dated October 16, 2002 was prepared by WMWD during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day gpd. The WSA was updated by WMWD in October 2009 to address potable water supply associated with the Meridian SP-5, including the proposed Project site. The projected water demands identified in the WSA were based on the WMWD's 2005 Urban Water Management Plan (UWMP). The data provided in the UWMP is based on estimated water supply during normal and drought year conditions. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from the Meridian SP-5. The proposed Project currently has two meters on each parcel; one meter for potable water and one meter for reclaimed water. However, only potable water is currently available to the proposed Project site. WMWD is currently inspecting all lines in the Meridian Business Park and potable water would be available to the proposed Project once the WMWD inspections are complete. 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 existing wastewater treatment facilities, which have sufficient capacity to serve the proposed Project and are being expanded to accommodate additional growth in western Riverside County. The demand for wastewater treatment capacity would not be greater than what was analyzed in the previously certified Meridian SP-5 SEIR. Therefore, no further environmental review is required.

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures H-2, H-3, H-4, H-5, H-7, H-8, IV.G-2-1, IV.G-2-2, and IV.G.4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation H-2: Construct the storm drain and flood control facilities, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.

Mitigation H-3: All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.

Mitigation H-4: The Project sponsor shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance or landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

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

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

Mitigation IV.G-2-1: To address the VBPS and 15-inch sewer line capacity issue, a monitoring program shall be implemented. The monitoring program will consist of inserting a flow meter into the manhole directly upstream of the VBPS within 180 days of project approval. The flow meter will have a telemetry connection to WMWD's Supervisory Control and Data Acquisition (SCADA) system, or equivalent, subject to the approval of WMWD. The SCADA system would provide WMWD the ability to continuously monitor sewer flows from the North Campus. The VBPS will be removed and the existing 15-inch PVC sewer main shall be replaced with a 24-inch gravity trunk sewer line when the flow in the VBPS reaches 80% capacity (0.86 mgd).

Mitigation IV.G-2-2: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). If monitoring results demonstrate that the VBPS would not be able to handle additional sewer, as determined by the WMWD and March JPA, then approval for the development shall be withheld until the 24-inch gravity trunk sewer is constructed.

Mitigation IV.G-4-1: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development. March JPA, through coordination with WMWD, shall assure that the development is consistent with the water budget and Water Supply Assessment for the Project. Demand for water beyond the water budget or the volume defined in the WSA may necessitate further CEQA review.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIX.	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:

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

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

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

REFERENCES

County of Riverside

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EXHIBIT "B"

Addendum

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

Final Program Environmental Impact Report (SCH No. 2009071069)

1 Introduction

This document is an Addendum to the Subsequent Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2009071069) for the Meridian Specific Plan Amendment (SP-5). The Subsequent EIR evaluated the potential environmental effects of implementing SP-5, which modified land uses in response to changes in market conditions since the certification of the 2003 March Business Center Final Focused EIR (SCH 2002071089), and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area. The Subsequent EIR was certified in July of 2010 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The proposed Project ("Project") will accomplish the following:

1. Approve Plot Plan (PP 17-03), Conditional Use Permit (CUP 17-04), (CUP 17-05) (CUP 17-06) and (CUP 17-07) for the development of five buildings with a maximum height of approximately 34 feet. The buildings would operate as approved uses within the Mixed Use (MU) zone. Buildings 1, 2, 3 and 4 are zoned Mixed Use and would operate as Business Enterprise uses, which are allowable in a MU zone with a Conditional Use Permit (CUP). Business Enterprise uses typically include wholesale, storage, and warehousing services with up to 25% retail.

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

2 Project Proposal

The proposed Project is located on Unit 4, Lots 5, 6, and 7 within the Meridian Specific Plan (SP-5). The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Mixed Use (MU) in the Meridian SP-5. The Project Site is north of Van Buren Boulevard, south of Sysco Way, west of Opportunity Way and east of Meridian Parkway. The proposed Project would develop five concrete tilt-up buildings with a combined square footage of 176,396 square feet (sf).

Plot Plan (PP 17-03): Plot Plan (PP 17-03) proposes five speculative buildings to be located on Unit 4, Lots 5, 6, and 7 in the in the Mixed Use zoning designation of the Meridian Specific Plan (SP-5). The buildings would range from approximately 8,073 sf to 50,000 sf with building heights up to 34 feet and with no second floor or mezzanine proposed. Building 5 is zoned as MU and would operate as a Retail and Restaurant use. Buildings 1, 2, 3 and 4 are zoned MU and it is proposed that those buildings would operate as Business Enterprise uses, which are allowable in a MU zone with the Conditional Use Permits (CUP 17-04, CUP 17-05 CUP 17-06 and CUP 17-07) described below. Vehicular access would be provided at three driveway locations on Sysco Way and one location on Van Buren Boulevard. Parking for the site would consist of 250 stalls as shown in the Project Summary table - **Table 1**, found below.

Conditional Use Permits (CUP 17-04) (CUP 17-05) (CUP 17-06) and (CUP 17-07): Conditional Use Permit (CUP 17-04) (CUP 17-05) (CUP 17-06) and (CUP 17-06) would allow for Buildings 1, 2, 3, and 4 to operate as a Business Enterprise use. Business Enterprise uses typically include wholesale, storage, and warehousing services with up to 25% retail. Each building will require a CUP in order for the conditionally permitted land use to be regulated by the lead agency. The maximum Floor Area Ratio (FAR) would be 0.35 for the proposed Project, which meets the requirements of the MU zone.

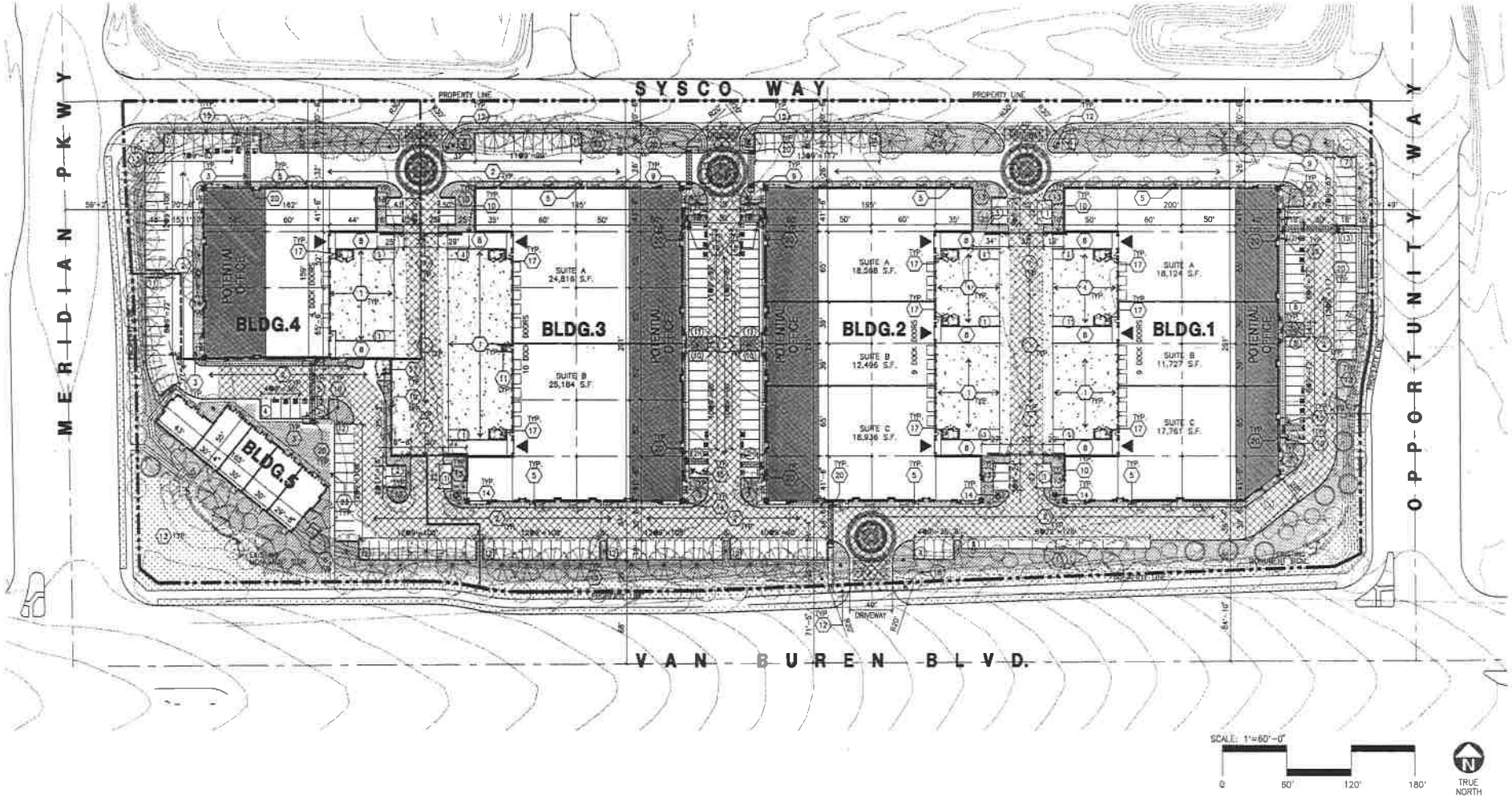
The following figures provide a visual representation of the location of the Project and its proposed site plan.



Source: Google Earth, 2017

FIGURE 1: Project Vicinity
MS Van Buren Site A
March Joint Powers Authority

Kimley»Horn



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4/4

FIGURE 2: Site Plan
MS Van Buren Site A
March Joint Powers Authority

Kimley»Horn

The following **Table 1** illustrates the overall development of Unit 4, Lots 5, 6, and 7, which would include develop five concrete tilt-up buildings with a combined square footage of 176,396 sf on 11.82 acres. Specific details of the proposed Project are outlined in Table 1 below.

TABLE 1
PROJECT SUMMARY

	Zoning	Retail (sf)	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Retail Restaurant	Mixed Use	4,796 3,327	0 0	0 0	8,073	14 27	43	45.2%
Building 1	Mixed Use	0	4,500	43,112	47,612	58	58	17.2%
Building 2	Mixed Use	0	4,500	45,500	50,000	60	60	Incl.
Building 3	Mixed Use	0	3,000	47,000	50,000	57	63	Incl.
Building 4	Mixed Use	0	1,500	19,211	20,711	25	26	17.0%

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

3 Purpose of the Addendum

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

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

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

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

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

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

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

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

CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or Subsequent EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). This Addendum has been prepared because the proposed Plot Plan (PP 17-03), Conditional Use Permit (CUP 17-04), (CUP 17-05), (CUP 17-06), and (CUP 17-07) herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Subsequent EIR (SCH #2009071069).

The proposed Project does not require major revisions to the Subsequent EIR due to no new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the previous Subsequent EIR prepared for the March Business Center Specific Plan Amendment certified in July 2010, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final Subsequent EIR and are applicable to the proposed Project are identified within this analysis.

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

4 Overview of Environmental Analysis

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

Plot Plan (PP 17-03): Plot Plan (PP 17-03) proposes five buildings that are to be established in the Mixed Use designation of the Meridian Business Park. Buildings 1, 2, 3, and 4 are zoned Mixed Use and it is proposed that those buildings would operate as Business Enterprise uses upon approval of Conditional Use Permit (CUP 17-04, CUP 17-05, CUP 17-06 and CUP 17-07) described below. Building 5 is zoned Mixed Use and would operate as Retail and Restaurant uses. The buildings would range from approximately 8,073 sf to 50,000 sf and up to approximately 34 feet in height with no second floor or mezzanine. Buildings 1 and 2 are each

proposing 9 east and west facing truck docks. Building 2 is proposing 10 east facing truck docks and Building 4 is proposing 4 east facing truck docks. Vehicular access would be provided at three driveway locations on Sysco Way and one location on Van Buren Boulevard. All three driveway locations on Sysco Way would provide full access to the site. The driveway location on Van Buren Boulevard would provide right-in right-out access to the Project site. All points of ingress/egress would be unsignalized. Parking for the site would consist of 250 stalls and parking for each building would either meet or exceed the March JPA requirements.

Conditional Use Permit (CUP 17-04) (CUP 17-05) (CUP 17-06) and (CUP 17-07): Conditional Use Permit (CUP 17-04) (CUP 17-05) (CUP 17-06) and (CUP 17-07) would allow for Buildings 1, 2, 3, and 4 to operate as Business Enterprise. These Buildings are currently zoned Mixed Use and could operate as Business Enterprise uses with a Conditional Use Permit (CUP). The CUP is subject to approval by the March JPA. Business Enterprise uses typically include wholesale, storage, and warehousing services with up to 25% retail. The maximum Floor Area Ratio (FAR) would be 0.35 for the proposed Project, which meets the requirements of the MU zone.

The buildings would range from approximately 8,073 sf to 50,000 sf and up to approximately 34 feet in height with no second floor or mezzanine. Buildings 1 and 2 are each proposing 9 east and west facing truck docks. Building 2 is proposing 10 east facing truck docks and Building 4 is proposing 4 east facing truck docks. Landscaping for the Project would total 104,764 sf, and would exceed the March JPA minimum site landscaping requirement of 20 percent for sites within the Mixed Use zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA development code.

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

Construction of the proposed Project is expected to commence in September 2018 with a duration of approximately 8 months. The Project would be operational in 2019. The cut and fill quantity during grading would be 18,000 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

Parking for each building either meets or exceeds the March JPA requirements. Vehicular access would be provided at three driveway locations on Sysco Way and one location on Van Buren Boulevard. All three driveway locations on Sysco Way would provide full access to the site. The driveway location on Van Buren Boulevard would provide right-in right-out access to the Project site. All points of ingress/egress would be unsignalized.

The Meridian Subsequent EIR evaluated and analyzed the potential environmental impacts associated with the implementation of the Specific Plan portion known as the North Campus. This Addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the Final EIR in connection with the proposed Project activities necessary to entitle the 11.82-acre Mixed Use (MU) development. As further described below, the proposed Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the Final Subsequent EIR. The resource areas that were evaluated in the Subsequent EIR are presented below and evaluated in this Addendum.

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

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

EXHIBIT "C"

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

Attachment 3
Notice of Determination

NOTICE OF DETERMINATION

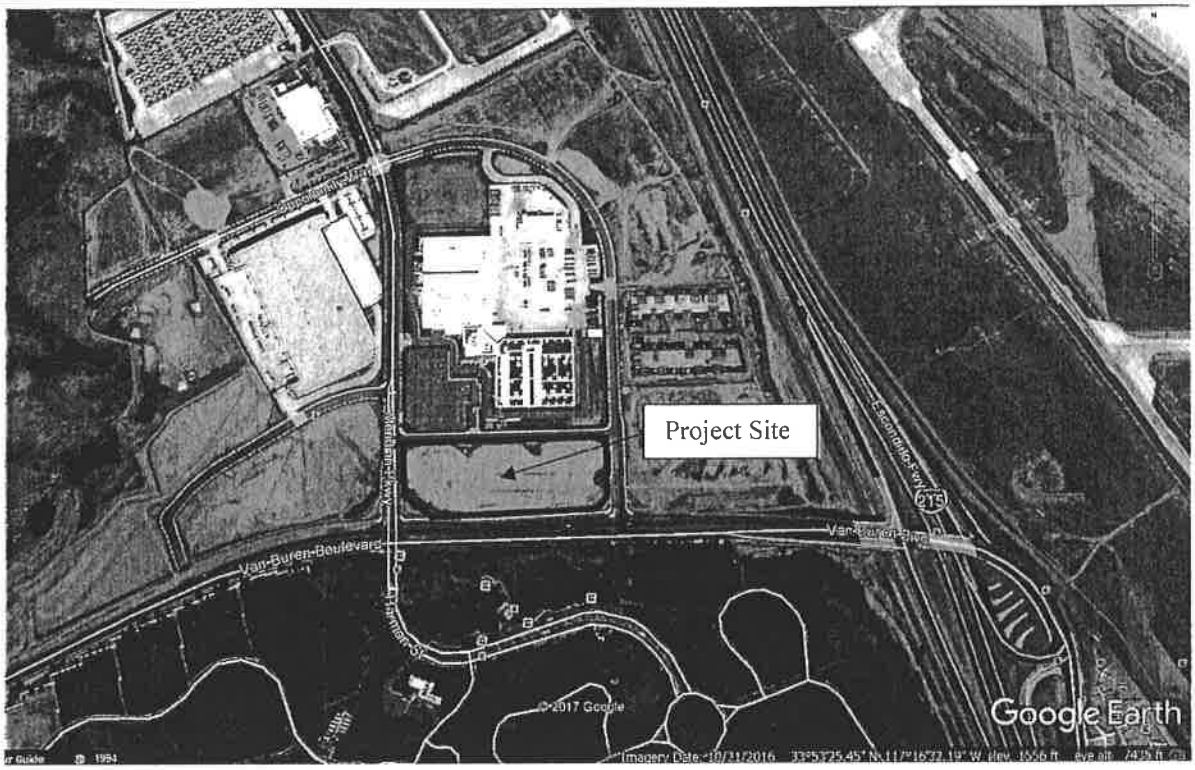
TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: Riverside Address: 2724 Gateway Drive Riverside, Ca 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140, Riverside, CA 92518 Contact: Lauren Sotelo Phone: (951) 656-7000

TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address:
	☐ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SCH # 2009071069)		
Project Title: MS Van Buren I – Development A; Plot Plan 17-03 and Conditional Use Permits 17-04, 17-05, 17-06, and 17-07		
Project Applicant: MS Van Buren LLC c/o Silagi Development		
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): At Van Buren Boulevard, between Opportunity Way and Meridian Parkway.		

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



General Project Location (City and/or County): Riverside County

Project Description: The Project is to be located on Unit 4-Lots 5, 6 & 7, which comprises of 11.82 acres in the Meridian North Campus Business Park. Plot Plan 17-03 proposes the construction of five (5) speculative buildings ranging from 8,073 square feet to 50,000 square feet in the Mixed-Use zoning district. Permitted uses include Research and Development, office and commercial, with other conditionally permitted uses such as Business Enterprise. The site will be constructed in one phase with all ancillary landscape and parking to accommodate the Project. Additional Project entitlements include: four (4) conditional use permit applications to accommodate the potential Business Enterprise use among other permitted uses in Building's 1 through 4. Separate Conditional Use Permits have been assigned to each of the four buildings and are listed as follows: (CUP 17-04), (CUP 17-05), (CUP 17-06), and (CUP 17-07).

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on October 11, 2017 pursuant to an Addendum to the Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5) and has made the following determinations regarding the above described project:

1.	☒	The Meridian Specific Plan Amendment (SP-5) will have a significant effect on the environment and this project will have no additional significant effects than those of the Specific Plan Amendment.
	☐	The project will NOT have a significant effect on the environment
2.	☒	An Environmental Impact Report was previously certified for the Specific Plan Amendment and was used as the basis for the agency approval of this project.
	☐	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.

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

3.	☒	Mitigation measures were made a condition of the approval of the project.
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☒	A Mitigation Monitoring or Reporting Plan was previously adopted for the Specific Plan Amendment and applies to this project.
	☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	☒	A Statement of Overriding Considerations was previously adopted for the Meridian Specific Plan Amendment and applies to this project.
	☐	A Statement of Overriding Considerations was NOT adopted for this project
6.	☒	Findings were made pursuant to the provisions of CEQA.
	☐	Findings were NOT made pursuant to the provisions of CEQA.
		This certifies that the Final EIR with comments and responses, Addendum, and record of project approval, or the Negative Declaration, is available to the general public at the following location(s):

	Custodian: Lauren Sotelo/Associate Planner March Joint Powers Authority	Location: March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: _____	_____ **Signature:**
Date Received for Filing: _____	_____ **Title:**

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10a

Meeting Date: October 11, 2017

Action: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS VAN BUREN – DEVELOPMENT A PROJECT, A PROPOSED DEVELOPMENT AT THE NORTHEAST CORNER OF MERIDIAN PARKWAY AND VAN BUREN BOULEVARD: 1) ADOPT RESOLUTION # JPA 17-24 APPROVING PLOT PLAN PP 17-03 FOR 5 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 176,396 SQUARE FEET ON 11.82-ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMIT CUP 17-04, CUP 17-05, CUP 17-06 AND CUP 17-07 TO ALLOW BUILDING 1 - 4 TO ACCOMMODATE BUSINESS ENTERPRISE USES WITHIN THE MIXED-USE ZONING DISTRICT; 2) ADOPT RESOLUTION #JPA 17-25, AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Proposed Motions:

1. Adopt Resolution #JPA 17-24, to approve Plot Plan (PP 17-03) for 5 speculative buildings with a combined total of 176,396 square feet on 11.82 acres, subject to Conditions of Approval; Approve Conditional Use Permit (CUP 17-04, CUP 17-05, CUP 17-06 and CUP 17-07) to allow for Building 1–4 to accommodate Business Enterprise uses within the Mixed-Use zoning district; and
2. Adopt Resolution #JPA 17-25 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069); and

3. Direct Staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Applicant: MS Van Buren LLC c/o Silagi Development

Background:
On April 5, 2017 the Applicant submitted the following applications:

Plot Plan (PP 17-03): The proposed project is five speculative buildings on 11.82-acres in the Meridian North Campus Specific Plan Amendment (SP-5). Specifically, the project is proposed on Unit 4- Lot 5, 6, and 7 within the Mixed-Use zoning designation.

Conditional Use Permit (CUP 17-04), (CUP 17-05), (CUP 17-06) and (CUP 17-07): Separate conditional use permits are requested for the purposes of allowing Buildings 1 - 4 which are located in the Mixed Use zone to accommodate Business Enterprise uses (warehouse use under 50,000 sf). This action does not restrict the buildings to small warehouse uses, but rather allows this as one of the many allowed uses in the Mixed Use zoning district. Due to the lower employment nature of a Business Enterprise use, this tenant option complies with the employment density provisions of the C1 airport compatibility zone, as discussed elsewhere in the staff report.

Development Overview:

The Applicant is proposing the development of five (5) speculative buildings on 11.82 acres in the southerly portion of the Meridian Specific Plan (SP-5). Specifically, the project is proposed to be located on Unit 4- Lots 5, 6 & 7. Buildings 1 through 5 range from 8,073 square feet (sf) to 50,000 sf with no second story or mezzanine proposed. Buildings 1 through 4 provide a mix of dock high and at-grade doors to facilitate business enterprise, research and development, warehouse showroom, office and commercial uses. Building 5 is proposed as a commercial retail building and not designed to accommodate dock-high or at-grade doors. Building 5 is proposed to accommodate uses such as general retail establishments, sidewalk cafés or other permitted commercial uses. Due to the Mixed Use zoning designation, four conditional use permits are requested to allow Building 1 - 4 to allow Business Enterprise (small warehouse) use. Additionally, the project site will be constructed in a single phase with all ancillary landscape and parking to be constructed during the initial phase.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Meridian North Campus (SP-5)/ Industrial zoning	Existing Sysco Facility
West	Meridian North Campus (SP-5)/ Office zoning	Vacant, rough graded property
South	Not a Part	Van Buren Boulevard/ Riverside National Cemetery
East	Meridian North Campus (SP-5)/ Commercial zoning	Currently entitled commercial corner to be developed by Greens Group

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area	N/A	5 buildings with a combined total of 176,396 SF.
Gross Site Area	30,000 square feet (minimum)	5 buildings with a combined total gross site area of 514,758 SF.
Number of Buildings (range in size)	N/A	**5 buildings** Building 1: 47,612 SF Building 2: 50,000 SF Building 3: 50,000 SF Building 4: 20,711 SF Building 5: 8,073 SF
Floor Area Ratio (Maximum)	45%	34.3%
Setbacks	**Mixed Use**: Front Yard- 20 ft. Street Side Yard- 15 ft. Rear Yard-10 ft.	**Mixed Use - Buildings 6, 7 and 8:** Front Yard- 48 – 84 ft. Street Side Yard- 18- 90 ft. Rear Yard- 78-84 ft.
Landscape Required (Minimum)	20%	20.4%
Building Height (Maximum)	35'/ 2 stories	34 feet
Parking	220 stalls	250 stalls

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:
The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Reserve Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the project property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02. The following policies are consistent with the objectives of developing Business Park Land Uses within the March Business Center (Meridian) Development:

General Plan Land Use Policy 1.2: Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, business park, manufacturing, aviation, public, open space uses, and which actuates compatible and synergistic land uses.

General Plan Land Use Policy 1.6: Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development-supporting infrastructure.

General Plan Land Use Policy 10.3: Locate commercial and industrial development in areas where street rights-of-way and capacity are available, as well as sufficient infrastructure and public services.

General Plan Transportation Policy 5.2: Encourage development which includes a mixture of uses which can help to eliminate off-site trips by employees during the day.

General Plan Resource Management Policy 1.6: Promote the use of drought tolerant landscaping in development and encourage the use of reclaimed water for irrigation in parks, golf courses, industrial uses, as well as for other urban uses, whenever feasible and where legally permitted.

The Meridian Specific Plan (SP-5) identifies these lots as a Mixed Use zoning district. Mixed Uses include a variety of complimentary land uses; including commercial retail, office, research and development, industrial and others. Lastly, Commercial uses include retail establishments (shopping centers), administrative, financial, service and government offices. These uses are generally served by arterial roadways and may also be served by public transit.

Conformance with the Meridian Specific Plan (SP-5):
The March Business Center Specific Plan was amended on July 21, 2010 ("Meridian Specific Plan Amendment") to revise the framework of development within a 257.7-acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development. Under the Meridian Specific Plan Amendment, the subject 11.82-acre site retained a portion of the Business Park zoning that existed in the prior March Business Center Specific Plan, however the Amendment expanded the uses of the 11.82-acre site to include the Mixed Use zoning district.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment, and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

The project proposes a Mixed Use development with opportunities for business enterprise (small warehouse), manufacturing, assembly, research and development, office and other commercial uses on 11.82 acres in the Meridian Specific Plan Amendment (SP-5). While the project is designed to accommodate these uses, the parcel itself was not previously analyzed to accommodate truck traffic that would be generated by such uses. As such, a traffic assessment was completed by Kimley-Horn and Associates dated August 28, 2017 to review the Project's consistency with what trips were analyzed for Unit 4, Lots 5, 6 & 7.

Traffic associated with the Specific Plan Amendment is managed by using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian

Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located within Planning Area 7 and Planning Region C, and accounted for 18,579 total average daily trips (ADT) and 16,164 external ADT within the Specific Plan Amendment Area. Trip calculations within Planning Area 7 did not include truck trips; as such, truck trips were not previously anticipated for the Project site.

Due to the inherent use of trucks within the Mixed Use zoning district and based on the Project design, the traffic analysis for this project assumes a certain mix of truck and passenger vehicles for the Project site. The analysis used the following conversion rates that would replace what was anticipated as excess passenger vehicle traffic, with what would now likely be truck traffic to the project site:

1. Two and three axle trucks equate to 2.0 cars; and
2. Four-plus axle trucks equate to 3.0 passenger cars.

The Traffic Consistency Memorandum analyzes multiple land use scenarios, which include retail, restaurant, office and business enterprise land uses. Using the highest Passenger Car Equivalent (PCE) scenario, the Project would generate 3,886 external passenger car ADT and 1,053 PCE in trucks trips, for a total daily trip generation of 4,939 PCE's. The calculated trip generation is then subtracted from the remaining trips for Planning Area 7 and will result in a surplus of 172 trips. As a result, the project would not result in an increase of off-site impacts and is therefore consistent with the previously certified SEIR for Planning Region C. Based on the aforementioned assessment of consistency, and the attached Initial Study, the proposed Project complies with the requirement of the Specific Plan Amendment, as listed below:

The number of trucks for the proposed Unit 4-Lot 5, 6 &7 Business Enterprise use was estimated and converted to a PCE based on the above information. The 13% internal capture was applied to the passenger cars estimated for the site only. The truck trips converted to PCE would not result in internal capture. The resulting trip generation is summarized below:

As previously mentioned, the Project site is designed to accommodate Business Enterprise uses, however the parcel itself was not previously analyzed to accommodate truck trips that would be generated by such uses. As such, a Health Risk Assessment (HRA) and dispersion modeling was prepared analyzing diesel particulate emissions from truck trips generated by the operations within the proposed Project area. The proposed addition of 422 truck trips to the Project site would not go beyond what was previously analyzed in the Meridian SEIR, but would only redistribute excess truck trips within the Specific Plan area. Truck access would still be available off Van Buren Boulevard and Meridian Parkway.

Also, the addition of truck trips to the Project site would essentially position idling trucks closer to worker receptors to the south. The primary area where worker receptors would be located would be approximately 850 feet away at the Riverside National Cemetery.

The Project site's HRA determined that the cancer risk levels for worker exposure would be 0.07 in one million, which is far below the 10 in one million threshhold. This cancer risk level is less than one percent (0.78 percent) of the cancer risk levels analyzed in the SEIR HRA (9.02 in one million). Furthermore, when combined with the cancer risk levels analyzed in the SEIR HRA, cancer risk levels from the entire SP-5 area at the Cemetery offices would be 9.09

in one million. It should be noted that this is an extremely conservative estimate, because these cancer risk levels are not additive. The proposed truck trips associated with the Project would not create any new impacts and would not create a project-level or cumulative health risk impact.

The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

Additionally, the project is conditioned to pay its fair-share fee of $7,051 towards the future traffic signal to be located at Meridian Parkway and Economic Way. Condition of Approval #23 of the attached Exhibit B will require that the fair-share fee be paid prior to building permit issuance.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into a Mixed Use development with Business Enterprise and Commercial uses is consistent with the permitted uses allowed for these zoning districts.

Conformance with the March Business Center Design Guidelines:

The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute a criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the aforementioned criteria:

Site Planning: The proposed project meets all minimum development standards. Specifically, the proposed building height, floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of Wholesale, Storage and Distribution and Commercial uses. FAA Part 77 calculations were submitted to the Federal Aviation Administration (FAA) pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on September 5, 2017 the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structures "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and also Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:

The proposed five (5) speculative buildings will be constructed with concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a

reflectance rate of 25%. Additional architectural details include a tinted metal canopy suspended over each building entrance. The Project architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Landscaping:
All landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping. All proposed on-site landscaping is drought tolerant to promote water conservation.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, Project signage has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon), high pressure, low pressure sodium or LED lighting, maximum 750 watts, maximum fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot^2 at the property line. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines during the time of construction plan submittal.

Conformance with the MARB/Inland Port Airport Land Use Compatibility Plan/ Joint Land Use Study:
The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using criteria found in the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The following is a summary of the analysis completed by March JPA Planning staff:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian North Campus Specific Plan Amendment (SP-5). The proposed development is located in compatibility zone C1. Compatibility zone C1 is considered the Primary Approach/Departure Zone with an average 100 people/acre and 250 people/in the most concentrated single-acre.

1) Average Land Use Intensity: The allowed average land use intensity is 100 persons/acre in Compatibility zone C1. In order to conservatively calculate the average intensity based on the occupancy limitations associated with use two methods were used, the Vehicle Occupancy Method and the Average CBC Method. The Vehicle Occupancy Method is used to determine the total average occupancy level in a multiple tenant development. Using the Vehicle Occupancy Method, the total number of parking spaces is multiplied by 1.5 passengers per vehicle and then divided by the total acreage

to yield the total average building occupancy (250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons Therefore, the average site occupancy based on use of every available parking space and truck dock is 37 persons/acre, which is in compliance with the maximum intensity of 100 persons/acre. Using the Average CBC Method, the total square footage identified for each use – Office, Warehouse, Retail and Restaurant, is divided by its corresponding CBC factor and then summed. The sum is then divided by the acreage giving an average of 51 Persons using the CBC Method, which is in compliance with the maximum intensity of 100 persons/acre.

2) Single-Acre Land Use Intensity: Airport Compatibility Zone C1 limits maximum single-acre occupancy to 250 persons an acre. Based on the submitted site plan, intensity calculations were completed examining the occupancy levels based on the number of persons/square foot as per the California Building Code. Single-Acre Land Use Intensity: Airport Compatibility Zone C1 limits maximum single acre occupancy to 250 people/in the most concentrated single acre. Based on the submitted site plan, 16 scenarios were considered to run the intensity calculations. The following is a summary of the results:

California Building Code Method	
Scenario*	Total (Threshold = ≤250 Person/Acre)
All Office in Building 1	167 Persons/Acre
Highest concentration of Office/Retail in Building 1	223 Persons/Acre
Highest concentration of Office/Warehouse with NO retail sales in Building 1	92 Persons/Acre
Highest concentration of Warehouse Showroom in Building 1	95 Persons/Acre
All Office in Building 2 and Building 3	140 Persons/Acre
Highest concentration of Office/Retail between Building 2 and Building 3	192 Persons/Acre
Highest concentration of Office/Warehouse with NO retail sales in Building 2 and Building 3	119 Persons/Acre
Highest concentration Warehouse Showroom in Building 2 and Building 3	131 Persons/Acre
All Office in Building 4 and All Restaurant in Building 5	248 Persons/Acre
All Office in Building 4 and All Retail in Building 5	94 Persons/Acre
Highest concentration of Office in Building 4 and Retail/Restaurant in Building 5	220 Persons/Acre
Highest Concentration of Warehouse Showroom in Building 4 and Retail/Restaurant in Building 5	242 Persons/Acre

All Office in Building 4 and All Restaurant in Building 5	250 Persons/ Acre
All Office in Building 4 and All Retail in Building 5	95 Persons/ Acre
Highest concentration of Office in Building 4 and Retail/Restaurant in Building 5	245 Persons/ Acre
Highest Concentration of Warehouse Showroom in Building 4 and Retail/Restaurant in Building 5	240 Persons/ Acre

*** Any deviations from what was identified in the site plan will require additional review to determine compliance with the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. This requirement has been made a Condition of Approval for the Project.**

Through use of either the average-acre intensity calculation or the single-acre intensity calculation (vehicle occupancy method), the intensity of persons per acre is in full compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

CEQA Analysis:

Master EIR

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan North Campus, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revise the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identify a temporary sewer lift facility near Unit 4, lot 3; incorporate Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigure lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporate the former Arnold Heights School site into the March Business Center Specific Plan North Campus; create Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removal of the eastern portion of Street F; develop a new east/west private street along the south side of new lot 16; modify Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; remove cul-de-

sacs serving office lots located along the north side of Van Buren Boulevard and relocate access via Street F; construct three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modify the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Conclusion:

1) Staff concludes that the proposed project consisting of Plot Plan 17-03, Conditional Use Permit 17-04, Conditional Use Permit 17-05, Conditional Use Permit 17-06 and Conditional Use Permit 17-07 meet all the requirements of the Meridian North Campus Specific Plan Amendment (SP-5) and the March Business Center Design Guidelines. At this time, staff recommends the adoption of Resolution #17-24 approving the proposed project;
2) Staff concludes that the Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) provides a detailed analysis under CEQA, and appropriately identifies that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant and unavoidable impacts evaluated in the Meridian SP-5 SEIR and recommends the adoption of Resolution #17-25; and
3) Staff recommends that a Notice of Determination be filed with the Riverside County Clerk's Office in accordance with the March Joint Powers Authority Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 17-24 approving Plot Plan (PP 17-03), subject to Conditions of Approval; approving Conditional Use Permit (CUP 17-04, CUP 17-05, CUP 17-06 and CUP 17-07);

Exhibit A: Project Entitlements

1) General Plan Land Use map
2) Meridian (SP-5) zoning map
3) Applicant's narrative
4) Reduced Colored Site Plan
5) Reduced Architectural Drawings
6) Reduced Colored Building Elevations
7) Reduced Landscape Plans
8) Reduced Preliminary Grading and Drainage Plans
9) Traffic Consistency Memo dated August 28, 2017
10) FAA – Determination of No Hazard to Air Navigation letters dated September 5, 2017
11) March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Compatibility Calculations
12) WMWD Will Serve Letter dated January 30, 2017
13) Willdan Building and Safety Conditions of Approval dated January 30, 2017
14) Trilake Consultants Conditions of Approval dated August 18, 2017
15) Riverside County Fire Department Planning Conditions dated April 26, 2017
16) Preliminary Water Quality Management Plan approval letter dated August 26, 2017
17) Riverside County Transportation and Land Management Agency letter dated July 11, 2017
18) VRPA Transportation Consultants letter dated June 28, 2017

Exhibit B: Conditions of Approval

2) Resolution #JPA 17-25 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069);

   Exhibit A: Initial Study
   Exhibit B: Addendum
   Exhibit C: Initial Study Technical Studies available at the office of March JPA (available in separate electronic copy)

3) Notice of Determination.
4) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (also available as an electronic copy)

RESOLUTION # JPA 17-19

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE MERIDIAN SPECIFIC PLAN AMENDMENT (SCH # 2009071069)

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

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

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

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

WHEREAS, MS Alessandro LLC c/o Silagi Development ("Applicant") proposes the development of 10.69 acres within Planning Area 1 of the Meridian Specific Plan Amendment (SP-5), including the development of 13 lots totaling approximately 157,513 square feet for office and warehouse uses ("Project"); and

WHEREAS, Plot Plan (PP 17-02), three Conditional Use Permit (CUP 17-01), (CUP 17-02) and (CUP 17-03), Tentative Parcel Map (TPM 17-01), and two Variances (V 17-01) and (V 17-02) collectively 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, 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 SEIR; and

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

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

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

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

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Commission finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the FEIR, the SEIR, the Addendum, the Initial Study, and all related information presented to the Commission, the Commission finds that the Project necessitates only minor modifications to the certified SEIR. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to the SEIR is the appropriate document.

The Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project (including Plot Plan (PP 17-02), Conditional Use Permit (CUP 17-01), (CUP 17-02) and (CUP 17-03), Tentative Parcel Map (TPM 17-01), and Variance (V 17-01) and (V 17-02):

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

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

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

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

SECTION 5. Adoption of the Addendum to the Certified Subsequent Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

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

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

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

PASSED, APPROVED, AND ADOPTED this 28th day of June, 2017.

Mike Gardner, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, CMC, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 17-19 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 28th day of June, 2017, by the following vote of the Commission:

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

Dated: June 28, 2017

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

EXHIBIT "A"

Addendum

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

Final Program Environmental Impact Report (SCH No. 2009071069)

1 Introduction

This document is an Addendum to the Subsequent Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2009071069) for the Meridian Specific Plan Amendment (SP-5). The Subsequent EIR evaluated the potential environmental effects of implementing SP-5, which modified land uses in response to changes in market conditions since the certification of the 2003 Focused EIR, and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area. The Subsequent EIR was certified in July of 2010 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The proposed Project ("Project") will accomplish the following:

1. Approve Plot Plan (PP 17-02), Tentative Parcel Map (TPM 17-01), Conditional Use Permit (CUP 17-01), (CUP 17-02) and (CUP 17-03), Variance (V 17-01) and (V 17-02), for the development of thirteen buildings with a maximum height of approximately 32 feet. The buildings would operate as approved uses within the Business Park (BP), Commercial (COMM) and Mixed Use (MU) zones. Buildings 6, 7, and 8 are zoned Mixed Use and would operate as Business Enterprise uses, which are allowable in a MU zone with a Conditional Use Permit (CUP).

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

2 Project Proposal

The proposed Project is located on Unit 2, Lots 1, 2, & 3 and Unit 2, Lots 9, & 10 within the Meridian Specific Plan (SP-5). The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Mixed Use (MU), Commercial (COMM) and Business Park (BP) in the Meridian SP-5. The Project Site is bounded by Alessandro Boulevard to the north, Meridian Parkway to the west and an existing detention area to the east. The Project area is separated into two segments with the existing RCTC Metrolink station and parking area between Unit 2, Lots 1, 2, and 3 on the northern portion of the site and Unit 2, Lots 9 and 10 on the southern portion of the site. Buildings 1-11 would be located on Lots 1, 2, and 3 and Buildings 12 and 13 would be located on Lots 9 and 10.

Plot Plan (PP 17-02): Plot Plan (PP 17-02) proposes thirteen speculative buildings to be located on Unit 2, Lots 1, 2, & 3 and Unit 2, Lots 9 &10 in the in the Mixed Use, Business Park and Commercial zoning designations of the Meridian Specific Plan (SP-5). The buildings would range from approximately 5,458 square feet (sf) to 21,907 sf with building heights up to 32 feet and with no second floor or mezzanine proposed. Proposed uses include Business Enterprise, Business Park and Office. Buildings 6, 7, and 8 are located in the Mixed Use zoning district and are proposed to operate as Business Enterprise uses upon the approval of Conditional Use Permit (CUP 17-01, CUP 17-02 and CUP 17-03) described below. The project also proposes the addition of one (1) grade-level door to accommodate Buildings 1 through 11 and two to three (2 to 3) dock-high doors for Building's 6 through 11. Access to the project site would be provided by three existing driveway locations along Meridian Parkway. Parking for the site would consist of 282 stalls as shown in the Project Summary table - **Table 1**, found below.

Tentative Parcel Map 37313 (TPM 17-01): Tentative Parcel Map 37313 (TPM 17-01) is a proposal for the subdivision of Unit 2, Lots 1, 2 & 3 into eleven (11) distinct parcels to accommodate Building's 1 through 11, however Buildings 1, 2, 3 & 5 require a Variance as the minimum lot size for these parcels is less than the 30,000 square foot minimum requirement as defined in the Meridian (SP-5) Specific Plan. Details of this Variance (V 17-02) are discussed below.

Conditional Use Permits (CUP 17-01) (CUP 17-02) and (CUP 17-03): Conditional Use Permit (CUP 17-01), (CUP 17-02), and (CUP 17-03) would allow for Buildings 6, 7, and 8 to operate as a Business Enterprise use. Business Enterprise uses typically include wholesale, storage, and warehousing services. Building's 6, 7 and 8 are proposed in the Mixed Use zoning district where Business Enterprise is considered a conditionally permitted use and requires a Conditional Use Permit (CUP). Each building will require a CUP in order for the conditionally permitted land use to be regulated by the lead agency. The maximum Floor Area Ratio (FAR) would be 0.35 for the proposed Project, which meets the requirements of the MU, COMM and BP zoning requirements.

Variance (V 17-01) and (V 17-02): Due to the constraints of several utility easements across the Project site, the Applicant is proposing two variances as the size, shape, and location of the buildings are limited to the remaining areas beyond the existing easements. Variance (V 17-01) is a proposal to allow for Building's 2 and 10 to encroach into the minimum rear yard setback of 25 feet detailed for parcels zoned Business Park. Variance (V 17-02) is a proposal to allow for Buildings 1, 2, 3 and 5 to

be developed with a lot size of 18,377 sf to 24, 795 sf, which is less than the minimum lot size requirement of 30,000 sf due to the constraints created by the existing utility easements.

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



Source: Google Earth, 2017

FIGURE 1: Project Vicinity
MS Alessandro - Development D
March Joint Powers Authority

Kimley»Horn

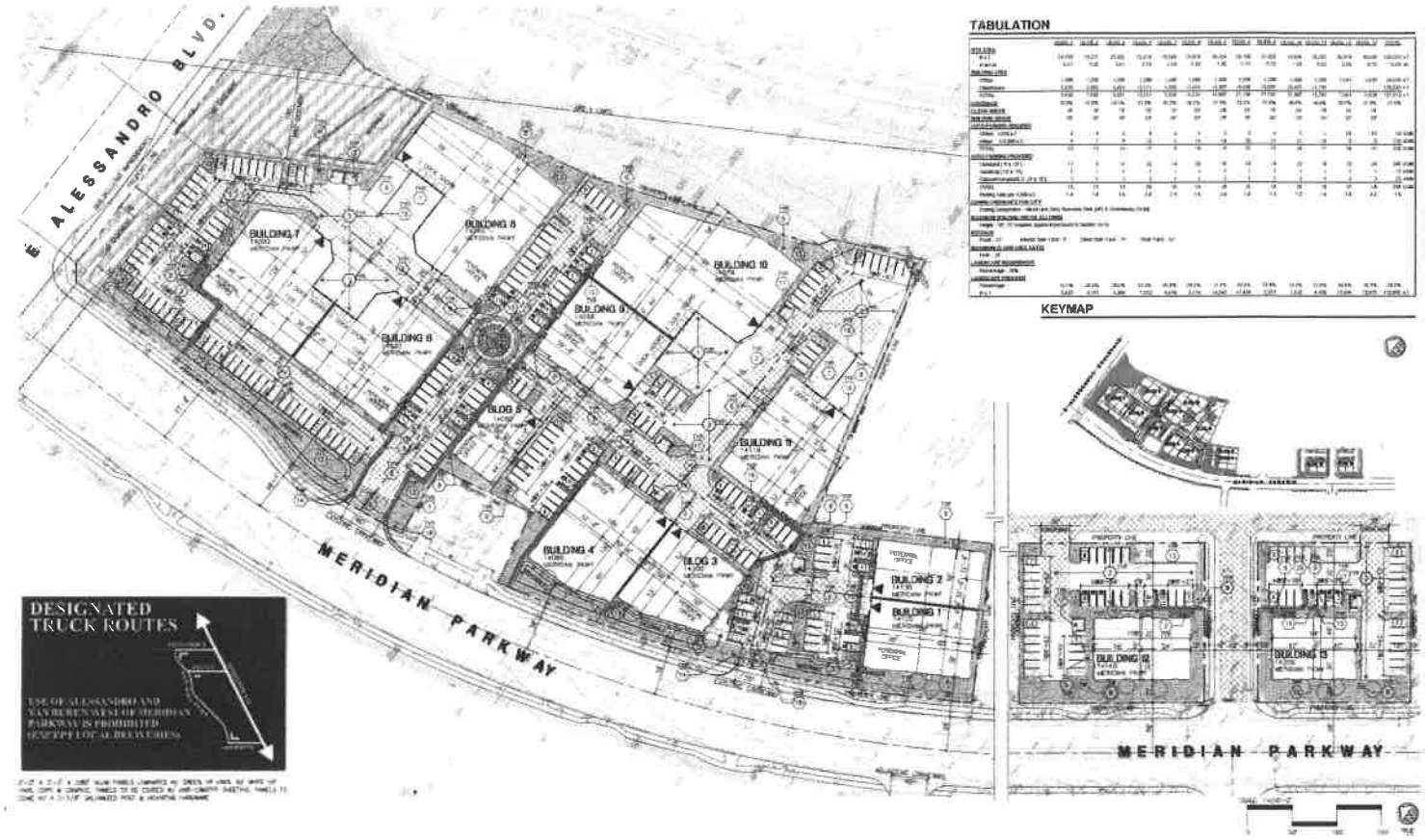


FIGURE 2: ite Plan
MS Alessandro - Development D
March Joint Powers Authority

Kimley»Horn

The following **Table 1** illustrates the overall development of Unit 2, Lots 1, 2, & 3 and Unit 2-Lot 9 & 10, which would include thirteen speculative buildings with a total of 157,513 sf on 10.69 acres. Specific details of the proposed Project are outlined in Table 1 below.

TABLE 1
PROJECT SUMMARY

	Zoning	Commercial (sf)	Bus. Park (sf)	Light Ind. (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Light Ind.		0	0	89,161				
Bus. Park		0	39,672	0				
Commercial		28,680	0	0				
Building 1	Bus. Park	1,200	8,220	0	9,420	13	13	34.1
Building 2	Bus. Park	1,200	6,662	0	7,862	11	11	22.5
Building 3	Bus. Park	1,200	8,421	0	9,621	13	13	28.6
Building 4	Bus. Park	1,200	12,111	0	13,311	17	26	23.4
Building 5	Bus. Park	1,200	4,258	0	5,458	9	16	25.0
Building 6	Mixed Use	1,200	0	13,431	14,631	18	24	20.5
Building 7	Mixed Use	1,500	0	13,307	14,807	19	30	31.4
Building 8	Mixed Use	1,500	0	19,638	21,138	25	25	49.8
Building 9	Bus. Park	1,200	0	10,587	11,787	15	15	10.8
Building 10	Bus. Park	1,500	0	20,407	21,907	26	26	12.3
Building 11	Bus. Park	1,500	0	11,791	13,291	17	18	12.4
Building 12	Comm.	7,641	0		7,641	24	37	36.6
Building 13	Comm.	6,639	0		6,639	21	28	35.1

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

3 Purpose of the Addendum

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

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

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

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

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

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

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

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

CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or Subsequent EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). This Addendum has been prepared because the proposed Plot Plan (PP 17-02), Tentative Parcel Map (TPM 17-01), Conditional Use Permit (CUP 17-01), (CUP 17-02), and (CUP 17-03), Variance (V 17-01) and (V 17-02) herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Subsequent EIR (SCH #2009071069).

The proposed Project does not require major revisions to the Subsequent EIR due to no new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the previous Subsequent EIR prepared for the March Business Center Specific Plan Amendment certified in July 2010, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final Subsequent EIR and are applicable to the proposed Project are identified within this analysis.

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

4 Overview of Environmental Analysis

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

Plot Plan (PP 17-02): Plot Plan (PP 17-02) proposes thirteen buildings that are to be established in the Business Park, Mixed Use and Commercial designation of the Meridian Business Park. Buildings 6, 7, and 8 are zoned Mixed Use and it is assumed that those buildings would operate as Business Enterprise uses upon approval of Conditional Use Permit (CUP 17-01, CUP 17-02 and CUP 17-03) described below. The buildings would range from approximately 5,458 square feet (sf) to 21,907 sf and up to approximately 32 feet in height with no second floor or mezzanine. Building 6, 7, 8, 9, 10 and 11 are proposing approximately two or three east/west or south facing truck docks in each building. Vehicular access would be provided at three existing driveway locations on Meridian Parkway. All three driveway locations would provide full access to the site. The point of ingress/egress to Buildings 12 and 13 is controlled by a traffic signal on Meridian Parkway. The other two points of ingress/egress are unsignalized. Parking for the site would consist of 282 stalls and parking for each building would either meet or exceed the March JPA requirements.

Variance (V 17-01) and (V 17-02): Variance (V 17-01) and (V 17-02) would allow for a variance related to the rear set-back requirement on Buildings 2 and 10 and a variance related to the minimum lot size requirement on Buildings 1, 2, 3 and 5 as a result of site and building development constraints created by utility easements granted to Questar Gas and Western Municipal Water District (WMWD) which abut Buildings 1, 2, 3, 5, and 10.

Conditional Use Permit (CUP 17-01) (CUP 17-02) and (CUP 17-03): Conditional Use Permit (CUP 17-01) (CUP 17-02) and (CUP 17-03) would allow for Buildings 6, 7, and 8 to operate as Business Enterprise. These Buildings are currently zoned Mixed Use and could operate as Business Enterprise uses with a Conditional Use Permit (CUP). The CUP is subject to approval by the March JPA. Business Enterprise uses typically include wholesale, storage, and warehousing services. The maximum Floor Area Ratio (FAR) would be 0.35 for the proposed Project, which meets the requirements of the MU, COMM and BP zoning requirements.

Tentative Parcel Map (TPM 17-01): Tentative Parcel Map (TPM 17-01) would allow for the subdivision of Unit 2, Lots 1, 2 and 3 into 11 separate parcels to accommodate Building's 1 through 11.

The buildings would range from approximately 5,458 square feet (sf) to 21,907 sf and up to approximately 32 feet in height with no second floor or mezzanine. Building 6, 7, 8, 9, 10 and 11 are proposing approximately two or three east/west or south facing truck docks in each building. Landscaping for the Project would total 138,234 sf, and each building would exceed the March JPA minimum site landscaping requirement of 20 percent for the buildings within the mixed use

and commercial zones and 10 percent for the buildings located within the business park zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the March JPA development code.

Questar Gas and Western Municipal Water District (WMWD) have each been granted utility easements which abut Buildings 1, 2, 3, 5, and 10. The proposed Project is requesting a variance related to the rear set-back requirement on Buildings 2 and 10 and a variance related to the minimum lot size requirement on Buildings 1, 2, 3 and 5 as a result of site and building development constraints created by the utility easements. The proposed Project is also seeking three CUP's for Buildings 6, 7 and 8, which are zoned as MU, but would operate as Business Enterprise uses. Business Enterprise uses are permitted in a MU zone with a CUP, which is subject to approval by the March JPA. All of the buildings are currently planned as "spec buildings." Therefore, the future tenant(s) of the buildings are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Addendum and associated Initial Study and technical reports use conservative estimates of potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Construction of the proposed Project is expected to commence in July 2017 and be completed in February 2018. The project would be operational in 2018. The cut and fill quantity during grading would be 10,000 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

Parking for each building either meets or exceeds the March JPA requirements. Vehicular access would be provided at three existing driveway locations on Meridian Parkway. All three driveway locations would provide full access to the site. The point of ingress/egress to Buildings 12 and 13 is controlled by a traffic signal on Meridian Parkway. The other two points of ingress/egress are unsignalized.

The Meridian Subsequent EIR evaluated and analyzed the potential environmental impacts associated with the implementation of the Specific Plan portion known as the North Campus. This Addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the Final EIR in connection with the proposed Project activities necessary to entitle the 10.69 acre Mixed Use (MU)/Commercial (COMM)/Business Park (BP) development. As further described below, the proposed Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the Final Subsequent EIR. The resource areas that were evaluated in the Subsequent EIR are presented below and evaluated in this Addendum.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources

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

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

EXHIBIT "B"

Initial Study

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

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

1. **Project Title:** MS Alessandro Site D (Unit 2, Lots 1, 2, 3, 9, 10)

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

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

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

4. **Project Location:** Southeast corner of Alessandro Boulevard and Meridian Parkway (Figures 1-3)

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

MS Alessandro, LLC
101 Hodencamp Rd., Suite 200
Thousand Oaks, CA 91360

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

7. **Zoning:** Mixed Use (MU)/ Business Park (BP)/Commercial (COMM)

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

March Air Force Base (AFB) was initially established as a military training field in February of 1918. March AFB was chosen for realignment in 1993, which resulted in a reduction of forces and re-designation of the base as an Air Reserve Base (ARB). The change in use required less acreage by the ARB and the March Joint Powers Authority (JPA) was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of the remaining land. A General Plan and associated Master EIR for the JPA Planning area, including March ARB, were prepared and approved in 1999. The March Business Center Specific Plan and Final Environmental Impact Report (2003 Focused EIR) (SCH #2002071089) were adopted and certified in February 2003. Following the adoption and certification of the March Business Center Specific Plan and FEIR, entitlements and development commenced on the North Campus, the portion of the planning area north of Van Buren Boulevard. South Campus, the portion of the planning area south of Van Buren Boulevard, has been mass graded but development has not commenced.

The Project area has since been marketed and become known to the public as "Meridian". The Meridian Specific Plan Amendment (SP-5) was prepared to document proposed modifications to the Specific Plan area. The associated Subsequent EIR (SEIR) (SCH#2009071069) was prepared to evaluate the impacts resulting from the adoption of Meridian SP-5. Modification to Meridian SP-5 included changes to land use designations, lot layout, site access and internal circulation and further modifications to accommodate a distribution facility within Lot 16. The Meridian SP-5 focused on undeveloped lots within the North Campus and did not include proposed changes for South Campus. The proposed Project is located in Unit 2, Lots 1, 2, 3, 9 and 10.

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

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

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

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

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

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

The JPA was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of surplus land subsequent to the 1996 March AFB re-designation. The March Business Center Specific Plan is located west of Interstate 215 and south of Alessandro Boulevard, within the March JPA planning area. The previously approved March Business Center Specific Plan is divided into a north and south campus separated by Van Buren Boulevard. The environmental impacts of the March Business Center Specific Plan were evaluated in an FEIR certified in February 2003 (2003 Focused EIR). An amendment to the North Campus of the Meridian Specific Plan (Meridian SP-5) provided land use guidelines for the Specific Plan area and was adopted in July 2010. A corresponding Environmental Impact Report (Meridian SP-5 SEIR) was prepared and certified in July 2010. The Meridian SP-5 SEIR evaluated the environmental impacts associated with the Meridian SP-5.

The Meridian SP-5 focused on undeveloped lots within the North Campus. The proposed Project ("Project") is located on 10.69 acres within the Meridian SP-5 planning area. The proposed Project is located in Unit 2, Lots 1, 2, 3, 9 and 10 of Planning Area 1 of Planning Region A in the Meridian SP-5 Planning Area. The Project site is located east of Meridian Parkway and south of Alessandro Boulevard. The proposed Project would require approval by the March JPA of a Plot Plan and a Tentative Parcel Map to subdivide Unit 2, Lots 1,2 and 3 into 11 separate parcels to accommodate Building's 1 through 11. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Mixed Use (MU), Business Park (BP) and Commercial (COMM) in the Meridian SP-5. Buildings 6, 7, and 8 are located in the Mixed Use zoning district and are proposed to operate as Business Enterprise uses, which are allowable in a MU zone upon approval of a Conditional Use Permit (CUP). The CUP is subject to approval by the March JPA. Business Enterprise uses typically include wholesale, storage, and warehousing services. The proposed Project also proposes the addition of one (1) grade-level door to accommodate Buildings 1 through 11 and two to three (2 to 3) dock-high doors for Building's 6 through 11. The maximum Floor Area Ratio (FAR) would be 0.35 for the proposed Project, which meets the requirements of the MU, COMM and BP zoning requirements. The proposed Project would develop thirteen concrete tilt-up buildings with a combined square footage of 157,513 sf. Details for each building are provided in **Table 1, Project Summary**, below.

Table 1: Project Summary

	Zoning	Commercial (sf)	Bus. Park (sf)	Light Ind. (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Light Ind.		0	0	89,161				
Bus. Park		0	39,672	0				
Commercial		28,680	0	0				
Building 1	Bus. Park	1,200	8,220	0	9,420	13	13	34.1
Building 2	Bus. Park	1,200	6,662	0	7,862	11	11	22.5
Building 3	Bus. Park	1,200	8,421	0	9,621	13	13	28.6
Building 4	Bus. Park	1,200	12,111	0	13,311	17	26	23.4
Building 5	Bus. Park	1,200	4,258	0	5,458	9	16	25.0
Building 6	Mixed Use	1,200	0	13,431	14,631	18	24	20.5
Building 7	Mixed Use	1,500	0	13,307	14,807	19	30	31.4
Building 8	Mixed Use	1,500	0	19,638	21,138	25	25	49.8
Building 9	Bus. Park	1,200	0	10,587	11,787	15	15	10.8
Building 10	Bus. Park	1,500	0	20,407	21,907	26	26	12.3
Building 11	Bus. Park	1,500	0	11,791	13,291	17	18	12.4
Building 12	Comm.	7,641	0	---	7,641	24	37	36.6
Building 13	Comm.	6,639		---	6,639	21	28	35.1

The buildings would range from approximately 5,458 square feet (sf) to 21,907 sf and up to approximately 32 feet in height with no second floor or mezzanine. Building 6, 7, 8, 9, 10 and 11 are proposing approximately two or three east/west or south facing truck docks in each building.

Landscaping for the Project would total 138,234 sf, and each building would exceed the March JPA minimum site landscaping requirement of 20 percent for the buildings within the mixed use and commercial zones and 10 percent for the buildings located within the business park zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA development code.

Questar Gas and Western Municipal Water District (WMWD) have each been granted utility easements which abut Buildings 1, 2, 3, 5, and 10. The proposed Project is requesting a variance related to the rear set-back requirement on Buildings 2 and 10 and a variance related to the minimum lot size requirement on Buildings

1, 2, 3 and 5 as a result of site and building development constraints created by the utility easements. The proposed Project is also seeking three CUP's for Buildings 6, 7 and 8, which are zoned as MU, but would operate as Business Enterprise uses. Business Enterprise uses are permitted in a MU zone with a CUP, which is subject to approval by the March JPA. All of the buildings are currently planned as "speculative buildings." Therefore, the future tenant(s) of the buildings are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Initial Study and associated technical reports use conservative estimates of potential on-site employees, hours of operation, and vehicular traffic generation based on the proposed Project's proposed square footage and use.

Construction of the proposed Project is expected to commence in July 2017 and be completed in February 2018. The proposed Project would be operational in 2018. The cut and fill quantity during grading would be 10,000 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

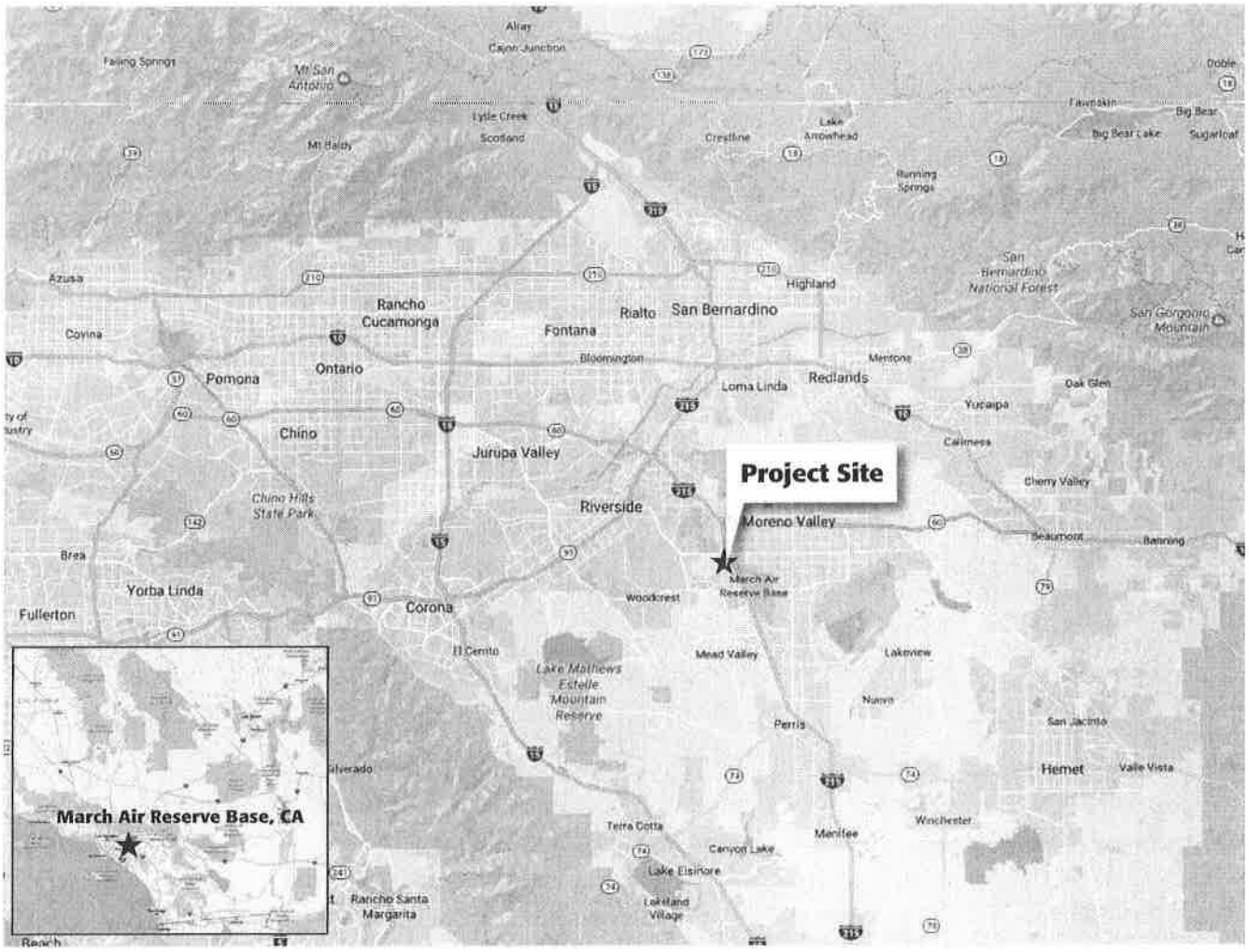
As shown in Table 1, parking for each building either meets or exceeds the March JPA requirements. Vehicular access would be provided at three existing driveway locations on Meridian Parkway. All three driveway locations would provide full access to the site. The point of ingress/egress to Buildings 12 and 13 is controlled by a traffic signal on Meridian Parkway. The other two points of ingress/egress are unsignalized.

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

The Project site is currently vacant and was mass graded as part of the Meridian Business Park Unit 2 Phasing plan. As a result of the previous authorized grading, no native habitats, including wetland habitats, exist on the Project site. Surrounding uses to the Project site include vacant land to the west beyond Meridian Parkway, business park use to the south, a detention basin and rail line to the east, and business park uses to the north beyond Alessandro Boulevard.

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

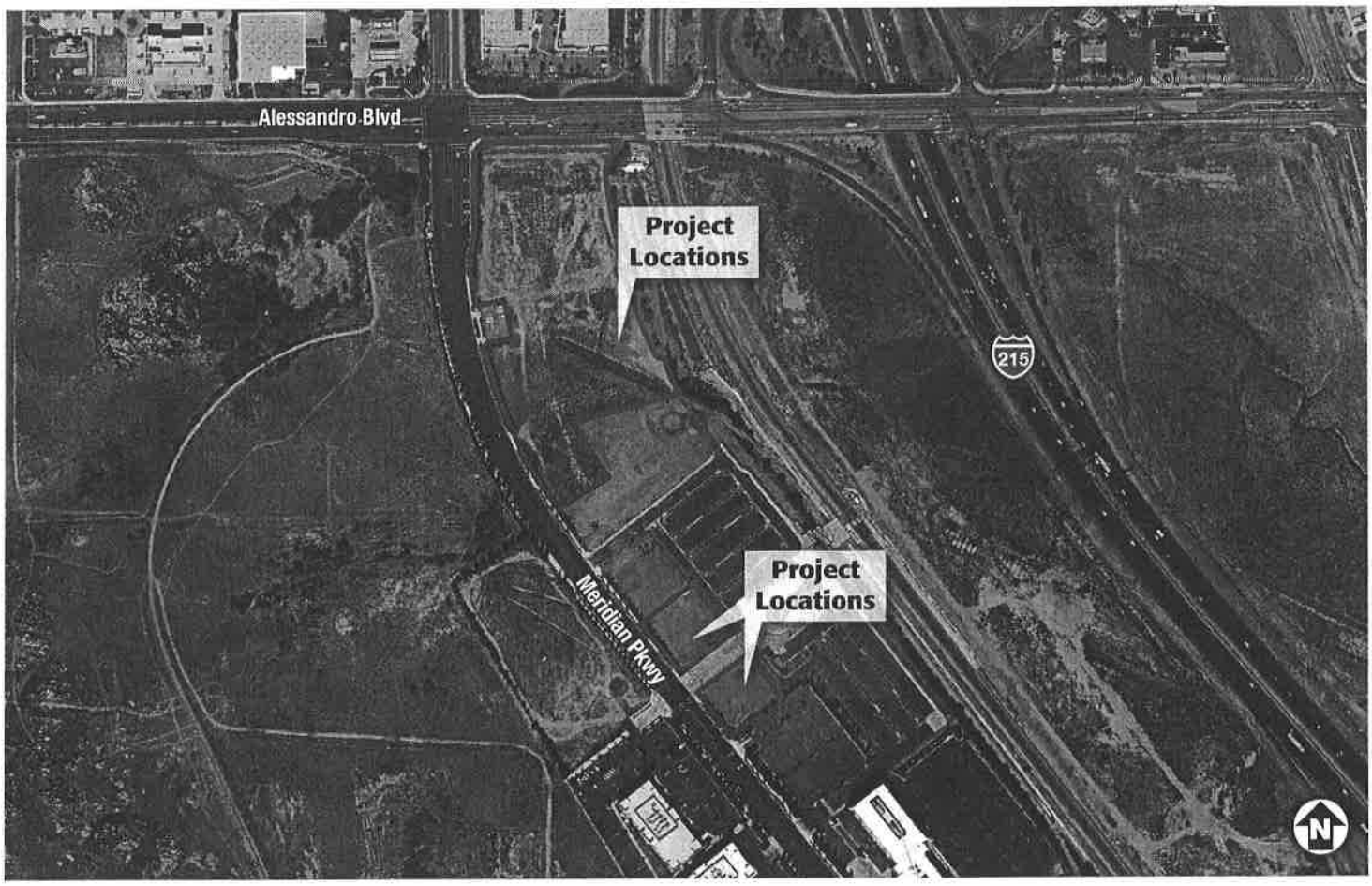
A National Pollutant Discharge Elimination System permit would be required to be obtained from the Santa Ana Regional Water Quality Control Board (RWQCB).



Source: Google Maps, 2017

FIGURE 1: Regional Location Map
MS Alessandro - Development D
March Joint Powers Authority

Kimley»Horn



Source: Google Earth, 2017

FIGURE 2: Project Vicinity
MS Alessandro - Development D
March Joint Powers Authority

Kimley»Horn

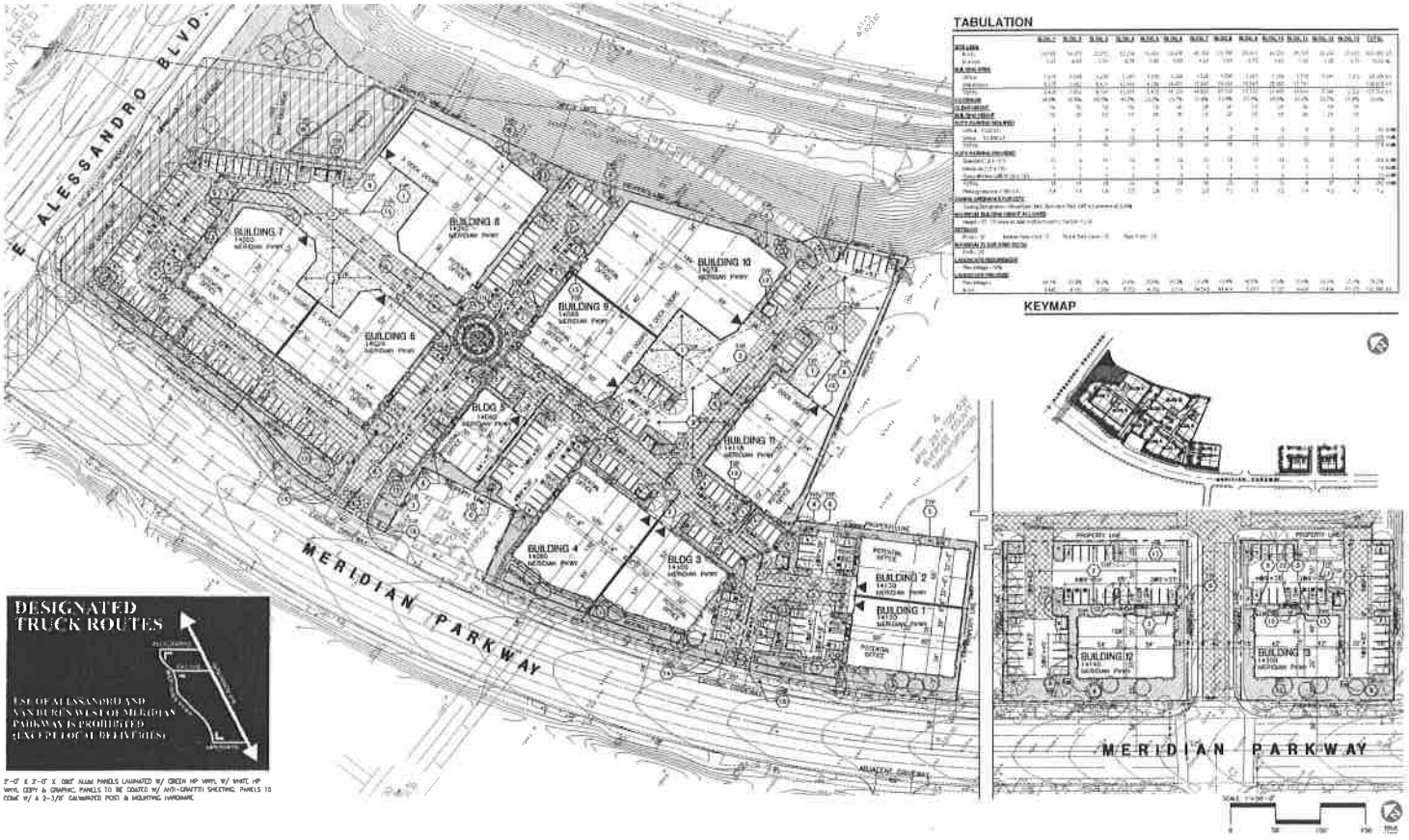


FIGURE 3: Site Plan
MS Alessandro - Development D
March Joint Powers Authority

Kimley»Horn

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature	Date
Printed Name	For

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 (SEIR) was certified in July 2010. When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which would require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which would require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project would consist of thirteen concrete tilt-up buildings that are up to approximately 32 feet in height. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Mixed Use (MU), Business Park (BP), and Commercial (COMM) in the Meridian SP-5. The proposed land uses are consistent with these zones. Business Enterprise uses are conditional under the MU zone; therefore, the Applicant is pursuing three CUP's for Building's 6, 7 and 8. Although the Project would require a variance for the planned building setback to the rear of the lots for Buildings 2 and 10 and a variance to the minimum lot size requirement on Buildings 1, 2, 3 and 5, 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.

The Meridian SP-5 SEIR concluded that the Specific Plan amendment, which includes the site of the proposed Project, would result in less than significant impacts to aesthetics. The SEIR found that the Specific Plan area does not include scenic highways and no on-site rock outcroppings or historic buildings located within the Project area are within a state scenic highway. Furthermore, the SEIR found that compliance with the March Business Center Specific Plan, Design Guidelines, landscape concept plan and Development Code would ensure that conflicts and incompatibilities between land uses and associated aesthetic impacts would not occur. The SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and would result in less than significant impacts.

a, b, & c) The Project site is located on a graded area (rough graded per the March Business Center Tentative Parcel Map for portions of the Meridian North Campus). As a result, there are no trees or rock outcroppings located on the Project site. The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the proposed Project. The City of Riverside identifies Alessandro Boulevard and Van Buren Boulevard as scenic boulevards. Van Buren Boulevard is also recognized by the County of Riverside and March JPA as a scenic boulevard. The Project site is immediately adjacent to Alessandro Boulevard to the south and approximately 1 mile to the north of Van Buren Boulevard. The 2003 Focused EIR and the Meridian SP-5 SEIR both evaluated the impacts related to scenic boulevards/corridors and found that the Meridian Specific Plan and the Meridian SP-5 would adhere to regional standards and design guidelines, including any applicable mitigation measures. Furthermore, development was found to be consistent with neighboring jurisdictions, particularly in relation to FAR, which would help to retain a similar scale of development, including the proposed Project which is located along Alessandro Boulevard. The proposed Project would be similar to other uses along Alessandro Boulevard, including existing business park developments and therefore, would not significantly affect aesthetics. The Project is also 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) 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 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure I-1 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

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

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

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

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

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 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 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 (NO2). The Riverside County portion of the SCAB is in federal attainment for sulfur dioxide (SO2) and lead. Under the California Ambient Air Quality Standards (CAAQS), the SCAB is designated as a non-attainment area for ozone (both the 1- and 8-hour standards), PM_{10}, and $PM_{2.5}$. The Riverside County portion of the SCAB is in attainment of the CAAQS for CO, NO2, SO2, and lead. *Meridian Site D (Unit 2, Lots 1, 2, 3, 9 and 10) Addendum – Air Quality and Greenhouse Gas Emissions Memorandum* was prepared for the proposed Project by Michael Baker International (April 2017). The report is provided in **Appendix A**; the results and conclusions of the report are summarized herein.

a) The Project proposes to develop thirteen concrete tilt-up buildings with a combined square footage of 157,513 sf on Site D (Unit 2, Lots 1, 2, 3, 9, and 10) within the Meridian Specific Plan area. The proposed Project would be consistent with the zoning, land use designations and intensities analyzed in the adopted SEIR, which determined that overall operational emissions from implementation of the Meridian Specific Plan Amendment (including the proposed Project) would exceed the South Coast Air Quality Management District (SCAQMD) daily emissions thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$. The proposed Project does not involve any uses that would increase population beyond that considered in the General Plan and/or Meridian Specific Plan. The proposed Project would be required to comply with applicable Mitigation Measures C-1 through C-14, and IV.C-1-1

through IV.C-1-14, IV. C-1-19 and IV. C-4-1. As the proposed Project is considered consistent with the zoning, land use designations and intensities in the General Plan and Meridian Specific Plan, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

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

Short-Term Construction Emissions

Construction related activities for the proposed Project would generate short-term air quality impacts. Construction of the proposed Project is expected to occur between July 2017 and February 2018. Grading activities would require approximately 10,000 cubic yards of balanced earthwork on the Project site; no soil import or export would be required. Construction equipment would include tractors, dozers, graders, water trucks, excavators, backhoes, pavers, rollers, loaders, and trenchers. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. **Table 2, Construction Related Emissions**, presents the anticipated daily short-term construction emissions.

As indicated in Table 2, impacts would be less than significant for all criteria pollutants during construction. Implementation of standard SCAQMD measures (e.g., SCAQMD Rule 403 and also required in Meridian Specific Plan Amendment SEIR Mitigation Measure IV.C-1-6) would further reduce these emissions. Thus, construction related air emissions for the proposed Project would be less than significant.

Table 2:
Construction Related Emissions

Emissions Source	Pollutant (pounds/day)[1]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
2017						
Unmitigated Emissions	35.77	36.89	24.98	0.05	8.29	5.03
Mitigated Emissions[2,3]	35.77	36.89	24.98	0.05	2.92	1.81
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***
2018						
Unmitigated Emissions	35.23	28.88	23.79	0.05	2.70	1.86
Mitigated Emissions[2,3]	35.23	28.88	23.79	0.05	2.47	1.81
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod, as recommended by the SCAQMD.
2. The reduction/credits for construction emissions mitigations are based on mitigation credits included in CalEEMod. However, compliance with SCAQMD rules would still be required. The reduction/credits for construction emissions mitigations are based on mitigation included in the CalEEMod model and ares typically required by the SCAQMD through Rule 403. The mitigation reductions includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Compliance with these Rule 403 measures are required in Meridian Specific Plan Amendment SEIR Mitigation Measure IV.C-1-6.
3. Refer to Appendix A, Air Quality/Greenhouse Gas Data, for assumptions used in this analysis.

Source: MBI, 2017

Operational Emissions

The proposed Project would be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted SEIR. In addition, the proposed Project's traffic volumes (1,845 average daily trips [ADT]) is consistent with the volumes analyzed in the SEIR. As such, the overall maximum daily operational emissions for Meridian SP-5 (including the proposed Project) would be well above SCAQMD's daily emissions thresholds. Therefore, impacts would remain significant and unavoidable in this regard. As the proposed Project

is considered consistent with the zoning, land use designations and intensities in the General Plan and Meridian Specific Plan, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

c) The SCAQMD has set forth both a methodological framework as well as significance thresholds for the assessment of a project's cumulative operational air quality impacts. The SCAQMD's approach for assessing cumulative impacts is based on the SCAQMD's AQMP forecasts of attainment of National Ambient Air Quality Standards (NAAQS) in accordance with the requirements of the Federal and State Clean Air Acts (CAAs). This forecast also takes into account SCAG's AQMP forecasted future regional growth. As such, the analysis of cumulative impacts focuses on determining whether the proposed Project is consistent with the growth assumptions upon which the SCAQMD's AQMP is based. If the project is consistent with the growth assumptions, then future development would not impede the attainment of NAAQS and a significant cumulative air quality impact would not occur. As discussed above, the proposed Project's short-term construction emissions would be below SCAQMD thresholds; refer to Table 2. However, based on the proposed Project size and trip generation, operational emissions from the proposed Project are anticipated to be similar to those considered in the Meridian Specific Plan Amendment SEIR, which were determined to exceed SCAQMD's daily emissions thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$ with mitigation incorporated. As such, the proposed Project's operational emissions would contribute to a net increase for criteria pollutants that are nonattainment in the SCAB (i.e., O_3, PM_{10}, and $PM_{2.5}$), and a cumulatively considerable air quality impact would occur. However, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

d) Sensitive receptors are members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of land uses where sensitive receptors are typically located include residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive receptors near the Project site include surrounding residences to the west and southwest. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction and operations impacts (area sources only). The CO hotspot analysis following the LST analysis addresses localized mobile source impacts.

Localized Significance Thresholds

LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST screening lookup tables for one, two, and five acre projects emitting CO, NO_X, $PM_{2.5}$, or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The SCAQMD recommends that any project over five acres should perform air quality dispersion modeling to assess impacts to nearby sensitive receptors. The proposed Project is located within Sensitive Receptor Area (SRA) 23, Metropolitan Riverside County.

Construction

Based on the SCAQMD guidance on applying CalEEMod to LSTs, the proposed Project would disturb a maximum of 5 acres of land per day. Therefore, the LST thresholds for five acres were utilized for the construction LST analysis. As the nearest sensitive uses are approximately 3,065 feet to the west the Project site, the LST value for 500 meters was conservatively utilized. **Table 3, Localized Significance of Construction Emissions**, shows the localized unmitigated and mitigated construction-related emissions. It is noted that the localized emissions presented in Table 3 are less than those in Table 2 because localized emissions include only on-site emissions (i.e., from construction equipment and fugitive dust), and do not include off-site emissions (i.e., from hauling activities). As seen in Table 3, mitigated on-site emissions would not exceed the LSTs for SRA 23.

Table 3:
Localized Significance of Construction Emissions

Source	Pollutant (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
2017				
Total Unmitigated On-Site Emissions[1,2]	33.89	18.18	8.10	4.98
Total Mitigated On-Site Emissions[1,2]	33.89	18.18	4.12	2.87
Localized Significance Threshold[3]	780	22,530	207	105
Thresholds Exceeded?	***No***	***No***	***No***	***No***
2018				
Total Unmitigated On-Site Emissions[4]	23.39	17.58	1.50	1.41
Total Mitigated On-Site Emissions[4]	23.39	17.58	1.50	1.41
Localized Significance Threshold[3]	780	22,530	207	105
Thresholds Exceeded?	***No***	***No***	***No***	***No***

Notes:
1. The building construction phase emissions are presented as the worst case scenario for NOx, PM10, and PM2.5.
2. The grading phase emissions are presented as the worst case scenario for CO. Mitigated emissions are the result of compliance with SCAQMD Rule 403 measures and are required in Meridian Specific Plan Amendment SEIR Mitigation Measure IV.C-1-6.
3. The Localized Significance Threshold was determined using Appendix C of the SCAQMD Final Localized Significant Threshold Methodology guidance document for pollutants NOX, CO, PM10, and PM2.5. The Localized Significance Threshold was based on the anticipated daily acreage disturbance for construction (approximately five acres; therefore the five acre threshold was used) and the source receptor area (SRA 23).
4. The building construction phase emissions are presented as the worst case scenario for NOx, CO, PM10, and PM2.5.

Source: MBI, 2017

Operations - Health Risk Assessment

The Health Risk Assessment (HRA) prepared for the adopted SEIR assumed a maximum of 3,547 daily truck trips for the entire Meridian SP-5 project area. Meridian SP-5 project-level impacts with regard to the HRA were determined to be less than significant. As stated in the Meridian Unit 2, Lots 1, 2, 3, 9, and 10 Traffic Consistency Memorandum (Traffic Impact Memorandum) included as Appendix E, the proposed Project would generate approximately 127 daily truck trips at Site D (Unit 2, Lots 1, 2, 3, 9, and 10). This would result in a nominal 3.6 percent increase in daily truck trips compared to the truck trips analyzed in the HRA for the adopted SEIR. In addition, the SCAQMD and the CARB Air Quality and Land Use Handbook (2005) recommend a 1,000-foot screening distance between distribution centers/warehouses and residences. The closest sensitive receptors to Site D include residential uses located well over 1,000 feet (approximately 2,765 feet) to the west. Therefore, the findings of the HRA for Meridian SP-5 and adopted SEIR would remain unchanged, and a less than significant project-level significant impact would occur with regard to the proposed Project. No new impacts associated with the proposed Project would occur.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-14, and IV.C-1-1 through IV.C-1-13, IV. C-1-19 and IV. C-4-1 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

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

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

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

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

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

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

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-10: Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.

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

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

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

Mitigation C-14: Landscape with appropriate drought-tolerant

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.C-1-1: Disturbed areas shall be covered with non-toxic soil stabilizers to inactive areas (previously graded areas inactive for ten days or more).

Mitigation IV.C-1-2: All disturbed areas shall be stabilized with the use of erosion control BMPs or a uniform established vegetative cover of 70 percent.

Mitigation IV.C-1-3: The construction contractor shall ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or shall maintain at least two feet of freeboard.

Mitigation IV.C-1-4: The construction contractor shall ensure that a reduced speed on unpaved roads shall be limited to 15 miles per hour or less.

Mitigation IV.C-1-5: The construction contractor shall manage haul road dust through the use of watering at least three times daily with equipment complying with SCAQMD Rule 1186 and 1186.1.

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

Mitigation IV.C-1-7: The construction contractor shall be required to comply with SCAQMD Rule 2449 and be registered with the SCAQMD as a condition of permits.

Mitigation IV.C-1-8: The construction contractor shall utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. "Super-Compliant" VOC paints contain 10 grams/liter of VOCs or less.

Mitigation IV.C-1-9: The construction contractor shall ensure that a minimum of 50 percent of all construction vehicles engaged in mass grading activities shall be Tier 2, Tier 3, or higher.

Mitigation IV.C-1-10: The construction contractor shall utilize utility power from power lines/poles where available and feasible. In the unlikely event power for a pole is unavailable, a generator may be used.

Mitigation IV.C-1-11: The construction contractor shall be required to provide evidence that all construction equipment is properly maintained to reduce NOx emissions to the extent possible.

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

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

Mitigation IV.C-1-19: The Project Applicant shall ensure that the equipment, machinery, activities and uses developed within the proposed Project area are consistent with the emissions budget listed in Table III-1, contained in Chapter III, Project Description of the Meridian SP-5 SEIR and as analyzed in the air quality technical study. Equipment, machinery, activities and uses in excess of those listed in Table III- 1 would necessitate additional environmental review.

Mitigation IV.C-4-1: All development shall comply with SCAQMD Rule 402. Any potential use on the Rule 402 list of uses shall require further environmental review.

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

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

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

Upon implementation of the Meridian SP-5 SEIR mitigation measures identified above, impacts to sensitive species and habitats would be less than significant. 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 within or adjacent to the Project site; therefore, no riparian, marsh, vernal pools, or coastal environments would be impacted by the development. The proposed Project was rough graded in 2003 under the original Section 404 permit (No. 200201578- RRS) and the Streambed Alteration Agreement (6-2002-291). Any jurisdictional waters of the U.S/State were removed at that time. Therefore, there are no jurisdictional areas located within the Project site. Thus, no impacts would occur as a result of the Project. No further environmental review is required.

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure IV.D.1-2 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.D.1-2: Preconstruction surveys would be conducted for burrowing owls prior to construction. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above.

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

a-d) As discussed above, the *al Resource Survey, Test, and Evaluation* conducted by Tierra concluded that no further work was recommended for KHMR-1 and the Project site is considered fully mitigated. However, the SEIR requires a professional archaeologist and Native American monitor all initial ground disturbing activity in native soils in the Meridian SP-5 area. The proposed Project is not located within an area of native soils. As documented in the *Geotechnical Engineering Investigation* prepared for the proposed Project by NorCal Engineering (January 2017; **Appendix B**), an engineered fill soil classifying as a brown, fine to medium grained, clayey to silty sand which was encountered to a depth of 1.5 to 10 feet. Mass grading of the North Campus began in 2003 and has since been completed. The rough grading resulted in the removal and replacement of native alluvial soils with the engineered fill soil documented in the *Geotechnical Engineering Investigation* prepared for the proposed Project. These grading activities, which reached depths of approximately 12 feet, did not expose any archaeological or paleontological resources on the Project site. In the unlikely event that archaeological or paleontological resources are encountered at the time of final grading, Project construction, or any other time before Project completion, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Meridian SP-5 SEIR. The Coroner would be notified if human remains are located as required by the Public Resources Code and Health & Safety Code. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K1-K5 and L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-4 through IV.J-2-6 and IV.J-4-1 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

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

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.J-2-4: The landowner shall relinquish ownership of all Native American cultural resources, including sacred items and burial goods that are found on the Project area to the appropriate Tribe for proper treatment and disposition.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

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

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 determined that potential impacts to geology and soil resources had not changed since the 2003 March Business Center Focused EIR (which includes the proposed Project) and that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. Mitigation Measures identified in the Meridian SP-5 SEIR are noted below. A *Geotechnical Engineering Investigation* was prepared for the proposed Project and is included as **Appendix B**. The *Geotechnical Engineering Investigation* included recommendations for placement of compacted fill and expansive soil guidelines.

a–e) As discussed above, the Meridian SP-5 SEIR determined that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. As identified by the 2003 Focused EIR, the Meridian Specific Plan, which includes the proposed Project, is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles northeast of the Elsinore-Whittier fault and 7 miles southwest of the San Jacinto fault, with no active faults in the Specific Plan area. The soils and sediments within the proposed Project area are considered stable with low potential for expansion or liquefaction. The *Geotechnical Engineering Investigation* prepared for the proposed Project by NorCal Engineering (January 17, 2017; Appendix B) indicated that the Project site contains no known active or potentially active faults trending toward or through the site. The proposed Project lies outside of any Alquist Priolo Special Studies Zone and the potential for damage due to direct fault rupture is considered very remote. The proposed Project is not situated in an area of generalized liquefaction susceptibility and the potential for liquefaction to occur on the proposed Project site is considered to be very low due to the density of the subsurface soils and the shallow depth to bedrock.

The *Geotechnical Engineering Investigation* found the near surface engineered fill soils onsite to be fine to medium grained, clayey to silty sand was encountered to a depth of 1.5 to 10 feet. These soils were noted to be dense and moist. The upper 1 to 2 feet was noted to be disturbed and loose. An undisturbed alluvial soil classifying as a brown, fine to medium grained clayey sand was encountered beneath the fill and observed to be dense and moist. A granitic bedrock was encountered at a depth of 7 to 12 feet below ground surface. The overall engineering characteristics of the earth material were relatively uniform with each excavation. No groundwater was encountered and no caving occurred.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite K-1 through K-3 and K-5 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

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

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 addressed GHG emissions for the Specific Plan area which includes the proposed Project Area. The Meridian SP-5 SEIR determined that the total emissions for the Specific Plan are estimated to be 12,043 metric tons of CO2 for the duration of construction. In addition, the 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 would 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.

a) As discussed above, the Meridian SP-5 SEIR addressed GHG emissions for the Specific Plan development and included emission reduction measures. The GHG analysis and calculations incorporated the impacts of these reduction 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.

   The proposed Project would be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the SEIR. In addition, the proposed Project's traffic volumes (1,845 average daily trips) would be similar to the volumes analyzed in the SEIR. As such, the proposed Project's contribution to Meridian SP-5's GHG operational emissions would be considered significant. However, 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 SEIR, no further environmental review is required.

b) The Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in less than significant impacts with regard to GHG reduction plan consistency. As discussed in the SEIR, Meridian SP-5 would be consistent with Statewide goals and policies for reducing GHG emissions, as well as the State's recommended actions for reducing GHG emissions in the transportation, electricity and natural gas, green buildings, water, industry, forestry, recycling and water management, and agricultural sectors. As noted above, the proposed Project is considered to be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the SEIR. In addition, the proposed Project's traffic volumes (1,845 average daily trips [ADT]) would be similar to the volumes analyzed in the SEIR. The proposed Project would be required to implement all feasible GHG reduction measures (Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14 and B-4 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5). As such, the proposed Project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. A less than significant impact would occur in this regard. With implementation of the Meridian SP-5 SEIR mitigation measures, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-9, C-12 through C-14, B-5, B-6, B-10, B-11, H-4, H-5, H-7, K-5, and IV.L-1.1 through IV.L-1.26 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

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

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

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

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

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

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

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

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

Mitigation C-14: Landscape with appropriate drought-tolerant

Mitigation B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation B-6: The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

Mitigation B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

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

Mitigation H-4: The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

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

Mitigation K-5: All future development within the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.L-1.1: Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

Mitigation IV.L-1.2: Project shall provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).

Mitigation IV.L-1.3: Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, offsite bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.

Mitigation IV.L-1.4: The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

Mitigation IV.L-1.5: The developer shall work with RTA in an effort to establish bus services with one hour or less for stops within one-quarter mile; project shall provide safe and convenient bicycle/pedestrian access to transit stop(s) and provides essential transit stop improvements (i.e., shelters, route information, benches, and lighting).

Mitigation IV.L-1.6: Project design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to Project site are minimum of five feet wide. All sidewalks feature vertical curbs. Roadways that converge internally within the project are routed in such a way as to avoid "skewed intersections;" which are intersections that meet at acute, rather than right, angles. Intersections internal and adjacent to the project shall feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, countdown signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel).

Mitigation IV.L-1.7: Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

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

Mitigation IV.L-1.9: Project shall provide high density office or mixed-use proximate to transit. Project shall provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.

Mitigation IV.L-1.10: Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

Mitigation IV.L-1.11: Employers with over 250 employees shall provide on-site food vending machines, fridge, microwave and mail facilities and use reasonable effort to provide an ATM, onsite computer, internet connection, and other service to reduce the need for employees to leave for services during business hours.

Mitigation IV.L-1.12: The project shall have the following on site and/or offsite within one-quarter mile: Retail Development, Park, Open Space, or Office.

Mitigation IV.L-1.13: Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit.

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

Mitigation IV.L-1.15: Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

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

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

Mitigation IV.L-1.18: Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.19: Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.20: Provide parking lot areas will include 40% tree coverage (approximately one tree for every 14 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

Mitigation IV.L-1.21: Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

Mitigation IV.L-1.22: Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

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

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

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

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

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would result in less than significant impacts with mitigation incorporated to hazards and hazardous materials. The SEIR found that the March ARB is included in several federal, state, and local environmental databases including the National Priority List (NPL) or Superfund, the comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Resource Conservation and Recovery Act Large Quantity Generators (RCRA-LQG), US Engineering Controls, US Institutional Controls, and the Department of Toxic Substances Control (DTSC) Cortese database, Leaking Underground Storage Tanks (LUST) database, plus several others that contain both spill and administrative violations. No LUST cases were identified within the Specific Plan area; however, the SEIR identified 14 LUST cases within approximately 1 mile of the proposed Specific Plan area. The SEIR also noted that as part of the realignment process, a Finding of Suitability for Transfer (FOST) was prepared for the parcels transferred to the March JPA. The FOST required federal agencies to execute a contract stating that the parcel of land being transferred would be remediated before the transfer could take place. Remediation includes the removal of all materials that could cause harm to the environment or human health. The Meridian Specific Plan encompasses three sites identified in the FOST. The SEIR also examined the one site previously identified in the Base's Installation Restoration Program (IRP) investigations. This site contained a small benzene groundwater plume and was addressed in the 2003 Focused EIR. On August 21, 2003, the RWQCB, Santa Ana Region, issued final closure of this site; therefore, no further action related to this location is required.

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

The SEIR concluded that compliance with the applicable 2003 Focused EIR mitigation measures, and the incorporation of additional mitigation measures identified below, would result in a less than significant impact with mitigation incorporated to hazards and hazardous materials. A *Phase I Environmental Site Assessment* was prepared for the proposed Project by Environmental & Regulatory Specialists, Inc. (December 2016) and is provided as **Appendix C**; the results are summarized herein.

a & b) Per the *Phase I Environmental Site Assessment (*ESA), the site has been graded in preparation for commercial development and is relatively flat. Historical aerial photographs show the Project site as disturbed open space since 1930. The 1949 aerial photograph showed a north-south road (now removed) on the Project site. The Project site was graded in 2003 with the mass grading activities associated with the Meridian Business Park development. The Project site occupies part of the former March Air Force Base (a Superfund site). March Air Force Base has been remediated and most of its land transferred to other uses. There were thirty-three environmental concerns on nearby properties that were flagged and reviewed. All but two of these sites have been remediated and received regulatory closure. The remaining two cases are under remediation. Environmental & Regulatory Specialists concluded there is no evidence of recognized environmental conditions on the Project site or the likelihood of vapor encroachment.

Once the proposed Project is constructed, hazardous materials would be limited to those associated with a warehouse and storage facilities, business park type uses and office buildings. These include cleaners, paints, solvents; and fertilizers and pesticides for site landscaping. Because these materials are used in very limited quantities, they are not considered a hazard to the public. Future Project operations that use, generate, or store hazardous materials would be required to comply with the applicable federal, state, and local health and safety regulations regarding these substances to avoid impacts to the public or environment. Per Mitigation Measure IV.E.1-1 of the Meridian SP-5 SEIR, a risk management plan (RMP) would be prepared and implemented for operations that would store, handle, or use hazardous materials in excess of state and/or federal threshold quantities.

The RMP must include hazard assessment, release prevention training, and emergency response planning components, as described further in Section IV.E, *Hazards and Hazardous Materials*, of the Meridian SP-5 SEIR. Adherence to these requirements would reduce potential Project impacts to less than significant. Moreover, the proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. No further environmental review is required.

c) The 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 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 APZ I and II as shown in the 2005 March ARB 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, mixed use (Business Enterprise – trade and manufacturing), business park and commercial uses are compatible with the APZ I and II depending on the variation of densities in people and structures. The proposed Project would consist of thirteen concrete tilt-up one-story buildings with a height of up to approximately 32 feet. In addition, March JPA Resolution #JPA 08-01: Building Areas within APZ's redistributed 26,081 square feet of approved building area within the March Business Center Specific Plan from on portion of the APZ I to another portion of APZ I approximately 3,000 feet to the south. As identified in the AICUZ, land uses such as trade, manufacturing and some commercial uses are permissible within the APZs. Uses that concentrate people in small areas, such as meeting places and auditoriums, are not allowed. To ensure only compatible land uses are constructed within the March Business Center, Resolution #JPA 08-01 requires development within the APZ overlay zoning districts to be restricted to a single store height and to comply with the list of restricted land uses identified in Table 3-1 of the AICUZ. The proposed Project is consistent with this resolution, as it does not propose any multi-story building within the APZs nor does it propose any of the restricted shown in Table 3-1 of the AICUZ. Future tenants would be required to comply with the AICUZ. Per Mitigation Measure IV.A-2-1 of the Meridian SP-5 SEIR, development located within either APZ I or APZ II shall comply with Resolution #JPA 08-01. Adherence to this mitigation measure would reduce potential Project impacts to less than significant.

According to the Riverside Airport Land Use Commission (ALUC), the proposed Project does not require review and approval from ALUC given the Meridian Business Park was found to be conditionally consistent with the Airport Land Use Plan (ALUP) in 2010 as part of ALUC's review of the Specific Plan Amendment. Given the proposed Project meets the requirements of the AICUZ and the ALUC, no further environmental review is required.

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

g) The March JPA adopted the March Area Emergency Resource Guide 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 SEIR. Therefore, no further environmental review is required.

h) According to the Western Riverside County Wildfire Susceptibility Map, the Meridian Specific Plan is not located within a fire hazard zone. Additionally, the proposed Project is located on a previously graded lot within an area that is developed or proposed to be developed with industrial, business park and commercial uses. The Project site is bordered on the west by Meridian Parkway and space beyond. Open space, a rail line, a metro link station and Interstate 215 exists to the east. There is an office building to the south. Alessandro Boulevard borders the Project site to the north and industrial, warehousing and distribution uses exist beyond the street. The Project would not generate significant impacts related to exposure of people or structures to wildland fire hazards not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures IV.A.2-1 and IV.E.1-1 from the SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Mitigation IV.E.1-1: Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community.

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 analyzed an Ultimate Drainage Conditions Study to review previous drainage analyses for the Meridian Specific Plan area and confirm that the findings from the 2003 Focused EIR remained valid. This study evaluated the interim East Detention Basin contemplated with Unit 4, which captures project area runoff and intercepts and detains offsite flow from the South Campus, the Future Development Area, and the Orangecrest residential development further to the west of the proposed Project area. The SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to hydrology with mitigation incorporated. As described in Section IV.F, *Hydrology/Water Quality*, of the Meridian SP-5 SEIR, the Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for regulating stormwater discharges and maintaining the quality of water resources within the northwestern portion of Riverside County, including the proposed Project. Construction activities, storm drain systems, and point-source discharges associated with individual projects within the Specific Plan area would be required to obtain authorization by the Santa Ana RWQCB and coverage under a National Pollutant Discharge Elimination System (NPDES) permit, per Section 402 of the Clean Water Act. A *Preliminary Water Quality Management Plan* was prepared for the proposed Project by Tory R. Walker Engineering, Inc. (March 2017) and is provided as **Appendix D**; the results are summarized herein.

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

   Non-point source surface water from impervious surfaces within the Project site may contain contaminants or increased sediment loads that would increase pollution within the local storm drain system. Implementation of the proposed project would involve construction of thirteen concrete tilt-up buildings with a combined square footage of 157,513 sf. Stormwater runoff would be treated with Best Management Practices (BMPs) onsite prior to discharging into the Regional Detention Basins located east of the Project site. The onsite BMPs and regional detention basin would treat storm water prior to discharging to the offsite MS4 and avoid violations of the water quality standards. The proposed Project would not introduce any new impacts not previously addressed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

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

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

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

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

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

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 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 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure F-3 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation F-3: Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 concluded that the Specific Plan amendment, which includes the proposed Project, was consistent with regionally relevant plans, including the Southern California Association of Government's Regional Transportation Plan (RTP) and Growth Visioning Principles and Senate Bill 375. Furthermore, given the fact that the Specific Plan Amendment did not alter or propose new land use designations, only the acreages associated with those designations, the SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and the Specific Plan (March JPA 2010), as well as the March JPA Development Code (March JPA 2010). The Specific Plan Amendment was also found to be consistent with the compatibility policies contained within the 2005 AICUZ for March ARB, the Riverside County ALUP, and Draft March ARB/Inland Port Airport Joint Land Use Study (March JPA 2010).

a) The proposed Project is located within the Meridian Specific Plan and is zoned as Mixed Use, Business Park and Commercial. The Project site has been mass graded and is currently vacant. The Project would not expand the boundaries of the Specific Plan area or introduce 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) Building's 6, 7, and 8 are located within Airport Compatibility Zones B1 and B2. Buildings 6, 7, and 8 are zoned as Mixed Use (MU), and would operate as Business Enterprise uses, which are allowable in a MU zone with a Conditional Use Permit (CUP). Therefore, the Applicant is pursuing three CUP's for Building's 6, 7 and 8. The proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 SEIR as Business Enterprise uses are included as conditionally permittable uses within the Meridian SP-5 and therefore, were accounted for as potential uses within the impact analysis of the Meridian SP-5 SEIR. The SEIR found the impacts to be less than significant[1]. Implementation of the proposed Project would also require a variance for the planned building setback to the rear of the lots for Buildings 2 and 10 and a variance to the minimum lot size requirement on Buildings 1, 2, 3 and 5 resulting from lot configuration constraints due to utility easements granted to Quester Gas and WMWD. These easements abut Buildings 1, 2, 3, 5, and 10. In addition, development of the

[1] Trip estimates for the Meridian SP-5 SPA within Planning Area 1 did not include truck trips; however, trucks are larger and accelerate more slowly than passenger cars, and thus each truck has a greater effect on traffic flow than a single passenger car would. A passenger car equivalent (PCE) is used to account for this difference on traffic flow. For this analysis, heavy trucks with 2 or 3 axles were assigned a PCE of 2.0 and trucks with 4 axles were assigned a PCE of 3.

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. 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 or other approved local, regional, or State habitat conservation plan. No impact relative to conservation plans would occur and no mitigation is required. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Meridian SP-5 SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Meridian SP-5 SEIR was certified is available that would impact the prior finding of no impact.

Mitigation Measures:

Pursuant to CEQA Section 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 JPA14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures A-1, A-2 and A-4 from the 2003 Focused EIR and IV.A-2-1 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation Measure A-1: Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 1998 2005 Air Installation Compatible Use Zone (AICUZ).

Mitigation measure A-2: As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.

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

1. The basin shall drain within a six-hour period to reduce the potential for plant growth
2. Regular maintenance activities shall include the removal of vegetation
3. Detention basins shall be monitored regularly to determine if they attract waterfowl or other birds.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 2003 Focused EIR found no significant mineral deposits within the Specific Plan area which includes the proposed Project Area. Furthermore, the Meridian SP-5 SEIR noted that the California Department of Conservation, Division of Mines and Geology identifies Mineral Resource Zones within Riverside County; and determined that no Mineral Resource Zones exist within the Specific Plan area, inclusive of the proposed Project Area.

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

Mitigation Measures:

Pursuant to CEQA Section 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 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:

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

a) The Meridian SP-5 SEIR analyzed the noise impacts for the Specific Plan Amendment area, which includes the proposed Project. The noise analysis included in the SEIR was based on the regulatory requirements and noise generation factors resulting from land uses proposed as a part of the Specific Plan Amendment. The proposed Project includes uses which are consistent with development assumed in the SEIR and would not generate abnormal noise levels. Noise associated with the proposed Project is anticipated to primarily be from vehicle-related noise. The amount of traffic associated with the proposed uses are less than what was assumed in the SEIR. As such, 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 SEIR. Therefore, the proposed Project would not result in new noise-related stationary or vehicular impacts not considered in the Meridian SP-5 SEIR.

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

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

c) Refer to Response XII. (a), above. The proposed Project would be consistent with the Meridian SP-5 SEIR as it relates to noise generated by stationary sources and vehicles. The Project site is located approximately 2,700 feet from the nearest sensitive noise receptor, single family housing to the west. Due to the relatively large distance between sensitive noise receptors and Project-related noise sources, as well as the background noise emissions resulting from vehicles on the roadways and aircraft operations from the nearby March ARB airport, Project-related increases in ambient noise levels would be less than significant. No further environmental review is required.

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

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures J-2 through J-7 from the 2003 Focused EIR and Mitigation Measures IV.H-1-1 through IV.H-1-4 from the Meridian SP-5 SEIR would be applicable to the proposed

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

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation Measure J-3: Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.

Mitigation Measure J-4: Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.

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

Mitigation Measure J-6: Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.

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

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.H-1-1: Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

Mitigation Measure IV.H-1-2: Comply with the design requirements of the March JPA Development Code as follows:

- Outdoor loudspeakers of automobile facilities should be calibrated to produce no more than 45 dBA at a boundary abutting a residential or a maximum of 65 dBA abutting non-residential districts.

- All noise generating equipment of automobile facilities exposed to the exterior should be muffled with sound absorbing materials, and would not be operated before 8:00 a.m. or after 6:00 p.m.
- Rooftop storage areas of automobile facilities should be screened with noise absorbing materials to minimize noise impacts on adjacent properties.
- Any drive-up or drive-through speaker system of restaurants should not be detectable above daytime ambient noise levels beyond the property boundaries. The system should be designed to compensate for ambient noise levels in the immediate area, and should not be located within 100 feet of any residential district or any property used for residential uses.
- Noise levels of recycling facilities should not exceed 55 dBA as measured at the property line of residentially zoned property, or otherwise would not exceed 70 dBA.
- If a recycling facility is located within 500 feet of property zoned, planned or occupied for residential use, it should not be in operation between 7:00 p.m. and 7:00 a.m.
- All commercial and industrial uses should be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices not exceed 55 dBA at any one time beyond the boundaries of the property.

Mitigation Measure IV.H-1-3: Design each lot in such a manner as to not exceed the sound levels at exterior noise-sensitive areas as identified in Figure IV.H-3: State of California Noise Compatibility Chart.

Mitigation Measure IV.H-1-4: Prior to obtaining a building permit, submit a site/building-specific acoustical analysis prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms, classrooms, and other interior noise-sensitive areas do not exceed 45 dBA Ldn or CNEL. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 concluded that the Specific Plan amendment, which includes the proposed Project, would result in a less than significant impact to population and housing. The Meridian Specific Plan proposed the establishment of an employment center with no associated residential development. The Meridian SP-5 SEIR found that the surrounding area consisted of mostly residential development which resulted in an existing jobs/housing ratio imbalance. Implementation of the Meridian Specific Plan accounted for a reduction in the existing jobs/housing imbalance by bringing jobs to an area that was largely residential and a less than significant impact to population and housing would result from implementation of the Meridian Specific Plan.

a) The proposed Project does not include new housing. As previously discussed, the proposed Project is located in Mixed Use, Business Park and Commercial zones and would consist of thirteen concrete tilt-up buildings that would include a mix of permitted uses including Office, Business Park, and Business Enterprise. The Business Enterprise Use is allowed in the Mixed Use zone upon the approval by the JPA of a Conditional Use Permit (CUP). Though short-term, construction-related jobs would be generated during Project construction, it is assumed that these jobs would come primarily from the local labor pool. Jobs generated by operation of the proposed businesses would be consistent with the job growth analyzed in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, including the proposed Project, would have an overall net benefit, as the current jobs/housing ratio imbalance within Riverside County would be reduced. Based on these considerations, the proposed Project would not result in a substantial increase in population growth or create new or additional impacts beyond those previously considered in the Meridian SP5 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 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for population and housing. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 concluded that the Specific Plan amendment, which includes the proposed Project, would not include residential uses or otherwise contribute to an increase in population within the Project area that could affect demand for parks and/or schools. The uses designated within the Meridian Specific Plan were found to be similar to those analyzed in the Focused EIR and would not create a demand for police of fire prevention services in excess of what had been analyzed in the 2003 Focused EIR. The SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to public services with mitigation incorporated.

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

- Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire Department. The closest fire stations are the Towngate Fire Station No. 6 located approximately 1.5 miles northeast of the Project site at 22250 Eucalyptus Avenue, and the Riverside County Fire/Moreno Valley Station 65 located approximately 3.3 miles southwest of the Project site at 15111 Indian Street in Moreno Valley. 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 Project complies with the previously approved uses for this site and would not require additional fire protection services or generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. Impacts are less than significant, and as such, no further environmental review is required.

- Police Protection: Riverside County Sheriff's Department provides law enforcement services for the Specific Plan area. The Riverside County Sheriff's Department provides police services for the City of Moreno Valley, City of Perris and adjacent unincorporated areas of Riverside County. The Sheriff's Department serves the Project site from the Moreno Valley Station, located at 22850 Calle San Juan De Los Lagos in the City of Moreno Valley. This station is approximately 1.5 miles east of the proposed Project area. The March JPA contracts with the Riverside County Sheriff's Department to provide supplemental Sheriff Patrols to the March JPA Planning area. The proposed Project would be subject to Public Facilities development impact fees in accordance with March JPA 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 thirteen buildings which would be used for business enterprise, business park, and office purposes. As such, school services would not be impacted since there is no increase in population connected with implementation of the Project. No impact would occur and no further environmental review is required.

- Parks: The proposed Project does not require the construction or expansion of recreation facilities as proposed business enterprise, business park, and office uses would not cause an increase in population that would require allocation of parks or recreational services. Moreover, the proposed Project would not result in impacts not previously addressed in the Meridian SP-5 SEIR. No impact would occur and no further environmental review is required.

Mitigation Measures:

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 Specific Plan Amendment did not include recreational facilities or proposed land uses that would require the construction or expansion of recreational facilities. Although park land was not included within the Meridian Specific Plan, multi-use trails and bikeways were incorporated into the transportation network and 11.1 acres of open space were incorporated into the land use plan. The Meridian SP-5 SEIR found that less than significant impacts to recreation facilities would result from implementation of the Meridian Specific Plan.

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

Mitigation Measures:

Pursuant to CEQA Section 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 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:

Traffic associated with the Meridian SP-5 Amendment to the North Campus of the (SP-5) are managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget". The Specific Plan Amendment accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 SP-5 area as illustrated on Table V-1 of the Specific Plan Amendment. The Project site is located within Planning Area 1 of Planning Region A which accounted for 8,429 passenger car average daily trips and 7,333 external average daily trips within the Meridian SP-5 area. There are no industrial-zoned parcels in Planning Area 1 and warehouse uses are only permitted by Conditional Use Permits. As such, when trip estimates for the Meridian SP-5 were created, trip calculations within Planning Area 1 did not include truck trips. Truck trips associated with a warehouse under a Conditional Use Permit are not prohibited, but require special consideration as part of the consistency determination for the proposed Project.

A supplemental traffic assessment, *Meridian Unit 2, Lots 1, 2, 3, 9, and 10 Traffic Consistency Memorandum* was prepared for the proposed Project by Kimley-Horn and Associates (April 2017). The report is provided in **Appendix E**; the results and conclusions of the report are summarized herein.

a & b) 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 Meridian SP-5, the parcels were not previously analyzed for the truck traffic that would be generated by such uses. As such, *Meridian Unit 2, Lots 1, 2, 3, 9, and 10 Traffic Consistency Memorandum* was completed by Kimley Horn and Associates on April 19, 2017, to review the Project's consistency to what was previously analyzed for the parcels.

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).

Due to the inherent use of trucks within the warehousing services that are associated with certain Business Enterprise uses, and based on the Project design, the traffic analysis prepared for the proposed Project by Kimley-Horn assumed a certain mix of truck and passenger vehicles. To account for differences between truck and passenger car lengths and characteristics, the analysis used the following conversion rates to correlate what was anticipated as passenger vehicle traffic in the Specific Plan Amendment with what is now planned to be truck traffic to the site:

1. Two and three axle trucks equate to 2.0 passenger cars; and
2. Four-plus axle trucks equate to 3.0 passenger cars.

The anticipated average daily traffic (ADT) for the land uses associated with the proposed Project includes 1,845 passenger cars trips and 127 truck trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,529 external passenger car trips. The truck trips were converted to 317 passenger car equivalent truck trips, all of which would be external. This results in a total of 1,845 external ADT. The traffic analysis determined that the vehicle trips allotted for these buildings in the Specific Plan Amendment analysis was greater than the proposed Project trip estimates, and that the remaining 5,487 trips allocated for the Meridian SP-5 Planning Area 1 that are not used by the proposed Project would be more than sufficient for the remaining parcel located in Planning Area 1. The only remaining parcel not developed after implementation of this Project would be Unit 1, Lot 19, a 1-acre lot zoned as Mixed Use. It is estimated that this 1-acre lot could accommodate about 13,000 square feet and could include a mix of restaurant, retail, or office uses. The Meridian SP-5 SEIR assumed specialty retail for that site, equaling approximately 579 daily trips.

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

c) The Project consists of thirteen concrete tilt-up buildings with a height of up to approximately 32 feet. These buildings would not impact air traffic operations. Thus, no impact would occur.

d & e) There are no design features in the site plan that substantially increase hazards. Adequate emergency access to the Project site would be provided via the driveways along Meridian Parkway. On-site drive aisle widths and turnaround areas would meet minimum requirements for emergency vehicle access. 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. Furthermore, the Meridian SP-5 SEIR requires street improvements for the Meridian Specific Plan area to meet all requirements of the County of Riverside in order to provide for safe street use in terms of design speed, street section, location of curb cuts and level of service. Therefore, the proposed Project would not result in new traffic related impacts not considered in the Meridian SP-5 SEIR and no further environmental review is required.

f) As discussed in the Meridian SP-5 SEIR, implementation of future development within the Meridian SP-5 area require all facilities to implement a Transportation Demand Management (TDM) to facilitate bicycle use, transit service and the shifting of traffic from the traditional peak commuting periods and drive-alone modes of travel. The Meridian SP-5 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures B-1, B-2, B-5, B-6, B-7, B-8, and B-10 from the 2003 SEIR and Mitigation measure IV.B-1-4 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation Measure B-2: The Project shall construct the transportation improvements identified in previously referenced Figures IV.B-5 through IV.B-7 (project phasing). To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.

Mitigation Measure B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation Measure B-6: The Project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

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

Mitigation Measure B-8: The Project shall construct internal roadways in accordance with the County Road Improvement Standards and Specifications with additional landscaping as identified in the Riverside County Integrated Project (RCIP).

Mitigation Measure B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.B-1-4: The Project sponsor shall ensure that the combined Project traffic generation (for both passenger vehicles and trucks) is consistent with the traffic generation budget. The total combined external traffic budget is 45,419 daily trips, including 3,890 daily

truck trips. As part of a complete development application, the JPA would calculate trip generation for both passenger cars and trucks using approved trip generation rates. Once approved by the JPA, a running total would be kept for each of the Planning Areas as applications are reviewed.

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

Findings:

The 2003 Focused EIR evaluated the impacts to Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation determined that any Traditional Resources within the Specific Plan area would likely be associated with the Cahuilla or the Luiseno Indian groups. However, no such resources had been discovered in the Specific Plan area prior to the completion of the 2003 EIR. The 2003 identified mitigation (See Mitigation L-1 below), that would reduce impacts to Cultural Resources, including Traditional Resources, to a less than significant level.

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

On September 27, 2016, changes to the CEQA Guidelines were adopted by the Secretary for the California Natural Resources Agency to implement California Assembly Bill 52 (AB 52). Tribal Consultation is required as a part of AB 52, but only prior to the release of a Negative Declaration or Addendum to an Environmental Impact Report subsequent to July 1, 2015. The Meridian SP-5 SEIR was certified in 2010, prior to the timeframe identified in AB 52. Therefore, Tribal Consultation is not required as a part of this Initial Study.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6 and IV.J-4-1 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.J-2-1: Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils (as shown in Figure IV.J-1) in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

Mitigation Measure IV.J-2-2: At least 30 days prior to beginning Project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the MJPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities in native soils; Project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

Mitigation Measure IV.J-2-3: Prior to beginning Project construction, the Project Archaeologist shall file a pregrading report with the MJPA to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure IV.J-2-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate Tribe to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and ground breaking activities in native soils, and shall also have the authority to stop and redirect grading activities in consultation with the Project archaeologist.

Mitigation IV.J-2-4: The landowner shall relinquish ownership of all Native American cultural resources, including sacred items and burial goods that are found on the Project area to the appropriate Tribe for proper treatment and disposition.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

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

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	☐	☐	☒	☐
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings:

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

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

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

b) The Meridian Specific Plan area is served by the Western Municipal Water District (WMWD). WMWD purchases water from the Metropolitan Water District of Southern California (MWD). The water is treated at the Henry Mills Treatment Plant in the City of Riverside and delivered to the project area via water supply infrastructure constructed north of Opportunity Way. WMWD prepared a Water Supply Assessment (WSA) (October 2002) during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan for the duration of the timeframe specified in the legislation. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day (gpd). The WSA was updated by WMWD (October 2009) to address potable water supply associated with implementation of the Meridian SP-5. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from implementation of the Meridian SP-5. Correspondence from WMWD dated January 30, 2017 (See **Appendix F**), confirmed that WMWD would provide water service to the proposed Project provided that the Project adheres to the standard conditions enumerated in the letter including the acquisition of required permits, approvals, and payment of applicable costs and fees. Furthermore, the proposed Project use is consistent with the WSA prepared for the Specific Plan area in 2009 and therefore no additional demand is anticipated. Thus, the addition of the proposed Project would not create an additional demand for water or wastewater facilities beyond those identified for the Meridian SP-5 SIER. Accordingly, Project impacts to the provision of water services and wastewater treatment capacity are consistent with the Meridian SP-5 SEIR and no further environmental review is required.

c) The Project proposes 132,895 square feet (approximately 3.05 acres) of landscaping, the remainder of the Project site would consist of impervious surfaces, which would increase the amount of impervious surfaces from approximately 0 percent to 71.5 percent. The addition of these impervious surfaces would increase surface runoff; however, all stormwater would discharge to existing Regional Detention Basins located east of the Project site. These detention basins were designed and constructed to accommodate Project-induced water runoff from the Specific Plan area. Thus, impacts to storm drain facilities are consistent with those addressed in the Meridian SP-5 SEIR and no further environmental review is required.

d) 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 gpd. The WSA was updated by WMWD in October 2009 to address potable water supply associated with the Meridian SP-5, including the proposed Project site. The projected water demands identified in the WSA were based on the WMWD's 2005 Urban Water Management Plan (UWMP). The data provided in the UWMP is based on estimated water supply during normal and drought year conditions. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from the Meridian SP-5. The proposed Project currently has two meters on each parcel; one meter for potable water and one meter for reclaimed water. However, only potable water is currently available to the proposed Project site. WMWD is currently inspecting all lines in the Meridian Business Park and potable water would be available to the proposed Project once the WMWD inspections are complete. 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 existing wastewater treatment facilities, which have sufficient capacity to serve the proposed Project and are being expanded to accommodate additional growth in western Riverside County. The demand for wastewater treatment capacity would not be greater than what was analyzed in the previously certified Meridian SP-5 SEIR. Therefore, no further environmental review is required.

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures H-2, H-3, H-4, H-5, H-7, H-8, IV.G-2-1, IV.G-2-2, and IV.G.4-1 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation H-2: Construct the storm drain and flood control facilities, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.

Mitigation H-3: All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.

Mitigation H-4: The Project sponsor shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance or landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

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

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

Mitigation IV.G-2-1: To address the VBPS and 15-inch sewer line capacity issue, a monitoring program shall be implemented. The monitoring program will consist of inserting a flow meter into the manhole directly upstream of the VBPS within 180 days of project approval. The flow meter will have a telemetry connection to WMWD's Supervisory Control and Data Acquisition (SCADA) system, or equivalent, subject to the approval of WMWD. The SCADA system would provide WMWD the ability to continuously monitor sewer flows from the North Campus. The VBPS will be removed and the existing 15-inch PVC sewer main shall be replaced with a 24-inch gravity trunk sewer line when the flow in the VBPS reaches 80% capacity (0.86 mgd).

Mitigation IV.G-2-2: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). If monitoring results demonstrate that the VBPS would not be able to handle additional sewer, as determined by the WMWD and March JPA, then approval for the development shall be withheld until the 24-inch gravity trunk sewer is constructed.

Mitigation IV.G-4-1: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development. March JPA, through coordination with WMWD, shall assure that the development is consistent with the water budget and Water Supply Assessment for the Project. Demand for water beyond the water budget or the volume defined in the WSA may necessitate further CEQA review.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIX.	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:

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

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

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

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 April 6, 2017.

Environmental & Regulatory Specialists, Inc.

2016 Phase I Environmental Site Assessment. APNs 297-100-033, -034, -035, -041 and -042 14052 Meridian Drive, Riverside, Riverside County, California, 92508. December 16.

Kimley Horn and Associates

2017 Meridian Unit 2, Lots 1,2,3,9, and 10 Traffic Consistency. April 19.

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 6, 2017.

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.

Michael Baker International

2017 Air Quality Technical and Greenhouse Gas Emissions Memorandum. June 15.

NorCal Engineering

2017 Geotechnical Engineering Investigation for the Proposed Industrial Warehouse Development SEC Meridian Parkway and Alessandro Parkway Riverside, California. January 17.

Tory R. Walker Engineering, Inc.

2017 Project Specific Water Quality Management Plan for MS Development D. March 4.

EXHIBIT "C"

Initial Study Technical Studies available electronically at March JPA Administrative Offices

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: Riverside Address: 2724 Gateway Drive Riverside, Ca 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140, Riverside, CA 92518 Contact: Lauren Sotelo Phone: (951) 656-7000

TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above)
	☐ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	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): Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SCH # 2009071069)		
Project Title: MS Alessandro – Development D; Plot Plan 17-02		
Project Applicant: MS Alessandro LLC c/o Silagi Development		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):		

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



General Project Location (City and/or County): Riverside County

Project Description: The Project is to be located on Unit 2-Lots 1, 2 & 3 and Unit 2-Lots 9 & 10, which comprises of 10.69 acres in the Meridian North Campus Business Park. Plot Plan 17-02 proposes the construction of 13 speculative buildings ranging from 5,458 square feet to 21,907 square feet in the Mixed-Use, Business Park and Commercial zoning districts, with uses that include business enterprise, business park and office. The site will be constructed in one phase with all ancillary landscape and parking to accommodate the Project. Additional Project entitlements include: a Tentative Parcel Map (TPM 17-01) to subdivide Unit 2-Lots 1, 2 &3 into 11 distinct parcels to accommodate Building's 1 through 11. Building 6, Building 7 and Building 8 are located in the Mixed Use zoning district where Business Enterprise uses are considered conditionally permitted and require a conditional use permit. Separate Conditional Use Permits have been assigned to each of the three buildings and are listed as follows: (CUP 17-01), (CUP 17-02), and (CUP 17-03). Lastly, due to the constraints of several utility easements across the Project site, two variances were approved as the size, shape, and location of the buildings are limited to the remaining areas beyond the existing easements. Variance (V 17-01) is to allow Building's 2 and 10 to encroach into the minimum rear yard setback of 25 feet assigned to parcels zoned Business Park. Variance (V 17-02) is to allow for Buildings 1, 2, 3 and 5 to be developed with a lot size of 18,377 sf to 24, 795 sf, which is less than the minimum lot size requirement of 30,000 sf due to the constraints created by the existing utility easements.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on June 28, 2017 and has made the following determinations regarding the above described project:

1. ☒	The Meridian Specific Plan Amendment (SP-5) will have a significant effect on the environment and this project will have no additional significant effects than those of the Specific Plan Amendment.
☐	The project will NOT have a significant effect on the environment

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

2.	☒	An Environmental Impact Report was previously certified for the Specific Plan Amendment and was used as the basis for the agency approval of this project.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures were made a condition of the approval of the project.
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☒	A Mitigation Monitoring or Reporting Plan was previously adopted for the Specific Plan Amendment and applies to this project.
	☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	☒	A Statement of Overriding Considerations was previously adopted for the Meridian Specific Plan Amendment and applies to this project.
	☐	A Statement of Overriding Considerations was NOT adopted for this project
6.	☒	Findings were made pursuant to the provisions of CEQA.
	☐	Findings were NOT made pursuant to the provisions of CEQA.
		This certifies that the Final EIR with comments and responses, Addendum, and record of project approval, or the Negative Declaration, is available to the general public at the following location(s):

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

Date: _____	_____ **Signature:**
Date Received for Filing: _____	_____ **Title:**

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA- Public Hearing
Agenda Item No. 10b

Meeting Date: June 28, 2017

Actions: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS ALESSANDRO BUSINESS PARK PROJECT, A PROPOSED DEVELOPMENT AT THE SOUTHEAST CORNER OF ALESSANDRO BOULEVARD AND MERIDIAN PARKWAY: 1) ADOPT RESOLUTION # JPA 17-18 APPROVING PLOT PLAN PP 17-02 FOR 13 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 157,513 SQUARE FEET OF DEVELOPMENT ON 10.69-ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMIT CUP 17-01, CUP 17-02 AND CUP 17-03 TO ALLOW BUILDINGS 6, 7 AND 8 TO OPERATE AS BUSINESS ENTERPRISE USES WITHIN THE MIXED-USE ZONING DISTRICT; APPROVE VARIANCE V 17-01 TO ALLOW BUILDING 2 AND BUILDING 10 TO ENCROACH INTO THE REAR YARD SETBACK AND VARIANCE V 17-02 TO ALLOW BUILDINGS 1, 2, 3 AND 5 TO HAVE A LOT SIZE LESS THAN THE MINIMUM REQUIREMENT OF 30,000 SQUARE FEET PER THE MERIDIAN SPECIFIC PLAN; APPROVE TENTATIVE PARCEL MAP 37313 CREATING 11 FEE TITLE LOTS; 2) ADOPT RESOLUTION #JPA 17-19, APPROVING AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Preparation Date: June 22, 2017

Actions: 1) Adopt Resolution #JPA 17-18, to approve Plot Plan (PP 17-02) for 13 speculative buildings with a combined total of 157,513 square feet on 10.69-acres, subject to Conditions of Approval; Approve Conditional Use Permit CUP 17-01, CUP 17-02, and CUP 17-03 to allow Buildings 6, 7, and 8 to operate as Business Enterprise uses in the Mixed-Use zoning district; Approve Variance V 17-01 to allow Building 2 and Building 10 to encroach into the rear yard setback and Variance V 17-02 to allow Building 1, 2, 3, and 5 to have a lot size less than the minimum requirement of 30,000 square feet within the Meridian Specific Plan (SP-5); and Approve Tentative Parcel Map 37313 to create 11 fee title lots; and

2) Adopt Resolution #JPA 17-19 for an Addendum to the Meridian Specific Plan (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069); and

3) Direct Staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Applicant: MS Alessandro LLC c/o Silagi Development

Background:

On March 20, 2017 the Applicant submitted the following applications:

Plot Plan (PP 17-02): The proposed project is thirteen speculative buildings on 10.69-acres in the Meridian North Campus Specific Plan Amendment (SP-5). Specifically, the project is proposed on Unit 2- Lot 1, 2, & 3 and Unit 2- Lot 9 & 10 within the Mixed-Use, Business Park and Commercial zoning designations.

Conditional Use Permits CUP 17-01, CUP 17-02, and CUP 17-03: Separate conditional use permits are requested for the purposes of allowing Building 6, Building 7 and Building 8 which are located within the Mixed Use zone to accommodate *business enterprise* uses (warehouse use under 50,000 s/f). Due to the low employment nature of a *business enterprise* use, this tenant option assists in lowering the overall employment density of the project, to the benefit of the Airport Compatibility Plan requirements for a maximum average intensity of 50 persons/acre and highest single acre density of 100 persons/acre. If approved, this request would provide an option for tenants, but does not restrict these tenant spaces to Business Enterprise uses only.

Tentative Parcel Map 37313: Tentative Parcel Map 37313 is a request for the approval of Tentative Parcel Map 37313, a proposal to subdivide Unit 2, Lot 1, 2, & 3 into 11 individual parcels pursuant to the Subdivision Map Act.

Variance V 17-01 and V 17-02: Variance V 17-01 is requested to allow Building 2 and Building 10 to encroach into the rear yard setback of 25 feet required of developments located in the Business Park zoning districts as per the Meridian North Campus Specific Plan (SP-5). Variance 17-02 is requested to allow Building 1, 2, 3 and 5 to have lot sizes ranging from 18,377 square feet (sf) to 22,302 sf, which is less than the minimum lot size requirement of 30,000 sf as per the Meridian North Campus Specific Plan Amendment (SP-5).

Development Overview:

The Applicant is proposing the development of thirteen (13) speculative buildings on 10.69-acres in the northeastern portion of the Meridian Specific Plan (SP-5). Specifically, the project is proposed to be located on Unit 2- Lots 1, 2 & 3 and Unit 2-Lots 9 & 10 of Final Map 30857. The Applicant wishes to further subdivide Unit 2- Lots 1, 2 & 3 into eleven (11) individual parcels pursuant to the Subdivision Map Act. Buildings 1 through 13 range from 5,458 square feet (sf) to 21,907 sf with no second story or mezzanine proposed. Buildings 1 through 11 provide a mix of dock high doors and at-grade doors to facilitate business enterprise, business park, manufacturing, research and development, warehouse showroom and other low intensity uses. Buildings 12 through 13 are small buildings of 6,639 and 7,641 sf designed for office uses (without truck doors), adjacent to the Metrolink passenger rail station. Due to the zoning designation of the northernmost lot (Mixed Use), conditional use permits are requested to allow Buildings 6, Building 7 and Building 8, to operate as a Business Enterprise (small warehouses) in the Mixed-Use zoning district. The project site will be constructed in a single phase with all ancillary landscape and parking to be constructed during the initial phase.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Not a Part	Alessandro Boulevard/ City of Riverside property
West	Meridian West Campus- Lower Plateau/ Industrial	Vacant, undisturbed property
South	March Business Center (SP-1)/ Business Park	Existing UC Intellicenter
East	March Business Center (SP-1)/ TM Lot 67 and Lot 68	Drainage Facility; BNSF Rail lines and the I-215 Freeway

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area	N/A	13 buildings with a combined total of 157,513 SF.
Gross Site Area	30,000 square feet (minimum)	13 buildings with a combined total gross site area of 465,593 SF.
Number of Buildings (range in size)	N/A	**13 buildings** Building 1: 9,420 SF Building 2: 7,862 SF Building 3: 9,621 SF Building 4: 13,311 SF Building 5: 5,458 SF Building 6: 14,631 SF Building 7: 14,807 SF Building 8: 21,138 SF

		Building 9: 11,787 SF Building 10: 21,907 SF Building 11: 13,291 SF Building 12: 7,641 SF Building 13: 6,639 SF
Floor Area Ratio (Maximum)	45%	33.8%
Setbacks	**Mixed Use**: Front Yard - 20 ft. Street Side Yard - 15 ft. Interior Side Yard- 0 ft. Rear Yard -10 ft. **Business Park:** Front Yard - 20 ft. Interior Side Yard- 0 ft. Rear Yard- 25 ft. **Commercial:** Front Yard - 25 ft. Street Side Yard- 15 ft. Rear Yard - 10 ft.	**Mixed Use - Buildings 6, 7 and 8:** Front Yard- 24 -37 ft. Street Side Yard- 110 ft. Interior Side Yard- 70 ft. Rear Yard- 10 ft. **Business Park - Buildings 1, 2, 3, 4, 5, 9, 10, 11:** Front Yard- 25-26.3 ft. Interior Side Yard- 70 ft. Rear Yard- 10 ft. **Commercial - Buildings 12 and 13** Front Yard- 25 ft. Street Side Yard- 25 -30 ft. Rear Yard- 85 ft.
Landscape Required (Minimum)	10%	28.5%
Building Height (Maximum)	35'/ 2 stories	32 feet
Parking	228 stalls	282 stalls

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:

The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400-acres of the former March Air Reserve Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the project property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02. The following policies are consistent with the objectives of developing Mixed Use, Business Park and Commercial Land Uses within the March Business Center (Meridian) Development:

General Plan Land Use Policy 1a: Set forth a mix of land uses which implement the March JPA General Plan, offer a variety of employment opportunities, and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

General Plan Land Use Policy 1b: Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, Business Park, manufacturing, corporate offices, mixed-use, aviation, medical uses, public, and open space uses, which facilitates compatible land uses.

General Plan Land Use Policy 1f: Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive, comprehensive development.

General Plan Land Use Policy 1g: Provide for a variety of job-generating land uses, including professional office, research and development, mixed-use, heavy manufacturing, light manufacturing, warehousing and distribution, and transportation-related uses.

General Plan Land Use Policy 1j. The location of commercial, Business Park and industrial uses shall be oriented towards regional service/market areas to promote utilization of regional transportation facilities such as the regional freeway system, rail service, and commuter heavy rail as well as development-supporting infrastructure.

General Plan Land Use Policy 6k: Provide a scenic corridor along Van Buren Boulevard and Alessandro Boulevard. Assure an enhanced gateway treatment on the north side of Van Buren across from Riverside National Cemetery that complements the Cemetery entrance.

General Plan Land Use Policy 8a: Development within the Business Park designation shall provide attractive and distinctive architectural design, innovative site planning, and landscaping.

General Plan Land Use Policy 9b: A Specific Plan should encourage a mix of office, light industrial, commercial, medical and recreational/open space uses in an integrated plan that provides a variety of building sizes and types.

The Meridian Specific Plan (SP-5) also identifies these lots as Mixed Use, Business Park and Commercial use. Mixed Uses included a variety of complimentary land uses; including commercial, Business Park, office, medical, educational and vocational, research and development services, and light and custom manufacturing. For Business Park, uses include administrative, financial, governmental, and community support service; research and development centers; light manufacturing; vocational education and training facilities; business and trade schools; and emergency services. Lastly, Commercial uses include retail establishments (shopping centers), administrative, financial, service and government offices. These uses are generally served by arterial roadways and may also be served by public transit.

Conformance with the Meridian Specific Plan (SP-5):

The March Business Center Specific Plan (SP-1) was amended on July 21, 2010 to revise the framework of development within a 257.7- acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development. Under the Meridian Specific Plan, the subject 10.69-acre site retained a portion of the Business Park zoning that existed in the prior March Business Center Specific Plan, however the Amendment

expanded the uses of the 10.69-acre site to include Mixed Use and Commercial zoning districts.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment (SP-5), and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

The project is constructed as a Business Park development with numerous opportunities for business enterprise (warehouse), manufacturing, assembly, research and development, office and commercial uses on a 10.69-acres in the Meridian Specific Plan Amendment (SP-5). While the project is designed to accommodate these uses, the parcel itself was not previously analyzed to accommodate truck traffic that would be generated by such uses. As such a traffic assessment was completed by Kimley-Horn and Associates on April 19, 2017 to review the Project's consistency with the trips that were analyzed for Unit 2, Lots 1, 2 & 3 and Unit 2, Lots 9 & 10.

Traffic associated with the Specific Plan Amendment is managed by using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located in Planning Area 1 and Planning Region A, and accounted for 8,429 total average daily trips (ADT) and 7,333 external ADT within the Specific Plan Amendment Area. Trip calculations within Planning Area 1 did not include truck trips; as such, truck trips were not previously anticipated for the Project site.

Due to the Project design, the traffic analysis for this project assumes a mix of truck and passenger vehicles appropriate for the Mixed Use/Business Park development. The analysis used the following conversion rates that would replace what was anticipated as excess passenger vehicle traffic, with what would now likely be truck traffic to the project site:

1. Two and three axle trucks equate to 2.0 cars; and
2. Four-plus axle trucks equate to 3.0 passenger cars.

Using the highest Passenger Car Equivalent (PCE) scenario, the Project would generate 317 external passenger car ADT and 1,529 PCE in trucks trips, for a total daily trip generation of 1,846 PCE's. This high-end estimate of Project traffic related impacts would utilize less than 30% of the external trips allowed for Planning Area 1. As a result, the project would not result in an increase of off-site impacts and is therefore consistent with the previously certified SEIR for Planning Region A. Based on the aforementioned assessment of consistency, and the attached Initial Study, the proposed Project complies with the requirement of the Specific Plan Amendment, as listed below:

Land Use per Fontana Truck Trip Generation Study		Passenger Cars	2-axle trucks	3-axle trucks	4 or more-axle trucks
General Light Industrial	% of total trips	78.6%	8.0%	3.9%	9.5%
	% of truck trips		32.7%	17.9%	49.4%

Number of Axles	Passenger Car Equivalent
2	2.0
3	2.0
4 or more	3.0

The number of trucks for the proposed Unit 2-Lot 1 Business Enterprise use was estimated and converted to a PCE based on the above information. The 13% internal capture was applied to the passenger cars estimated for the site only. The truck trips converted to PCE would not result in internal capture. The resulting trip generation is summarized below:

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	7,333	0
50,576 SF of Business Enterprise **92,657 SF of Business Park** **14,280 SF of General Office Building**	1,845 (1,529 external passenger cars + 317 truck PCEs)	127 Converted to 317 PCE (all external)
Remaining Planning Area Allowance After Project	5,487	0

The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into numerous small tenant spaces is consistent with the permitted uses allowed in the Mixed- Use, Business Park, and Commercial zoning districts.

Conformance with the March Business Center Design Guidelines:

The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute a criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the aforementioned criteria:

Site Planning: The proposed project meets all minimum development standards with the exception of those pursued through Variance V 17-01 and Variance V 17-02. Specifically, the proposed building height, floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of Mixed-Use, Business Park, and Commercial uses. FAA Part 77 calculations were submitted to the Federal Aviation Administration (FAA) pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on June 14, 2017 the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structures "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and also Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
The proposed thirteen (13) speculative buildings will be constructed with concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural details include a tinted metal canopy suspended over each building entrance. The Project architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Landscaping:
All landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping. All proposed on-site landscaping is drought tolerant to promote water conservation. Additionally, Metropolitan Water District has specific landscape requirements for all MWD easement areas. Coordination between the landscape architect and MWD has been managed to ensure that the proposed landscape plans meet the requirements of MWD. MWD has provided specific conditions of approval in order for the project to meet their requirements.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, the future Uniform Sign Package has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage, consistent with the Design Guidelines.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon), high pressure or low-pressure sodium lighting, maximum 750 watts, maximum

fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot² at the property line. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines during the time of construction plan submittal.

Conformance with the MARB/Inland Port Airport Land Use Compatibility Plan/ Joint Land Use Study:

The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). However, as of December 27, 2016, the DDA was not extended and therefore the ALUC Exception area no longer applies to these lots. As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The following is a summary of the analysis completed by March JPA Planning staff:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian Specific Plan Amendment (SP-5). The proposed development is located in compatibility zone B1 with a portion of the site located in Accident Potential Zone II. The site area in APZ II is limited to landscape area and MWD easement, with no habitable structures within APZII. Compatibility zone B1 is considered the Inner Approach/Departure Zone with an average 50 people/acre and 100 people/in the most concentrated single-acre.

1) Average Land Use Intensity: The allowed average land use intensity is 50 persons/acre in Compatibility zone B1. In order to conservatively calculate the average intensity based on the occupancy limitations associated with use of every available parking space, the Vehicle Occupancy Method is used to determine the total average occupancy level in a multiple tenant development. Using the Vehicle Occupancy Method, the total number of parking spaces is multiplied by 1.5 passengers per vehicle and then divided by the total acreage in order to yield the total average building occupancy (total parking spaces X 1.5 / total acreage) or (282 parking spaces + 14 dock doors X 1.5 passengers per vehicle/10.69 acres) = 42 persons per acre. Therefore, the average site occupancy based on use of every available parking space and truck dock is 42 persons/acre, which is in compliance with the maximum intensity of 50 persons/acre.

2) Single-Acre Land Use Intensity: Airport Compatibility Zone B1 limits maximum single-acre occupancy to 100 persons an acre. Based on the submitted site plan, intensity calculations were completed examining the occupancy levels based on the number of persons/square foot as per the California Building Code. Single-Acre Land Use Intensity: Airport Compatibility Zone B1 limits maximum single acre occupancy to 100 people/ in the most concentrated single acre. Based on the submitted site plan, five scenarios were considered to run the intensity calculations – highest concentration of warehouse showroom in Building 7, highest concentration of warehouse in Building 6, highest concentration of warehouse showroom in Building 8, highest concentration

of warehouse showroom in Building 5 and highest concentration of warehouse showroom in Building 3. The following is a summary of the results:

California Building Code Method	
Scenario	**Total (Threshold = ≤100 Person/Acre)**
Highest concentration of warehouse showroom in Building 7*	100 Persons/Acre
Highest concentration of warehouse in Building 6*	92 Persons/Acre
Highest concentration of warehouse showroom in Building 8*	100 Persons/Acre
Highest concentration of warehouse showroom in Building 5*	52 Persons/Acre
Highest concentration of warehouse showroom in Building 3*	85 Persons/Acre

*** Warehouse/Showroom was calculated as the worst case scenario. Office and manufacturing use intensities are similar to warehouse/showroom but are slightly lower intensity. Any deviations from what was analyzed in the site plan will require additional review to determine compliance with the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. This requirement has been made as a Condition of Approval for the Project and will be incorporated into the recorded subdivision CC&Rs.**

Through use of either the single-acre intensity calculation or the average-acre intensity calculation (vehicle occupancy method), the intensity of persons per acre is in full compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Conformance with the Development Code Findings for a Variance 17-01 and Variance 17-02:

Local governing bodies make quasi-judicial decisions when reviewing variance applications from approved development regulations for height, setback and bulk standards. This type of quasi-judicial review for variances involves the analysis of strict findings found in March JPA Development Code Section 9.02.100 B. The purpose of granting a variance is to provide for equity in use of property, and to prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations prescribed by the March JPA Development Code.

The Applicant is requesting approval of two variances. Variance 17-01 is a request to allow Building 2 and Building 10 to encroach into the rear yard setback. These buildings are proposed in the Business Park zone where the rear yard setback requirement is 25 feet. The second Variance, Variance 17-02 is to allow for Tentative Parcel Map 37313, TPM 17-01 to create four parcels, Building's 1, 2, 3 and 5, ranging from 18,377 square feet to 24,795 square feet; which is less than the minimum lot size requirement of 30,000 square feet.

While the Project site is somewhat rectangular in shape, development options are somewhat restricted due to the presence of several easements across the site – a 100 foot Metropolitan Water District easement, a 30 foot wide Questar fuel easement, a 30 foot wide Riverside County Flood Control storm drain easement, and an existing Western Municipal Water District pump station occupying a ± 10,000 square foot parcel within the project site frontage along Meridian Parkway.

Due to the aforementioned easement constraints, the size, shape, and location of the buildings are limited to the remaining buildable area beyond the existing easements. These areas are not only restricted in size, they are unusual in shape. As a result Building 2 and Building 10 are

proposed to be located within the 25 foot rear yard setback requirement. Also, similar in that the building sizes and locations are affected, the parcel configuration and sizes are also restricted. As a result, the parcels to accommodate Building's 1, 2, 3, and 5 are below the 30,000 square foot minimum. Strict compliance with the lot area standards would require consolidating and/or reconfiguring the parcels to achieve the minimum area. Consequently, buildings would need to be eliminated and/or reconfigured to fit the parcels. In order to grant Variance 17-01 and Variance 17-02, the following required findings, as outlined in Section 9.02.100 D of the March JPA Development Code, must be made:

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity because the subject property is rectangular in shape and development options are severely restricted due to the presence of various existing easements within the property; such easements include: a 30 foot wide Questar fuel line easement bisects the property, a 100 foot wide Metropolitan Water District easement, and a 30 foot wide Riverside County Flood Control District storm drain easement, therefore limiting the size shape and location of the buildings on the property. These property constraints result in the need for two variances, the first (V 17-01) is a request to allow Building 2 and Building 10 to encroach into the rear yard setback. The second variance (V 17-02) is a request to allow Buildings 1, 2, 3 & 5 to range in lot size at 18,377 to 22,302 square feet, which is less than the 30,000 square feet in size per the Meridian Specific Plan Amendment (SP-5) in order to accommodate Buildings 1, 2, 3 &5 which range in lot size from 18,377 to 22,302 square feet; and

2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification because the property is encumbered by several easements, a 30 foot wide Questar fuel line easement, 100 foot wide Metropolitan Water District easement, a 30 foot wide Riverside County Flood Control District storm drain easement, and also by an existing Western Municipal Water District pump station that is situated on a separate 10,000 ± square foot parcel within the subject property frontage along Meridian Parkway; and

3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification because the surrounding property owners and other properties with the same zoning classification are not equally impacted by the constraints of the existing easements as the subject property; and

4. The granting of the Variance's will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the Project site is constrained by several easements particular to the property and are unrelated to nearby property owners and properties located in similar zoning classifications. The Floor Area Ratio (FAR) is determined at 0.33, which is less than the required 0.35 FAR for Mixed Use Districts, 0.45 FAR for Business Park Districts and 0.35 FAR for Commercial District. Also, the site includes 28.5% of landscape area compared to the site landscaping requirement of 20% for Mixed Use Districts, 10% for Business Park Districts and 20% for Commercial Districts.

5. The granting of the Variance's will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because the site meets all other Development Regulation requirements as a part of the Meridian Specific Plan Amendment (SP-5), however due to the constraints of the property in relation to the easements, Building 2 and Building 10 encroach into the rear yard setback; and also, the proposed parcel configurations and sizes are similarly restricted. As a result, Building's 1, 2, 3 and 5 are below the required lot size of 30,000 square feet and range from 18,377 to 22,302 square feet; and

6. The granting of Variance's is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code because the requested Variances are compatible with existing and anticipated future development in the vicinity of the Project site, within the Meridian Specific Plan Amendment (SP-5) area and the community. Furthermore, the requested Variances are intended to improve the configuration of the proposed Building's without loss of additional square footage and to avoid awkward building orientation.

CEQA Analysis:

Master EIR

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revise the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identify a temporary sewer lift facility near Unit 4, lot 3; incorporate Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigure lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporate the former Arnold Heights School site into the March Business Center Specific Plan North Campus; create Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removal of the eastern portion of Street F; develop a new east/west private street along the south side of new lot 16; modify Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; remove cul-de-sacs serving office lots located along the north side of Van Buren Boulevard and relocate access via Street

F; construct three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modify the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Conclusion:

1) Staff concludes that the proposed project consisting of Plot Plan 17-02, Tentative Parcel Map 37313 17-01, Conditional Use Permit 17-01, Conditional Use Permit 17-02, Conditional Use Permit 17-03, Variance 17-01 and Variance 17-02 meet all the requirements of the Meridian North Campus Specific Plan Amendment (SP-5) and the March Business Center Design Guidelines. At this time, staff recommends the adoption of Resolution #JPA 17-18 approving the proposed project;

2) Staff concludes that the Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) provides a detailed analysis under CEQA, and appropriately identifies that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant and unavoidable impacts evaluated in the Meridian SP-5 SEIR and recommends the adoption of Resolution #JPA 17-19; and

3) Staff recommends that a Notice of Determination be filed with the Riverside County Clerk's Office in accordance with the March Joint Powers Authority Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 17-18 approving Plot Plan (PP 17-02), subject to Conditions of Approval; approving Conditional Use Permit (CUP 17-01, CUP 17-02, and CUP 17-03); approving Variance V 17-01 and Variance V 17-02; and approving Tentative Parcel Map 37313 (TPM 17-01);

   Exhibit A: Project Entitlements
   1) General Plan Land Use map
   2) Meridian (SP-5) zoning map
   3) Applicant's narrative
   4) Applicant's variance description
   5) Reduced Colored Site Plan
   6) Reduced Architectural Drawings
   7) Reduced Colored Building Elevations
   8) Reduced Landscape Plans
   9) Reduced Preliminary Grading and Drainage Plans
   10) Reduced Tentative Parcel Map 37313
   11) Traffic Consistency Memo dated April 19, 2017
   12) FAA – Determination of No Hazard to Air Navigation letters dated June 14, 2017
   13) March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Compatibility Calculations
   14) WMWD Will Serve Letter dated January 30, 2017
   15) Willdan Building and Safety Conditions of Approval dated January 30, 2017
   16) Trilake Consultants Conditions of Approval dated June 9, 2017
   17) Riverside County Fire Department Planning Conditions dated May 5, 2017
   18) Preliminary Water Quality Management Plan approval letter dated June 7, 2017
   19) Riverside County Flood Control Conditions of Approval dated April 18, 2017
   20) Metropolitan Water District letter dated May 9, 2017

21) Riverside County Transportation and Land Management Agency letter dated May 25, 2017
22) VRPA Transportation Consultants letter dated May 1, 2017
23) Riverside Transit Agency letter dated April 19, 2017

Exhibit B: Conditions of Approval

2) Resolution #JPA 17-19 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH #2009071069);

Exhibit A: Addendum

Exhibit B: Initial Study

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

3) Notice of Determination.
4) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (available in separate electronic copy).

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA- Public Hearing
Agenda Item No. 10b

Meeting Date: June 28, 2017

Actions: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS ALESSANDRO BUSINESS PARK PROJECT, A PROPOSED DEVELOPMENT AT THE SOUTHEAST CORNER OF ALESSANDRO BOULEVARD AND MERIDIAN PARKWAY: 1) ADOPT RESOLUTION # JPA 17-18 APPROVING PLOT PLAN PP 17-02 FOR 13 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 157,513 SQUARE FEET OF DEVELOPMENT ON 10.69-ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMIT CUP 17-01, CUP 17-02 AND CUP 17-03 TO ALLOW BUILDINGS 6, 7 AND 8 TO OPERATE AS BUSINESS ENTERPRISE USES WITHIN THE MIXED-USE ZONING DISTRICT; APPROVE VARIANCE V 17-01 TO ALLOW BUILDING 2 AND BUILDING 10 TO ENCROACH INTO THE REAR YARD SETBACK AND VARIANCE V 17-02 TO ALLOW BUILDINGS 1, 2, 3 AND 5 TO HAVE A LOT SIZE LESS THAN THE MINIMUM REQUIREMENT OF 30,000 SQUARE FEET PER THE MERIDIAN SPECIFIC PLAN; APPROVE TENTATIVE PARCEL MAP 37313 CREATING 11 FEE TITLE LOTS; 2) ADOPT RESOLUTION #JPA 17-19, APPROVING AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Actions: 1) Adopt Resolution #JPA 17-18, to approve Plot Plan (PP 17-02) for 13 speculative buildings with a combined total of 157,513 square feet on 10.69-acres, subject to Conditions of Approval; Approve Conditional Use Permit CUP 17-01, CUP 17-02, and CUP 17-03 to allow Buildings 6, 7, and 8 to operate as Business Enterprise uses in the Mixed-Use zoning district; Approve Variance V 17-01 to allow Building 2 and Building 10 to encroach into the rear yard setback and Variance V 17-02 to allow Building 1, 2, 3, and 5 to have a lot size less than the minimum requirement of 30,000 square feet within the Meridian Specific Plan (SP-5); and Approve Tentative Parcel Map 37313 to create 11 fee title lots; and

2) Adopt Resolution #JPA 17-19 for an Addendum to the Meridian Specific Plan (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069); and

3) Direct Staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Applicant: MS Alessandro LLC c/o Silagi Development

Background:

On March 20, 2017 the Applicant submitted the following applications:

Plot Plan (PP 17-02): The proposed project is thirteen speculative buildings on 10.69-acres in the Meridian North Campus Specific Plan Amendment (SP-5). Specifically, the project is proposed on Unit 2- Lot 1, 2, & 3 and Unit 2- Lot 9 & 10 within the Mixed-Use, Business Park and Commercial zoning designations.

Conditional Use Permits CUP 17-01, CUP 17-02, and CUP 17-03: Separate conditional use permits are requested for the purposes of allowing Building 6, Building 7 and Building 8 which are located within the Mixed Use zone to accommodate *business enterprise* uses (warehouse use under 50,000 s/f). Due to the low employment nature of a *business enterprise* use, this tenant option assists in lowering the overall employment density of the project, to the benefit of the Airport Compatibility Plan requirements for a maximum average intensity of 50 persons/acre and highest single acre density of 100 persons/acre. If approved, this request would provide an option for tenants, but does not restrict these tenant spaces to Business Enterprise uses only.

Tentative Parcel Map 37313: Tentative Parcel Map 37313 is a request for the approval of Tentative Parcel Map 37313, a proposal to subdivide Unit 2, Lot 1, 2, & 3 into 11 individual parcels pursuant to the Subdivision Map Act.

Variance V 17-01 and V 17-02: Variance V 17-01 is requested to allow Building 2 and Building 10 to encroach into the rear yard setback of 25 feet required of developments located in the Business Park zoning districts as per the Meridian North Campus Specific Plan (SP-5). Variance 17-02 is requested to allow Building 1, 2, 3 and 5 to have lot sizes ranging from 18,377 square feet (sf) to 22,302 sf, which is less than the minimum lot size requirement of 30,000 sf as per the Meridian North Campus Specific Plan Amendment (SP-5).

Development Overview:

The Applicant is proposing the development of thirteen (13) speculative buildings on 10.69-acres in the northeastern portion of the Meridian Specific Plan (SP-5). Specifically, the project is proposed to be located on Unit 2- Lots 1, 2 & 3 and Unit 2-Lots 9 & 10 of Final Map 30857. The Applicant wishes to further subdivide Unit 2- Lots 1, 2 & 3 into eleven (11) individual parcels pursuant to the Subdivision Map Act. Buildings 1 through 13 range from 5,458 square feet (sf) to 21,907 sf with no second story or mezzanine proposed. Buildings 1 through 11 provide a mix of dock high doors and at-grade doors to facilitate business enterprise, business park, manufacturing, research and development, warehouse showroom and other low intensity uses. Buildings 12 through 13 are small buildings of 6,639 and 7,641 sf designed for office uses (without truck doors), adjacent to the Metrolink passenger rail station. Due to the zoning designation of the northernmost lot (Mixed Use), conditional use permits are requested to allow Buildings 6, Building 7 and Building 8, to operate as a Business Enterprise (small warehouses) in the Mixed-Use zoning district. The project site will be constructed in a single phase with all ancillary landscape and parking to be constructed during the initial phase.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Not a Part	Alessandro Boulevard/ City of Riverside property
West	Meridian West Campus- Lower Plateau/ Industrial	Vacant, undisturbed property
South	March Business Center (SP-1)/ Business Park	Existing UC Intellicenter
East	March Business Center (SP-1)/ TM Lot 67 and Lot 68	Drainage Facility; BNSF Rail lines and the I-215 Freeway

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area	N/A	13 buildings with a combined total of 157,513 SF.
Gross Site Area	30,000 square feet (minimum)	13 buildings with a combined total gross site area of 465,593 SF.
Number of Buildings (range in size)	N/A	**13 buildings** Building 1: 9,420 SF Building 2: 7,862 SF Building 3: 9,621 SF Building 4: 13,311 SF Building 5: 5,458 SF Building 6: 14,631 SF Building 7: 14,807 SF Building 8: 21,138 SF

		Building 9: 11,787 SF Building 10: 21,907 SF Building 11: 13,291 SF Building 12: 7,641 SF Building 13: 6,639 SF
Floor Area Ratio (Maximum)	45%	33.8%
Setbacks	**Mixed Use:** Front Yard - 20 ft. Street Side Yard - 15 ft. Interior Side Yard- 0 ft. Rear Yard -10 ft. **Business Park:** Front Yard - 20 ft. Interior Side Yard- 0 ft. Rear Yard- 25 ft. **Commercial:** Front Yard - 25 ft. Street Side Yard- 15 ft. Rear Yard - 10 ft.	**Mixed Use - Buildings 6, 7 and 8:** Front Yard- 24 -37 ft. Street Side Yard- 110 ft. Interior Side Yard- 70 ft. Rear Yard- 10 ft. **Business Park - Buildings 1, 2, 3, 4, 5, 9, 10, 11:** Front Yard- 25-26.3 ft. Interior Side Yard- 70 ft. Rear Yard- 10 ft. **Commercial - Buildings 12 and 13** Front Yard- 25 ft. Street Side Yard- 25 -30 ft. Rear Yard- 85 ft.
Landscape Required (Minimum)	10%	28.5%
Building Height (Maximum)	35'/ 2 stories	32 feet
Parking	228 stalls	282 stalls

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:

The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400-acres of the former March Air Reserve Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the project property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02. The following policies are consistent with the objectives of developing Mixed Use, Business Park and Commercial Land Uses within the March Business Center (Meridian) Development:

General Plan Land Use Policy 1a: Set forth a mix of land uses which implement the March JPA General Plan, offer a variety of employment opportunities, and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

General Plan Land Use Policy 1b: Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, Business Park, manufacturing, corporate offices, mixed-use, aviation, medical uses, public, and open space uses, which facilitates compatible land uses.

General Plan Land Use Policy 1f: Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive, comprehensive development.

General Plan Land Use Policy 1g: Provide for a variety of job-generating land uses, including professional office, research and development, mixed-use, heavy manufacturing, light manufacturing, warehousing and distribution, and transportation-related uses.

General Plan Land Use Policy 1j. The location of commercial, Business Park and industrial uses shall be oriented towards regional service/market areas to promote utilization of regional transportation facilities such as the regional freeway system, rail service, and commuter heavy rail as well as development-supporting infrastructure.

General Plan Land Use Policy 6k: Provide a scenic corridor along Van Buren Boulevard and Alessandro Boulevard. Assure an enhanced gateway treatment on the north side of Van Buren across from Riverside National Cemetery that complements the Cemetery entrance.

General Plan Land Use Policy 8a: Development within the Business Park designation shall provide attractive and distinctive architectural design, innovative site planning, and landscaping.

General Plan Land Use Policy 9b: A Specific Plan should encourage a mix of office, light industrial, commercial, medical and recreational/open space uses in an integrated plan that provides a variety of building sizes and types.

The Meridian Specific Plan (SP-5) also identifies these lots as Mixed Use, Business Park and Commercial use. Mixed Uses included a variety of complimentary land uses; including commercial, Business Park, office, medical, educational and vocational, research and development services, and light and custom manufacturing. For Business Park, uses include administrative, financial, governmental, and community support service; research and development centers; light manufacturing; vocational education and training facilities; business and trade schools; and emergency services. Lastly, Commercial uses include retail establishments (shopping centers), administrative, financial, service and government offices. These uses are generally served by arterial roadways and may also be served by public transit.

Conformance with the Meridian Specific Plan (SP-5):

The March Business Center Specific Plan (SP-1) was amended on July 21, 2010 to revise the framework of development within a 257.7- acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development. Under the Meridian Specific Plan, the subject 10.69-acre site retained a portion of the Business Park zoning that existed in the prior March Business Center Specific Plan, however the Amendment

expanded the uses of the 10.69-acre site to include Mixed Use and Commercial zoning districts.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment (SP-5), and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

The project is constructed as a Business Park development with numerous opportunities for business enterprise (warehouse), manufacturing, assembly, research and development, office and commercial uses on a 10.69-acres in the Meridian Specific Plan Amendment (SP-5). While the project is designed to accommodate these uses, the parcel itself was not previously analyzed to accommodate truck traffic that would be generated by such uses. As such a traffic assessment was completed by Kimley-Horn and Associates on April 19, 2017 to review the Project's consistency with the trips that were analyzed for Unit 2, Lots 1, 2 & 3 and Unit 2, Lots 9 & 10.

Traffic associated with the Specific Plan Amendment is managed by using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located in Planning Area 1 and Planning Region A, and accounted for 8,429 total average daily trips (ADT) and 7,333 external ADT within the Specific Plan Amendment Area. Trip calculations within Planning Area 1 did not include truck trips; as such, truck trips were not previously anticipated for the Project site.

Due to the Project design, the traffic analysis for this project assumes a mix of truck and passenger vehicles appropriate for the Mixed Use/Business Park development. The analysis used the following conversion rates that would replace what was anticipated as excess passenger vehicle traffic, with what would now likely be truck traffic to the project site:

1. Two and three axle trucks equate to 2.0 cars; and
2. Four-plus axle trucks equate to 3.0 passenger cars.

Using the highest Passenger Car Equivalent (PCE) scenario, the Project would generate 317 external passenger car ADT and 1,529 PCE in trucks trips, for a total daily trip generation of 1,846 PCE's. This high-end estimate of Project traffic related impacts would utilize less than 30% of the external trips allowed for Planning Area 1. As a result, the project would not result in an increase of off-site impacts and is therefore consistent with the previously certified SEIR for Planning Region A. Based on the aforementioned assessment of consistency, and the attached Initial Study, the proposed Project complies with the requirement of the Specific Plan Amendment, as listed below:

Land Use per Fontana Truck Trip Generation Study		Passenger Cars	2-axle trucks	3-axle trucks	4 or more-axle trucks
General Light Industrial	% of total trips	78.6%	8.0%	3.9%	9.5%
	% of truck trips		32.7%	17.9%	49.4%

Number of Axles	Passenger Car Equivalent
2	2.0
3	2.0
4 or more	3.0

The number of trucks for the proposed Unit 2-Lot 1 Business Enterprise use was estimated and converted to a PCE based on the above information. The 13% internal capture was applied to the passenger cars estimated for the site only. The truck trips converted to PCE would not result in internal capture. The resulting trip generation is summarized below:

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	7,333	0
50,576 SF of Business Enterprise	1,845	127
92,657 SF of Business Park **14,280 SF of General Office Building**	(1,529 external passenger cars + 317 truck PCEs)	Converted to 317 PCE (all external)
Remaining Planning Area Allowance After Project	5,487	0

The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into numerous small tenant spaces is consistent with the permitted uses allowed in the Mixed-Use, Business Park, and Commercial zoning districts.

Conformance with the March Business Center Design Guidelines:

The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute a criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the aforementioned criteria:

Site Planning: The proposed project meets all minimum development standards with the exception of those pursued through Variance V 17-01 and Variance V 17-02. Specifically, the proposed building height, floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of Mixed-Use, Business Park, and Commercial uses. FAA Part 77 calculations were submitted to the Federal Aviation Administration (FAA) pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on June 14, 2017 the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structures "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and also Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
The proposed thirteen (13) speculative buildings will be constructed with concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural details include a tinted metal canopy suspended over each building entrance. The Project architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Landscaping:
All landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping. All proposed on-site landscaping is drought tolerant to promote water conservation. Additionally, Metropolitan Water District has specific landscape requirements for all MWD easement areas. Coordination between the landscape architect and MWD has been managed to ensure that the proposed landscape plans meet the requirements of MWD. MWD has provided specific conditions of approval in order for the project to meet their requirements.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, the future Uniform Sign Package has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage, consistent with the Design Guidelines.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon), high pressure or low-pressure sodium lighting, maximum 750 watts, maximum

fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot² at the property line. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines during the time of construction plan submittal.

Conformance with the MARB/Inland Port Airport Land Use Compatibility Plan/ Joint Land Use Study:

The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). However, as of December 27, 2016, the DDA was not extended and therefore the ALUC Exception area no longer applies to these lots. As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The following is a summary of the analysis completed by March JPA Planning staff:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian Specific Plan Amendment (SP-5). The proposed development is located in compatibility zone B1 with a portion of the site located in Accident Potential Zone II. The site area in APZ II is limited to landscape area and MWD easement, with no habitable structures within APZII. Compatibility zone B1 is considered the Inner Approach/Departure Zone with an average 50 people/acre and 100 people/in the most concentrated single-acre.

1) Average Land Use Intensity: The allowed average land use intensity is 50 persons/acre in Compatibility zone B1. In order to conservatively calculate the average intensity based on the occupancy limitations associated with use of every available parking space, the Vehicle Occupancy Method is used to determine the total average occupancy level in a multiple tenant development. Using the Vehicle Occupancy Method, the total number of parking spaces is multiplied by 1.5 passengers per vehicle and then divided by the total acreage in order to yield the total average building occupancy (total parking spaces X 1.5 / total acreage) or (282 parking spaces + 14 dock doors X 1.5 passengers per vehicle/10.69 acres) = 42 persons per acre. Therefore, the average site occupancy based on use of every available parking space and truck dock is 42 persons/acre, which is in compliance with the maximum intensity of 50 persons/acre.

2) Single-Acre Land Use Intensity: Airport Compatibility Zone B1 limits maximum single-acre occupancy to 100 persons an acre. Based on the submitted site plan, intensity calculations were completed examining the occupancy levels based on the number of persons/square foot as per the California Building Code. Single-Acre Land Use Intensity: Airport Compatibility Zone B1 limits maximum single acre occupancy to 100 people/ in the most concentrated single acre. Based on the submitted site plan, five scenarios were considered to run the intensity calculations – highest concentration of warehouse showroom in Building 7, highest concentration of warehouse in Building 6, highest concentration of warehouse showroom in Building 8, highest concentration

of warehouse showroom in Building 5 and highest concentration of warehouse showroom in Building 3. The following is a summary of the results:

California Building Code Method	
Scenario	**Total (Threshold = ≤100 Person/Acre)**
Highest concentration of warehouse showroom in Building 7*	100 Persons/Acre
Highest concentration of warehouse in Building 6*	92 Persons/Acre
Highest concentration of warehouse showroom in Building 8*	100 Persons/Acre
Highest concentration of warehouse showroom in Building 5*	52 Persons/Acre
Highest concentration of warehouse showroom in Building 3*	85 Persons/Acre

*** Warehouse/Showroom was calculated as the worst case scenario. Office and manufacturing use intensities are similar to warehouse/showroom but are slightly lower intensity. Any deviations from what was analyzed in the site plan will require additional review to determine compliance with the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. This requirement has been made as a Condition of Approval for the Project and will be incorporated into the recorded subdivision CC&Rs.**

Through use of either the single-acre intensity calculation or the average-acre intensity calculation (vehicle occupancy method), the intensity of persons per acre is in full compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Conformance with the Development Code Findings for a Variance 17-01 and Variance 17-02:

Local governing bodies make quasi-judicial decisions when reviewing variance applications from approved development regulations for height, setback and bulk standards. This type of quasi-judicial review for variances involves the analysis of strict findings found in March JPA Development Code Section 9.02.100 B. The purpose of granting a variance is to provide for equity in use of property, and to prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations prescribed by the March JPA Development Code.

The Applicant is requesting approval of two variances. Variance 17-01 is a request to allow Building 2 and Building 10 to encroach into the rear yard setback. These buildings are proposed in the Business Park zone where the rear yard setback requirement is 25 feet. The second Variance, Variance 17-02 is to allow for Tentative Parcel Map 37313, TPM 17-01 to create four parcels, Building's 1, 2, 3 and 5, ranging from 18,377 square feet to 24,795 square feet; which is less than the minimum lot size requirement of 30,000 square feet.

While the Project site is somewhat rectangular in shape, development options are somewhat restricted due to the presence of several easements across the site – a 100 foot Metropolitan Water District easement, a 30 foot wide Questar fuel easement, a 30 foot wide Riverside County Flood Control storm drain easement, and an existing Western Municipal Water District pump station occupying a ± 10,000 square foot parcel within the project site frontage along Meridian Parkway.

Due to the aforementioned easement constraints, the size, shape, and location of the buildings are limited to the remaining buildable area beyond the existing easements. These areas are not only restricted in size, they are unusual in shape. As a result Building 2 and Building 10 are

proposed to be located within the 25 foot rear yard setback requirement. Also, similar in that the building sizes and locations are affected, the parcel configuration and sizes are also restricted. As a result, the parcels to accommodate Building's 1, 2, 3, and 5 are below the 30,000 square foot minimum. Strict compliance with the lot area standards would require consolidating and/or reconfiguring the parcels to achieve the minimum area. Consequently, buildings would need to be eliminated and/or reconfigured to fit the parcels. In order to grant Variance 17-01 and Variance 17-02, the following required findings, as outlined in Section 9.02.100 D of the March JPA Development Code, must be made:

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity because the subject property is rectangular in shape and development options are severely restricted due to the presence of various existing easements within the property; such easements include: a 30 foot wide Questar fuel line easement bisects the property, a 100 foot wide Metropolitan Water District easement, and a 30 foot wide Riverside County Flood Control District storm drain easement, therefore limiting the size shape and location of the buildings on the property. These property constraints result in the need for two variances, the first (V 17-01) is a request to allow Building 2 and Building 10 to encroach into the rear yard setback. The second variance (V 17-02) is a request to allow Buildings 1, 2, 3 & 5 to range in lot size at 18,377 to 22,302 square feet, which is less than the 30,000 square feet in size per the Meridian Specific Plan Amendment (SP-5) in order to accommodate Buildings 1, 2, 3 &5 which range in lot size from 18,377 to 22,302 square feet; and

2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification because the property is encumbered by several easements, a 30 foot wide Questar fuel line easement, 100 foot wide Metropolitan Water District easement, a 30 foot wide Riverside County Flood Control District storm drain easement, and also by an existing Western Municipal Water District pump station that is situated on a separate 10,000 ± square foot parcel within the subject property frontage along Meridian Parkway; and

3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification because the surrounding property owners and other properties with the same zoning classification are not equally impacted by the constraints of the existing easements as the subject property; and

4. The granting of the Variance's will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the Project site is constrained by several easements particular to the property and are unrelated to nearby property owners and properties located in similar zoning classifications. The Floor Area Ratio (FAR) is determined at 0.33, which is less than the required 0.35 FAR for Mixed Use Districts, 0.45 FAR for Business Park Districts and 0.35 FAR for Commercial District. Also, the site includes 28.5% of landscape area compared to the site landscaping requirement of 20% for Mixed Use Districts, 10% for Business Park Districts and 20% for Commercial Districts.

5. The granting of the Variance's will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because the site meets all other Development Regulation requirements as a part of the Meridian Specific Plan Amendment (SP-5), however due to the constraints of the property in relation to the easements, Building 2 and Building 10 encroach into the rear yard setback; and also, the proposed parcel configurations and sizes are similarly restricted. As a result, Building's 1, 2, 3 and 5 are below the required lot size of 30,000 square feet and range from 18,377 to 22,302 square feet; and

6. The granting of Variance's is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code because the requested Variances are compatible with existing and anticipated future development in the vicinity of the Project site, within the Meridian Specific Plan Amendment (SP-5) area and the community. Furthermore, the requested Variances are intended to improve the configuration of the proposed Building's without loss of additional square footage and to avoid awkward building orientation.

CEQA Analysis:

Master EIR

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revise the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identify a temporary sewer lift facility near Unit 4, lot 3; incorporate Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigure lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporate the former Arnold Heights School site into the March Business Center Specific Plan North Campus; create Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removal of the eastern portion of Street F; develop a new east/west private street along the south side of new lot 16; modify Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; remove cul-de-sacs serving office lots located along the north side of Van Buren Boulevard and relocate access via Street

F; construct three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modify the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Conclusion:

1) Staff concludes that the proposed project consisting of Plot Plan 17-02, Tentative Parcel Map 37313 17-01, Conditional Use Permit 17-01, Conditional Use Permit 17-02, Conditional Use Permit 17-03, Variance 17-01 and Variance 17-02 meet all the requirements of the Meridian North Campus Specific Plan Amendment (SP-5) and the March Business Center Design Guidelines. At this time, staff recommends the adoption of Resolution #JPA 17-18 approving the proposed project;

2) Staff concludes that the Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) provides a detailed analysis under CEQA, and appropriately identifies that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant and unavoidable impacts evaluated in the Meridian SP-5 SEIR and recommends the adoption of Resolution #JPA 17-19; and

3) Staff recommends that a Notice of Determination be filed with the Riverside County Clerk's Office in accordance with the March Joint Powers Authority Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 17-18 approving Plot Plan (PP 17-02), subject to Conditions of Approval; approving Conditional Use Permit (CUP 17-01, CUP 17-02, and CUP 17-03); approving Variance V 17-01 and Variance V 17-02; and approving Tentative Parcel Map 37313 (TPM 17-01);

   Exhibit A: Project Entitlements
   1) General Plan Land Use map
   2) Meridian (SP-5) zoning map
   3) Applicant's narrative
   4) Applicant's variance description
   5) Reduced Colored Site Plan
   6) Reduced Architectural Drawings
   7) Reduced Colored Building Elevations
   8) Reduced Landscape Plans
   9) Reduced Preliminary Grading and Drainage Plans
   10) Reduced Tentative Parcel Map 37313
   11) Traffic Consistency Memo dated April 19, 2017
   12) FAA – Determination of No Hazard to Air Navigation letters dated June 14, 2017
   13) March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Compatibility Calculations
   14) WMWD Will Serve Letter dated January 30, 2017
   15) Willdan Building and Safety Conditions of Approval dated January 30, 2017
   16) Trilake Consultants Conditions of Approval dated June 9, 2017
   17) Riverside County Fire Department Planning Conditions dated May 5, 2017
   18) Preliminary Water Quality Management Plan approval letter dated June 7, 2017
   19) Riverside County Flood Control Conditions of Approval dated April 18, 2017
   20) Metropolitan Water District letter dated May 9, 2017

21) Riverside County Transportation and Land Management Agency letter dated May 25, 2017
22) VRPA Transportation Consultants letter dated May 1, 2017
23) Riverside Transit Agency letter dated April 19, 2017

Exhibit B: Conditions of Approval

2) Resolution #JPA 17-19 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH #2009071069);

Exhibit A: Addendum

Exhibit B: Initial Study

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

3) Notice of Determination.
4) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (available in separate electronic copy).

RESOLUTION #JPA 19-21

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AMENDMENT NO. 1 TO TENTATIVE TRACT MAP NO. 30857 (TTM 18-01, A1) AS IT PERTAINS TO THE SOUTH CAMPUS OF THE MARCH BUSINESS CENTER SPECIFIC PLAN

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

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

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified a Final Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH # 2002071089) ("FEIR") in August 2010; and

WHEREAS, on October 10, 2018, the March Joint Powers Commission adopted Resolution #JPA 18-24 granting approval of General Plan Amendment (GPA 18-01), Tentative Tract Map 30857 (TTM 18-01), Plot Plan (PP 18-02), Plot Plan (PP 18-03), Conditional Use Permit (CUP 18-02) and Public Convenience and Necessity Findings (PCN 18-01), to allow the development of 54.65 acres within Parcels 4, 72, 73, 74 ,75 of the South Campus of the March Business Center Specific Plan to accommodate 3.49 acres of commercial retail development, 20.19 acres of office development, 22.96 acres of industrial development, and 8.01 acres for a private stormwater basin to be referred to as the ("March Business Center Land Swap Project"); and

WHEREAS, the March Business Center Land Swap Project also included the adoption of Ordinance #JPA 18-04, which approved a Specific Plan Amendment to the March Business Center Specific Plan (SP-1, Amendment No. 7); and

WHEREAS, an Addendum to the previously certified FEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines for the March Business Center Land Swap Project and was adopted by the Commission pursuant to Resolution # JPA 18-23, which analyzed the potential environmental impacts associated with the March Business Center Land Use Swap in view of the previously certified EIR; and

WHEREAS, on May 21, 2019, Meridian Park, LLC, ("Applicant") submitted a land use application proposing an amendment to the previously approved Tentative Tract Map 30857 (TTM 18-01). The amendment is to be referred to as ("Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1)". The Applicant's proposal to amend the Tentative Tract Map includes the following changes:

1) reduce lot 72 of the TTM (Orange Terrace Retail area),
2) Create lots 80, 81 of the TTM (Orange Terrace Retail area),
3) Create/merge lot 13 of the TTM (was lots 14, 15 and 16 of Tract 30857-7) into 1 lot,
4) Create 20' landscape easement to LLMD/MJPA on lots 11, 12, 13, 16 and 17 of TTM, and;
5) Create lot 10 of the TTM (NWC of Bundy Avenue and Krameria Avenue to keep the map contiguous); and

WHEREAS, this Tentative Map No. 30857 (TTM 18-01, Amendment No. 1) constitutes the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA"); and

WHEREAS, the Project does not change the previously approved land uses, allow for increased total development acreage, or allow for an increase in the building square footages that were previously analyzed and approved, such that no new significant impacts or substantially increased significant impacts are anticipated pursuant for Public Resources Code section 21166 or State CEQA Guidelines section 15162.

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission has reviewed and considered the previously certified FEIR for the March Business Center Specific Plan (SCH # 2002071089), the previously approved Addendum to the FEIR for the Land Use Swap Project, any oral or written comments received, and other evidence in the administrative record prior to taking action on the Project Based on the record as a whole, the Commission finds pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 that no further environmental review is required for the map Amendments proposed because the Project:

(a) does not constitute a substantial change in the previously approved Specific Plan and TTM 18-01, A1 that will require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(b) does not involve substantial changes with respect to the circumstances under which the Specific Plan and TTM 18-01, A1 will be 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) does not involve any 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 and Addendum was adopted, 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 3. Findings for Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1). 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 Tract Map No. 30857 (TTM 18-01, Amendment No. 1), in accordance with Government Code section 66410 *et seq.* and Sections 9.14.050 and 9.14.070 of the March JPA Development Code:

1. The Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) is consistent with the March JPA General Plan and the March Business Center Specific Plan because it continues to establish and provide for a comprehensive transportation system that captures the assets and opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub-region; and

2. The design or improvement of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) is consistent with applicable March JPA General Plan and March Business Center Specific Plan because it continues to facilitate a transportation system that capitalizes on the multi-faceted elements of transportation planning and systems, designed to meet the needs of the planning area, while minimizing negative effects on air quality, the environment and adjacent land uses and jurisdictions; and

3. The site of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) is physically suitable for development because it continues to facilitate a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands; and

4. The site of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) is physically suitable for the proposed density of development because it provides a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities; and

5. The design of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) is not likely to cause substantial environmental damage or substantially unavoidably injure fish

or wildlife or their habitat because no development would occur within any significant habitat or impact a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community; and

6. The design of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) are not likely to cause serious public health problems because all development and public improvements will be performed per applicable standards and codes, while promoting the safe use of alternative transportation modes; and

7. The design of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because no such easements currently exist within the Project site; and

8. Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965; and

9. The Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) and its design are consistent with all applicable ordinances as the Project is designed consistent with the provisions and standards of the March Business Center adopted ordinances of the March JPA; and

10. The design of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) provides a shift in land uses to more efficiently accommodate Business Park, Commercial, Office, and Industrial uses; and

11. The discharge of waste into an existing sewer system from development proposed in the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) will not cause a violation of existing requirements prescribed by the local water quality control board because the Project will improve existing sewer system capacity to support local and regional growth; and

12. The effect of the Tentative Tract Map No. 30857 (TTM 18-01, Amendment No. 1) on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources because the Project facilitates the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities.

SECTION 4. Approval of Tentative Tract Map 30857 (TTM 18-01, Amendment No. 1). Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project as shown on Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "B", attached hereto and incorporated herein by this reference.

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

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 7. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 8. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 26th day of June, 2019.

Michael M. Vargas, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 19-21 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on June 26, 2019, by the following vote of the Commission:

Ayes:	Thornton, Rogers, Hewitt, Gardner, Melendrez, Jeffries, Baca, Vargas
Noes:	None
Abstain:	None
Absent:	None

Dated: June 26, 2019



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

EXHIBIT "A"

Tentative Tract Map 30857 (TTM 18-01, Amendment No. 1)

MERIDIAN - SOUTH CAMPUS
TENTATIVE TRACT MAP 30857

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF THAT LAND DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS FROM THE UNITED STATES OF AMERICA TO THE MARCH JOINT POWERS AUTHORITY RECORDED AS DOCUMENT NOS. 2000-130696 AND 2000-557760 ON JULY 25, 2000 AND NOVEMBER 02, 2000, RESPECTIVELY, ALSO SHOWN AS PARCEL 6 AND PARCEL 7 ON RECORD OF SURVEY 06-170, FILED IN BOOK 170, PAGES 70 THROUGH 80, INCLUSIVE OF RECORDS OF SURVEY, IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 6 DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 11, 2006, AS INSTRUMENT NO. 2006-0746956, OFFICIAL RECORDS OF SAID COUNTY RECORDER'S OFFICE, AND COMMONLY REFERRED TO AS ASSESSOR'S PARCEL NUMBER 294-100-004.

GENERAL NOTES

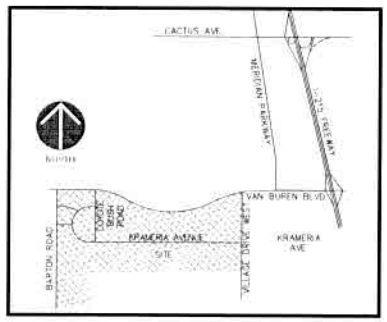
1. CURRENT DEVELOPMENT AREA:
   - BUSINESS PARK ..... 232.2 ACRES
   - MIXED USE ..... 23.2 ACRES
   - COMMERCIAL ..... 6.4 ACRES
   - INDUSTRIAL ..... 124.8 ACRES
   - OFFICE ..... 31.9 ACRES
   - OPEN SPACE ..... 125.6 ACRES
   - ROADS ..... 75.0 ACRES
   - NOT A PART ..... 13.3 ACRES
   - TOTAL ..... 618.6 ACRES
2. SOUTH CAMPUS TOTAL DEVELOPABLE LOTS 78
   SOUTH CAMPUS TOTAL OPEN SPACE LOTS 4
   SOUTH CAMPUS TOTAL LOTS 82
3. ZONING PER MARCH BUSINESS CENTER SPECIFIC PLAN.
4. UTILITIES:
   - WATER ..... WESTERN MUNICIPAL WATER DISTRICT (951) 789-5000
   - SEWER ..... WESTERN MUNICIPAL WATER DISTRICT (951) 789-5000
   - STORM DRAIN ..... RIVERSIDE COUNTY FLOOD CONTROL DISTRICT (951) 955-1200
   - GAS ..... SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2000
   - ELECTRIC ..... SOUTHERN CALIFORNIA EDISON CO. (800) 655-4555
   - TELEPHONE/CATV ..... VERIZON (800) 483-5000
5. SOURCE OF TOPOGRAPHY: KLAND AERIAL SURVEYS, INC. DATED JUNE 20, 2000
6. EASEMENTS ARE SHOWN UNLESS OTHERWISE NOTED.
7. THIS PROJECT IS A MULTI-UNIT SUBDIVISION. ORDER OF CLOSING MAPS MAY VARY AND SPLIT FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
8. GRADING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
9. CONFIGURE OF PROPOSED ROADWAYS SHOWN TO SUBGRADE ELEVATION ONLY.
10. ALL RIGHT OF WAY RESERVATIONS, LANDSCAPE EASEMENTS, AND ALL STORM DRAIN FACILITIES 36" AND SMALLER WILL BE MAINTAINED BY THE LIGHTING AND LANDSCAPE DISTRICT.
11. STORM DRAIN GREATER THAN 36" THROUGHOUT THE DEVELOPMENT WILL BE MAINTAINED BY THE FLOOD CONTROL DISTRICT.
12. MONITORING WELL SITES THAT A PART OF SOUTH CAMPUS LOT 19 AND NORTH CAMPUS LOT 15 WILL REQUIRE ACCESS BY THE AIR FORCE, AIR FORCE REAL PROPERTY AGENCY, ENVIRONMENTAL PROTECTION AGENCY, THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL, THE REGIONAL WATER QUALITY CONTROL AGENCY, AND THEIR DULY AUTHORIZED REPRESENTATIVES.
13. ALL DRY UTILITIES TO BE RELOCATED TO BE COMPATIBLE WITH PROPOSED DESIGN.

LAND USE TABLE

Parcel #	AREA (AC)	Proposed Land Use
1	4.82	Business Park
2	4.20	Business Park
3	5.24	Business Park
4	23.93	Industrial
5	19.84	Business Park
6	NOT USED	NOT USED
7	15.61	Industrial
8	44.02	Industrial
9	48.53	Industrial
10	8.70	Business Park
11	1.57	Business Park
12	1.31	Mixed Use
13	3.08	Business Park
14	NOT USED	NOT USED
15	NOT USED	NOT USED
16	0.63	Business Park
17	1.03	Business Park
18	0.82	Business Park
19	1.53	Business Park
20	1.02	Business Park
21	2.18	Business Park
22	1.24	Business Park
23	1.38	Business Park
24	2.36	Business Park
25	4.16	Mixed Use
26	1.00	Business Park
27	0.89	Business Park
28	5.64	Business Park
29	7.84	Business Park
30	2.17	Business Park
31	3.11	Business Park
32	2.15	Business Park
33	1.04	Mixed Use
34	2.27	Business Park
35	2.95	Business Park
36	10.00	Not a Part
37	1.72	Mixed Use
38	2.58	Business Park
39	2.63	Business Park
40	2.21	Business Park
41	2.63	Office
42	1.89	Business Park
43	1.04	Business Park
44	1.04	Business Park
45	1.05	Business Park
46	1.04	Business Park
47	1.14	Business Park
48	0.55	Business Park
49	NOT USED	NOT USED
50	NOT USED	NOT USED
51	1.01	Business Park
52	1.01	Business Park
53	1.01	Business Park
54	1.01	Business Park
55	1.01	Business Park
56	1.01	Business Park
57	1.05	Business Park
58	1.09	Business Park
59	2.39	Business Park
60	6.02	Mixed Use
61	4.15	Business Park
62	2.66	Business Park
63	2.47	Business Park
64	1.10	Business Park
65	1.06	Business Park
66	1.01	Business Park
67	2.93	Commercial
68	4.57	Business Park
69	6.38	Business Park
70	6.82	Business Park
71	61.09	Business Park
72	1.16	Commercial
73	10.71	Office
74	9.42	Office
75	8.8	Office
76	61.38	Park/Open Space
77	60.28	Park/Open Space
78	3.22	Park/Open Space
79	3.66	Park/Open Space
80	3.89	Commercial
81	1.44	Commercial

Parcel #	AREA (AC)	Proposed Land Use
A	1.25	Business Park
B	1.24	Business Park
C	4.54	Business Park
D	10.68	Business Park

Business Park	232.2 AC
Commercial	6.4 AC
Industrial	124.8 AC
Mixed Use	23.2 AC
Office	31.9 AC
Park/Open Space	125.6 AC



VICINITY MAP
NTS

OWNER

MARCH JOINT POWERS AUTHORITY
2.7.55 MEYER DRIVE
RIVERSIDE, CA 92518
CONTACT: DANIELLE WHEELER
PHONE: 951-656-7000

DEVELOPER

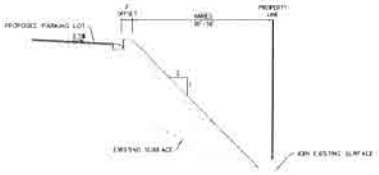
MERIDIAN PARK, LLC
181 VAN NICHOLS DRIVE, SUITE 110
NEWPORT BEACH, CA 92661
CONTACT: JEFF GORDON
PHONE: 808-579-1254

ENGINEER OF WORK

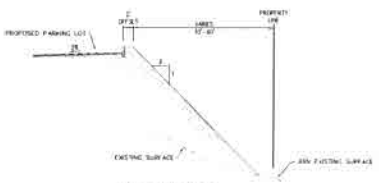
DRC ENGINEERING, INC.
180 SOUTH OLD SPRINGS ROAD, SUITE 214
ANAHEIM HILLS, CALIFORNIA 92808
TELEPHONE: 714-685-6860

ACCESSOR'S PARCEL NO.

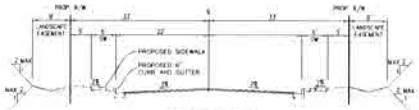
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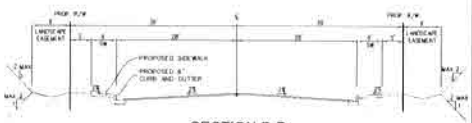
SECTION A-A
SCALE: HORIZ 1"=10'
VERT 1"=5'



SECTION B-B
SCALE: HORIZ 1"=10'
VERT 1"=5'



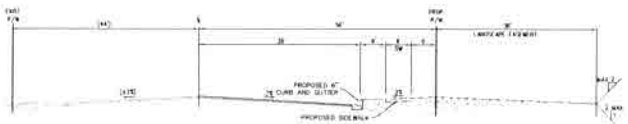
SECTION C-C
INDUSTRIAL CUL-DE-SAC
STREET P & STREET U
SCALE: HORIZ 1"=10'
VERT 1"=5'



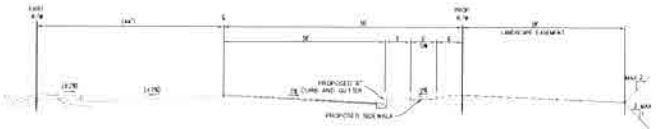
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INDUSTRIAL COLLECTOR STREET
STREET P, STREET C, STREET J
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VERT 1"=5'



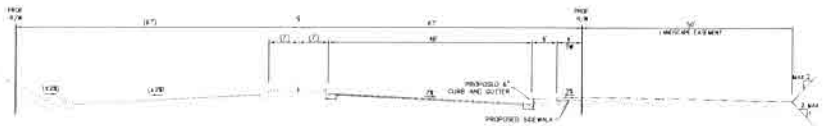
TYPICAL ACCESS ROAD
SCALE: HORIZ 1"=10'
VERT 1"=5'



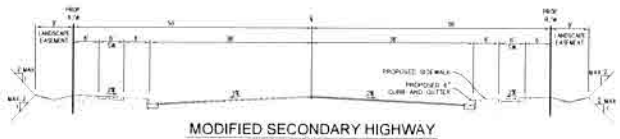
MODIFIED SECONDARY HIGHWAY
BARTON STREET (Van Buren Boulevard to Quess Ranch Road)
BARTON STREET (Cajalco Avenue to South Property Line)
SCALE: HORIZ 1"=10'
VERT 1"=5'



MODIFIED SECONDARY HIGHWAY
BARTON STREET (QUESS RANCH ROAD TO CAJALCO AVENUE)
SCALE: HORIZ 1"=10'
VERT 1"=5'



MODIFIED ARTERIAL (URBAN) HIGHWAY
VAN BUREN BOULEVARD
SCALE: HORIZ 1"=10'
VERT 1"=5'



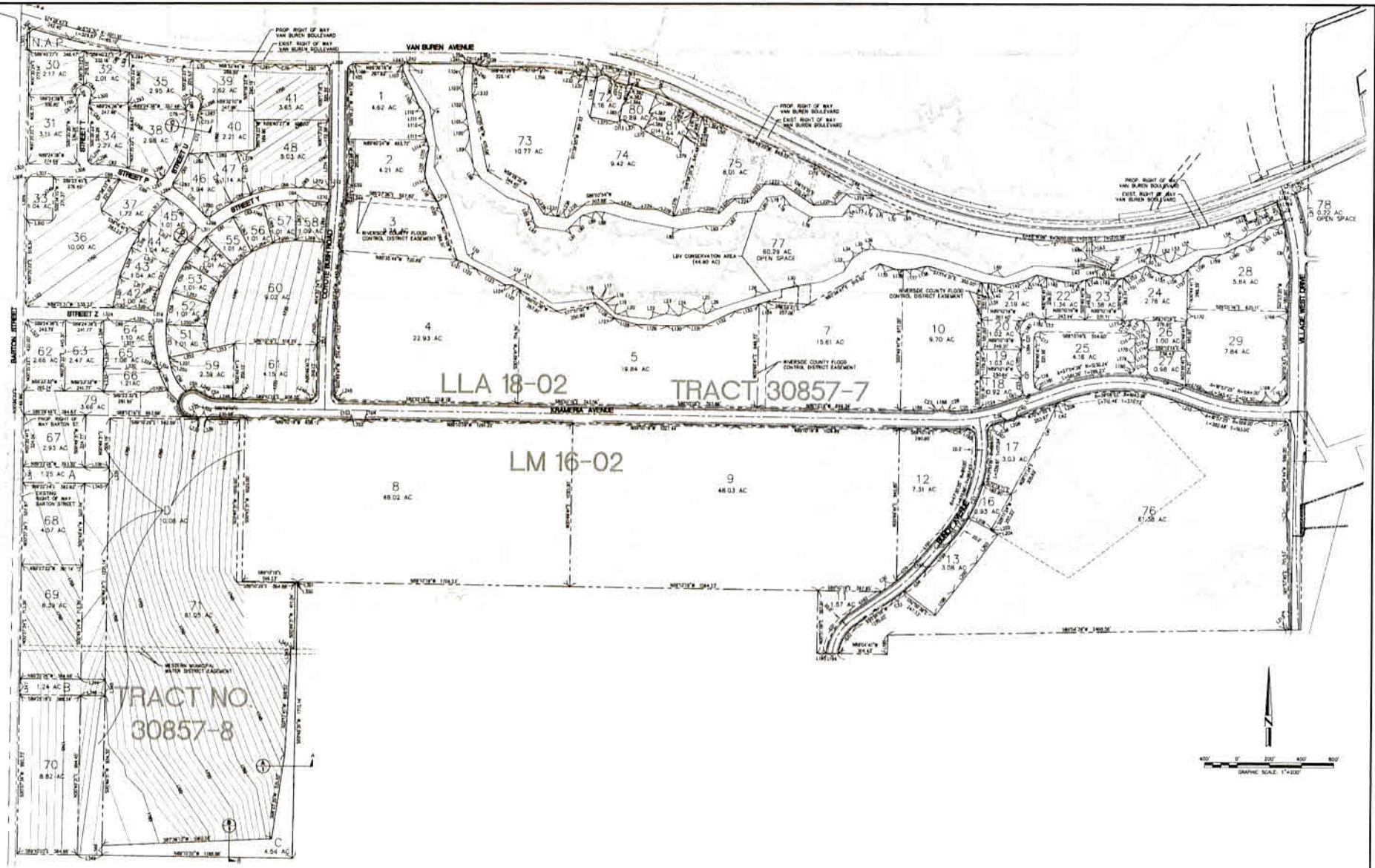
MODIFIED SECONDARY HIGHWAY
TOWNE RUSH ROAD
KRAMERIA AVENUE
SCALE: HORIZ 1"=10'
VERT 1"=5'

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	APPROVED
1	REVISION 1	08/21/2018	
2	REVISION 2	09/25/2018	
3	REVISION 3	10/22/2018	

PROJECT: MERIDIAN SOUTH CAMPUS
DRAWING TITLE: TENTATIVE TRACT MAP

SCALE: 1"=
DATE: 05/07/18
CHECKED ON: 10-18-18
DRAWING FILE: 17330TM.DWG
PROJECT NO: 17-000
SHEET NUMBER: 1
OF 3 SHEETS
U.N.O. AS SHOWN



MERIDIAN
SOUTH CAMPUS

TENTATIVE TRACT MAP

ISSUE:	TTM
DATE:	05/07/18
CHECKED ON DRAWING:	
DRAWING FILE:	17330TTM1R1
PROJECT NO.:	17-000
SHEET NUMBER:	2
OF	3 SHEETS
SCALE:	AS SHOWN

CONSERVATION EASEMENT LINE TABLES

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	344.336	S88° 40' 28.91"E	L21	122.842	N84° 31' 38.88"W	L41	198.922	S68° 32' 46.53"W	L61	65.000	N70° 17' 58.00"E	L81	134.605	N85° 13' 24.81"E	L101	91.836	S28° 16' 55.06"E
L2	81.458	N02° 08' 48.81"E	L22	108.470	S72° 44' 18.87"W	L42	141.024	N86° 05' 00.19"W	L62	49.640	S19° 42' 01.00"E	L82	110.147	N42° 37' 15.43"E	L102	125.951	S28° 08' 56.75"E
L3	252.193	N30° 20' 56.81"W	L23	87.388	N80° 43' 17.92"W	L43	238.566	S84° 24' 56.50"W	L63	82.088	N41° 02' 02.04"W	L83	117.747	N88° 25' 33.30"E	L103	86.281	S07° 20' 06.38"E
L4	88.690	N10° 01' 28.05"E	L24	100.973	S84° 36' 42.83"W	L44	61.466	N79° 18' 46.15"W	L64	136.262	N88° 18' 48.04"W	L84	156.574	N82° 54' 43.42"E	L104	107.355	S08° 45' 15.16"E
L5	153.478	N09° 26' 24.78"W	L25	83.181	N89° 44' 14.07"W	L45	30.355	S79° 16' 46.15"E	L65	38.788	N23° 41' 11.96"E	L85	50.886	S80° 24' 21.26"E			
L6	139.724	N03° 36' 06.28"E	L26	78.323	S87° 20' 36.53"W	L46	32.049	N76° 16' 46.15"W	L66	16.693	S23° 41' 11.96"W	L86	283.580	S79° 17' 58.78"E			
L7	180.451	S27° 36' 20.15"E	L27	237.170	S71° 36' 34.62"E	L47	156.586	S61° 16' 46.85"W	L67	127.479	S86° 18' 48.04"E	L87	154.436	S73° 57' 12.36"E			
L8	293.734	N18° 23' 28.54"W	L28	101.078	S72° 30' 42.48"W	L48	68.695	S71° 03' 25.45"W	L68	101.313	S01° 03' 02.04"E	L88	36.550	S84° 55' 41.32"E			
L9	117.202	N14° 07' 13.79"W	L29	164.163	S77° 00' 51.62"W	L49	19.998	S71° 03' 25.45"W	L69	35.008	N73° 42' 30.52"E	L89	93.152	N74° 08' 30.75"E			
L10	93.744	N48° 11' 14.23"W	L30	228.934	S86° 50' 04.15"W	L50	15.573	N77° 28' 48.90"W	L70	40.881	S63° 43' 16.67"E	L90	111.162	N49° 24' 02.36"E			
L11	240.584	N43° 38' 34.50"W	L31	165.946	S89° 44' 31.77"W	L51	12.704	S84° 04' 08.34"W	L71	98.986	S70° 28' 18.7"E	L91	32.730	N84° 14' 08.31"E			
L12	47.130	N62° 20' 17.36"W	L32	144.310	S84° 43' 37.18"W	L52	102.630	N64° 04' 08.34"W	L72	54.481	S84° 36' 21.50"E	L92	181.987	S81° 46' 57.26"E			
L13	108.816	N42° 55' 02.58"W	L33	87.165	S32° 48' 11.55"W	L53	100.758	S62° 34' 42.37"W	L73	106.788	N88° 31' 33.83"E	L93	32.707	S50° 19' 30.36"E			
L14	167.890	N56° 55' 14.61"W	L34	74.473	S54° 24' 31.37"W	L54	83.912	S86° 12' 46.40"W	L74	88.784	N34° 19' 03.38"E	L94	53.157	S13° 27' 32.33"E			
L15	266.319	S84° 08' 45.13"W	L35	43.332	S75° 27' 37.47"W	L55	178.738	S84° 50' 31.47"W	L75	187.586	N88° 01' 13.86"E	L95	73.218	S20° 48' 58.00"E			
L16	33.205	S88° 18' 32.66"W	L36	45.726	S86° 32' 25.13"W	L56	120.383	S82° 38' 15.41"W	L76	24.926	S72° 15' 00.27"E	L96	138.862	S70° 57' 8.34"E			
L17	13.521	N64° 01' 07.54"W	L37	294.312	N43° 30' 56.44"W	L57	157.571	S5° ww 09.62"W	L77	153.233	S61° 54' 22.92"E	L97	202.364	S55° 24' 17.84"E			
L18	31.206	N53° 32' 25.60"E	L38	191.296	N16° 43' 33.67"W	L58	121.153	S89° 38' 03.54"W	L78	78.858	S38° 18' 37.83"E	L98	89.730	S32° 58' 26.74"E			
L19	83.150	N44° 35' 47.27"W	L39	263.075	N71° 51' 44.17"W	L59	108.442	S19° 10' 00.53"E	L79	106.638	N82° 58' 28.33"E	L99	237.326	S07° 30' 08.48"E			
L20	92.154	N17° 22' 39.91"W	L40	112.008	N18° 45' 53.04"E	L60	50.000	N19° 42' 20.00"E	L80	88.592	N12° 07' 24.01"E	L100	7.736	S16° 45' 09.11"E			

CONSERVATION EASEMENT CURVE TABLES

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	148.563	3053.000	002°47'01"	74.291
C2	345.581	3053.000	006°29'43"	173.111
C3	121.216	216.674	032°03'02"	62.436
C4	120.757	179.974	038°25'40"	62.722
C5	378.083	3053.000	007°05'55"	189.285

LINE DATA TABLES

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L108	52.485	S45° 18' 32.58"W	L128	158.280	N51° 08' 33.00"W	L147	82.904	N72° 49' 28.15"E	L168	107.815	N89° 10' 18.00"W	L189	212.224	N89° 10' 18.70"W	L213	24.000	S44° 07' 47.00"E	L233	11.984	N12° 05' 46.27"W	L254	142.351	N04° 52' 48.43"W	L275	48.145	S74° 16' 04.33"E	L298	38.265	S88° 04' 38.37"E	L319	72.749	N52° 08' 42.78"E	L340	154.500	N89° 22' 10.44"W	L361	7.107	N82° 51' 20.82"E	L382	40.544	N34° 36' 28.07"E
L109	22.167	N89° 46' 08.42"W	L129	5.132	N73° 54' 47.45"W	L148	34.576	N72° 02' 04.86"E	L169	135.902	N72° 12' 54.00"W	L190	50.313	S06° 18' 42.86"E	L211	22.017	S89° 05' 11.87"W	L234	135.414	N74° 48' 52.56"W	L255	250.000	S87° 35' 46.21"E	L276	109.716	S86° 38' 28.13"E	L299	13.941	S44° 24' 38.23"E	L320	136.268	S84° 48' 08.25"E	L341	100.000	N00° 35' 12.82"E	L362	110.641	N84° 50' 45.00"W			
L110	36.150	N00° 16' 55.06"E	L130	145.276	N73° 53' 36.58"W	L149	149.250	S88° 50' 40.00"E	L170	74.000	N00° 49' 41.30"E	L191	244.338	S41° 24' 30.87"W	L214	57.282	N00° 10' 15.22"W	L235	179.586	S02° 32' 53.25"E	L256	192.280	N38° 40' 18.94"E	L277	288.586	S18° 31' 34.05"E	L300	44.858	N04° 13' 59.94"E	L321	184.837	S11° 15' 23.01"E	L342	23.000	S89° 10' 29.64"E	L363	18.806	N79° 29' 25.73"E			
L111	136.140	N25° 08' 06.00"W	L131	187.040	N87° 44' 27.00"W	L150	30.825	N83° 17' 48.41"E	L171	17.508	N70° 12' 54.00"W	L192	245.047	S55° 16' 52.06"E	L215	9.264	N14° 38' 31.06"E	L236	97.228	N81° 24' 29.23"E	L257	250.000	S12° 01' 39.81"E	L278	280.183	N89° 38' 28.15"E	L301	12.864	S81° 38' 54.14"E	L322	28.537	N34° 42' 56.43"E	L343	57.107	S30° 44' 31.86"E	L364	8.223	N64° 41' 45.06"E			
L112	105.930	N22° 53' 11.00"W	L132	134.945	S86° 59' 06.00"W	L151	3.705	N00° 22' 59.84"E	L172	24.351	N31° 00' 33.17"E	L193	58.183	N89° 04' 40.98"W	L216	74.585	N83° 46' 22.23"E	L237	91.005	N61° 02' 24.87"W	L258	142.280	N24° 15' 23.39"E	L279	251.088	N27° 02' 34.09"W	L302	31.996	N48° 39' 04.22"E	L323	28.454	N35° 54' 24.37"E	L344	154.500	N89° 22' 24.57"W	L365	72.158	S35° 18' 04.87"E			
L113	49.870	N1° 25' 12.00"W	L133	120.080	S88° 58' 30.00"W	L152	81.110	N58° 45' 22.00"E	L173	71.457	N80° 49' 41.30"E	L194	38.351	S89° 04' 40.98"W	L217	286.235	S00° 01' 42.58"E	L238	111.636	N32° 23' 11.17"W	L259	250.000	S58° 27' 33.40"E	L280	114.392	S86° 38' 29.15"E	L303	110.780	N00° 08' 47.23"E	L324	40.521	S89° 24' 37.96"E	L345	100.001	N00° 48' 31.96"E	L366	43.586	N82° 48' 25.50"E			
L114	58.780	N10° 34' 03.00"W	L134	198.510	S64° 50' 20.52"W	L153	77.160	N65° 01' 50.00"E	L174	52.163	N80° 49' 41.30"E	L195	120.380	S00° 57' 14.54"W	L218	130.650	N40° 13' 11.46"E	L239	156.447	N0° 57' 50.66"E	L260	142.280	N36° 49' 29.60"E	L281	1.726	S34° 17' 28.26"E	L304	50.005	S1° 03' 16.76"E	L325	138.268	S84° 48' 59.35"E	L346	154.499	S89° 15' 12.52"E	L367	23.451	N78° 16' 49.56"E			
L115	58.950	N25° 46' 13.00"E	L135	165.643	S77° 17' 23.00"W	L154	67.810	S58° 25' 29.00"E	L175	41.263	N10° 49' 41.08"E	L196	166.325	N37° 57' 15.13"E	L219	168.038	S88° 01' 42.28"E	L240	36.215	N00° 19' 33.06"E	L261	250.000	S41° 53' 27.00"E	L282	34.257	S11° 14' 49.43"E	L305	28.034	N14° 42' 58.47"E	L326	32.746	S41° 47' 41.48"E	L347	100.000	N00° 33' 34.47"W	L370	96.498	N84° 50' 45.00"W			
L116	50.330	N1° 51' 11.00"W	L136	52.433	N73° 17' 33.00"E	L155	90.900	S74° 41' 29.00"E	L176	41.263	S80° 50' 41.51"E	L197	88.830	S41° 24' 30.87"W	L220	93.577	N43° 46' 26.86"E	L241	3.875	N28° 41' 13.52"E	L262	142.280	N13° 23' 28.23"E	L283	21.058	S41° 09' 20.10"E	L306	53.841	S41° 35' 21.39"E	L327	314.587	N89° 23' 31.88"E	L348	83.377	S00° 42' 41.31"E	L371	114.484	S70° 31' 58.90"E			
L117	52.410	N17° 24' 33.00"W	L137	113.460	S71° 13' 37.00"E	L156	80.830	N81° 33' 35.00"E	L177	12.337	N89° 10' 18.67"W	L198	198.968	S41° 24' 30.87"W	L221	142.739	N89° 33' 39.94"E	L242	1.820	N02° 04' 48.87"E	L263	250.000	S29° 19' 20.04"E	L284	32.749	S84° 19' 46.93"E	L307	150.588	S89° 24' 18.23"E	L328	182.270	N00° 35' 21.78"E	L349	154.496	N89° 08' 56.65"W	L372	85.998	S35° 27' 31.07"E			
L118	87.730	N01° 35' 56.00"E	L138	39.407	N88° 18' 51.50"E	L157	80.160	N6° 11' 38.00"E	L178	137.852	S00° 49' 41.30"W	L200	231.144	N37° 51' 35.07"E	L222	124.656	S87° 54' 58.66"W	L243	98.649	S89° 36' 16.20"E	L264	142.280	N67° 57' 42.61"E	L287	32.030	S11° 47' 23.68"E	L308	29.368	N15° 54' 24.37"E	L329	33.964	N12° 48' 13.29"E	L350	15.050	S89° 10' 18.70"E	L373	156.907	S84° 58' 04.64"E			
L119	88.280	N05° 09' 58.00"E	L139	55.933	N88° 18' 12.35"E	L158	125.343	N44° 53' 23.00"E	L179	33.004	S02° 24' 32.34"W	L202	13.941	S41° 24' 30.98"W	L223	118.867	N42° 51' 10.17"E	L244	26.180	N04° 01' 41.48"E	L265	250.000	S14° 40' 14.18"E	L288	27.886	S11° 47' 23.98"E	L309	247.586	N00° 35' 21.77"E	L330	343.583	S89° 23' 31.88"E	L351	8.001	S00° 49' 31.38"E	L374	49.087	N21° 01' 55.06"E			
L120	59.370	N16° 20' 24.00"W	L140	100.970	N78° 47' 18.00"E	L159	125.010	S82° 01' 34.00"E	L180	34.154	S49° 22' 30.87"W	L203	215.342	N36° 39' 53.13"E	L224	89.118	N87° 55' 14.94"E	L245	45.255	S44° 10' 18.02"E	L266	142.280	N82° 31' 49.02"E	L289	27.560	N44° 42' 27.00"E	L310	167.674	N89° 24' 38.22"E	L331	80.128	S89° 13' 49.17"E	L352	80.128	S89° 13' 49.17"E	L375	14.727	S84° 58' 04.64"E			
L121	120.860	N36° 08' 18.00"W	L141	40.011	S84° 47' 44.33"E	L160	87.110	N82° 06' 56.00"E	L181	32.760	N62° 23' 44.00"W	L204	50.798	N58° 47' 05.06"W	L225	140.161	N68° 53' 14.33"E	L246	45.255	N45° 49' 41.30"E	L267	250.000	S00° 11' 07.78"E	L290	196.183	N89° 40' 21.28"W	L311	32.746	S05° 51' 46.76"E	L332	142.744	S02° 35' 21.78"W	L353	56.271	N00° 44' 34.31"E	L376	120.931	N29° 01' 55.06"E			
L122	1.865	N23° 42' 43.00"W	L142	20.545	S84° 47' 48.33"E	L161	114.110	S60° 44' 12.00"E	L182	51.904	N38° 57' 23.76"W	L205	8.083	N28° 11' 24.00"E	L226	131.368	S89° 09' 35.58"E	L247	78.168	S89° 10' 18.70"E	L268	179.448	S86° 01' 50.06"E	L291	118.093	N89° 52' 44.47"W	L312	192.046	N17° 37' 38.48"E	L333	32.415	S89° 10' 18.66"E	L354	3.000	N13° 48' 11.79"W	L360	99.117	N21° 14' 25.17"E			
L123	99.222	N23° 42' 43.00"W	L143	72.130	S80° 51' 13.00"E	L162	198.170	S48° 54' 08.00"E	L183	33.903	S10° 13' 16.84"E	L206	158.548	N6° 08' 05.34"W	L227	150.835	N08° 37' 15.87"E	L248	139.653	S89° 10' 18.70"E	L269	243.715	N04° 32' 34.02"E	L292	24.997	S12° 38' 21.22"E	L313	177.138	N41° 04' 40.08"E	L334	63.181	S89° 10' 18.70"E	L356	81.874	N82° 26' 41.70"E	L363	53.505	N29° 09' 33.64"E			
L124	55.540	N68° 21' 33.00"W	L144	137.800	N72° 13' 16.00"E	L163	102.240	N74° 18' 08.00"E	L184	42.825	S00° 49' 41.30"W	L207	44.020	N38° 07' 37.20"E	L228	110.888	S87° 24' 20.25"E	L249	58.422	S89° 23' 51.93"E	L270	7.404	N04° 33' 03.82"E	L293	39.780	N00° 39' 21.78"E	L314	89.103	N5° 00' 38.01"E	L335	15.016	N00° 44' 31.96"E	L358	30.585	N89° 16' 43.89"W	L364	54.545	N39° 44' 41.06"E			
L125	85.836	N67° 58' 33.00"W	L145	79.000	N63° 57' 36.00"E	L164	38.560	S18° 51' 31.00"E	L185	145.053	S00° 49' 41.30"W	L208	87.658	N70° 57' 13.31"E	L229	126.672	S88° 16' 10.93"E	L250	37.018	S12° 46' 13.11"E	L271	133.174	N85° 27' 35.71"W	L294	117.291	N89° 38' 56.54"W	L315	282.844	N8° 15' 41.87"W	L336	15.011	S00° 49' 41.30"W	L359	19.815	S88° 42' 43.76"E	L380	101.050	N10° 30' 24.84"E			
L126	208.884	N61° 58' 33.00"W	L146	84.666	S76° 07' 44.04"E	L165	8.016	S64° 06' 22.08"E	L186	34.861	S27° 15' 47.78"W	L209	42.801	N32° 41' 02.04"E	L230	74.339	N77° 05' 43.27"W	L251	37.321	S12° 58' 02.88"E	L272	130.480	N85° 27' 35.71"W	L295	12.388	S12° 38' 38.07"E	L316	88.437	N1° 48' 13.28"E	L337	203.032	S89° 10' 28.84"E	L360	9.000	N80° 12' 34.79"W	L369	172.941	N24° 28' 38.96"E			
L127	42.020	N60° 02' 00.00"W	L147	104.264	S76° 07' 35.87"E	L166	72.153	S02° 23' 35.28"W	L187	100.000	S70° 41' 04.87"W	L210	153.010	S70° 12' 54.00"E	L231	59.483	N83° 28' 41.96"W	L252	249.993	S77° 50' 03.38"E	L273	24.587	S00° 27' 23.90"W	L296	11.029	S34° 17' 26.26"W	L317	263.045	N73° 08' 40.55"E	L338	154.515	S89° 23' 25.93"E	L361	38.006	N61° 07' 16.57"E	L367	29.843	N55° 27' 31.63"W			
L128	58.186	N61° 10' 40.00"W	L148	82.280	S84° 50' 45.00"E	L167	77.814	S45° 23' 31.40"W	L188	81.340	N60° 08' 46.98"W	L211	157.130	S86° 10' 18.00"E	L232	37.136	N47° 54' 31.67"W	L253	161.070	S77° 50' 03.38"E	L274	231.366	S00° 13' 57.62"E	L297	31.410	S75° 09' 46.86"E	L318	187.797	S21° 47' 12.89"E	L339	100.001	S00° 49' 31.38"W	L362	35.090	S26° 54' 36.35"E	L368	61.911	N29° 01' 55.06"E			

CURVE DATA TABLES

Curve Table					Curve Table					Curve Table					Curve Table					Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Tangent	Curve #	Length	Radius	Delta	Tangent	Curve #	Length	Radius	Delta	Tangent	Curve #	Length	Radius	Delta	Tangent	Curve #	Length	Radius	Delta	Tangent	Curve #	Length	Radius	Delta	Tangent
C0	362.150	1244.000	016°40'47"	182.365	C25	189.303	1044.000	010°23'21"	94.912	C44	258.353	3053.000	004°50'47"	129.155	C65	84.407	886.763	005°27'01"	42.247	C84	88.835	50.000	101°48'25"	62.313	C103	11.184	21.000	031°32'16"	5.825
C1	53.540	606.172	013°09'35"	18.774	C26	15.051	50.000	017°14'40"	7.620	C45	307.308	231.000	061°13'16"	173.860	C66	152.731	886.626	009°52'51"	76.554	C85	83.407	886.763	005°23'40"	41.734	C104	11.242	21.000	030°40'52"	5.814
C2	65.722	1074.011	003°30'22"	32.871	C27	15.403	50.000	022°23'47"	7.803	C46	16.806	37.256	025°50'30"	8.644	C67	140.754	886.392	009°06'03"	70.524	C86	88.640	49.000	103°38'50"	62.321	C105	94.398	1455.633	003°42'56"	47.216
C3	203.034	1156.000	010°03'41"	101.765	C28	138.298	1155.844	006°51'47"	69.277	C47	199.671	2314.498	004°56'34"	99.868	C68	132.146	886.183	008°32'14"	66.154	C87	23.854	100.001	013°39'37"	11.983	C106	17.588	36.000	022°40'45"	8.895
C4	86.421	1039.000	003°49'44"	30.344	C29	189.485	1051.000	020°39'09"	94.803	C48	18.487	138.000	008°50'43"	9.254	C69	209.324	886.365	01°07'26"	105.165	C88	144.508	811.000	010°12'33"	72.446	C107	25.921	62.000	023°57'18"	13.153
C5	17.424	500.000	000°59'50"	8.734	C30	115.838	1324.148	005°00'58"	57.962	C49	20.807	138.000	008°38'18"	10.484	C70	242.423	889.000	015°37'23"	121.858	C89	318.688	811.296	022°30'29"	161.394	C108	25.842	62.000	023°52'44"	13.063
C6	114.852	88.000	074°45'05"	67.224	C31	291.755	378.000	049°19'38"	153.603	C50	83.372	1456.000	003°16'31"	41.697	C71	157.132	888.872	010°08'32"	79.008	C90	240.655	822.018	016°46'26"	121.146	C109	45.747	188.982	013°51'41"	23.014
C7	34.584	88.000	022°31'48"	17.527	C32	217.726	261.000	047°47'46"	115.648	C51	87.158	1344.000	003°43'23"	43.584	C72	230.073	862.543	015°16'01"	116.209	C91	139.548	844.436	009°27'25"	69.998	C110	118.872	234.000	002°53'45"	59.850
C8	17.424	100.000	009°59'00"	8.734	C33	88.803	138.000	004°27'56"	43.422	C52	83.465	126.500	037°47'27"	32.413	C73	16.305	99.857	009°21'16"	8.336	C92	113.274	888.318	007°18'10"	78.828	C111	93.375	486.000	009°48'18"	7.668
C9	81.281	78.000	059°42'06"	39.000	C34	187.285	1139.000	009°25'14"	93.854	C53	83.356	83.000	057°33'08"	45.570	C74	90.161	44.000	104°13'07"	64.446	C93	152.968	888.211	009°52'30"	76.693	C112	44.554	42.500	060°03'57"	25.922
C10	90.727	363.000	014°19'17"	45.603	C35	88.245	888.885	005°41'05"	44.172	C54	185.954	361.000	029°30'48"	94.862	C75	98.114	1066.000	005°16'37"	49.018	C94	126.231	888.388	008°08'17"	63.205															
C11	81.281	78.000	059°42'06"	39.000	C36	78.874	888.003	005°04'16"	39.461	C55	206.211	810.877	014°34'08"	103.683	C76	122.548	214.857	032°40'43"	81.398	C95	153.068	1833.869	003°40'42"	51.368															
C12	19.284	88.888	011°02'36"	9.672	C37	233.625	886.000	015°07'04"	117.487	C56	206.211	811.024	014°34'05"	103.664	C77	284.859	4068.000	004°01'01"	142.488	C96	158.129	1391.045	006°30'56"	54.984															
C13	81.846	87.999	053°17'27"	44.153	C38	88.225	138.000	036°38'25"	45.730	C57	206.211	810.978	014°34'08"	103.685	C78	88.293	49.000	103°14'24"	61.868	C97	153.301	886.983	009°54'03"	76.913															
C14	90.727	363.000	014°19'17"	45.603	C39	11.918	21.000	032°30'39"	6.131	C58	206.211	811.004	014°34'05"	103.684	C79	12.957	100.144	007°24'27"	6.484	C98	159.464	888.888	010°17'02"	79.982															
C15	19.284	100.000	011°02'36"	9.672	C40	11.423	21.000	031°08'56"	5.896	C59	206.211	810.978	014°34'08"	103.685	C80	403.084	816.231	028°18'04"	204.146	C99	138.823	376.000	021°09'37"	70.215															
C16	34.274	434.000	004°31'24"	17.146	C41	278.086	3035.967	005°14'56"	139.104	C60	206.210	811.024	014°34'05"	103.684	C81	204.156	886.038	013°12'01"	102.569	C100	122.010	1.788.888	003°54'45"	61.006															
C17	83.873	434.001	011°04'48"	42.061	C42	33.265	378.407	005°02'12"	26.646	C61	206.211	810.978	014°34'08"	103.685	C82	190.701	886.030	012°19'45"	95.718	C101	153.825	376.000	015°40'45"	52.139															
C18	161.901	1044.000	008°53'07"	81.113	C43	217.326	1378.000	009°02'08"	108.881	C62	88.888	811.001	006°16'31"	33.462	C83	28.955	110.355	015°02'06"	14.561	C102	133.363	83.000	094°40'24"	90.296															

NOT FOR CONSTRUCTION

dbre
Engineering, Inc.
Civil Engineering and Land Planning
2010 Hogback Road, Suite 1
Ann Arbor, Michigan 48105
(734) 995-0200

DATE	DESCRIPTION
05/07/2018	PER CITY COMMENTS
07/02/2018	PER CITY COMMENTS
08/01/2018	PER CITY COMMENTS

PROJECT: MERIDIAN SOUTH CAMPUS

SHEET TITLE: TENTATIVE TRACT MAP

TITLE	File
DATE	05/07/18
DRAWING FILE	17330TM.dwg
PROJECT NO.	17-080
SHEET NUMBER	3
SCALE	As shown

EXHIBIT "B"

Conditions of Approval

Conditions of Approval
Tentative Tract Map 30857
TTM 18-01, Amendment No. 1

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The effectiveness of this approval is conditioned upon the subsequent approval of the recordation of Final Map 30857 (TTM 18-01, Amendment No. 1).

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 approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of 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 Plot Plan 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-1, A7. Requirements of the March Business Center 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. The approved or conditionally approved tentative subdivision map shall expire 36 months after such approval unless within that period of time a completed final map meeting all applicable conditions of approval shall have been filed with the March JPA Executive Director for completion of processing, approving and recording. Prior to the expiration date, the land divider may apply in writing for an extension of time. Each application shall be made to the March JPA Planning Director no more than 60 days prior to the expiration date of the tentative map and shall be accompanied by the fee set by the March Joint Powers Commission. (MJPA 9.14.080)

Planning Conditions Prior to Final Map Approval by the Joint Powers Commission

6. Prior to Final Map approval, the applicant shall prepare all applicable exhibits for the March JPA to grant themselves Lots 41 and 48 of the Tentative Tract Map as this area has not been previously mapped.

7. Prior to Final Map approval, the applicant shall prepare all applicable exhibits for the March JPA to grant themselves Lots 10, 77 and 75 of the Tentative Tract Map as this area has not been previously mapped.

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

In a letter dated June 11, 2019, Trilake Consultants provided the following conditions of approval: 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 and 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. 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 completed 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. The project shall adhere to the conditions of the original Tract Map 30857 and as amended including dedication of all street improvements.

2. The Final Tract Map shall be submitted to JPA for review and approval.

3. All monuments shall be set prior to recordation or in lieu fee deposited with JPA.

4. All dedications as shown on the map shall be subject to review and acceptance by JPA prior to map recordation.

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Contact: Lauren Sotelo 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): March Business Center Specific Plan (SP-1) Final Environmental Impact Report (SCH # 2002071089)		

Project Title: Tentative Tract Map 30857 (TTM 18-01, Amendment No. 1) for the March Business Center South Campus

Project Applicant: Meridian Park 61, LLC.

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): The March Business Center South Campus is bounded by Van Buren Boulevard to the north, Village West Drive to the east, Barton Road to the west and Krameria Avenue to the south and is located within the March Joint Powers Authority's land use jurisdiction. Please refer to the attached map.

General Project Location (City and/or County): Riverside County

Project Description: On October 10, 2018, the March Joint Powers Commission approved Tentative Tract Map 18-01

14205 MERIDIAN PARKWAY ★ SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX (951)653-5558
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(TTM 18-01) as part of the March Business Center Land Swap project pursuant to a previously certified Environmental Impact Report and an Addendum to the same. This approval consisted of the following changes to Tentative Tract Map 30857:

- Reduce Parcel 41 to 3.65-acres,
- Consolidate the southern portion of Parcel 41 as well as Parcel 49 and 50 to become Parcel 48,
- Create lots 72, 73, 74, and 75 of the TTM (Orange Terrace Retail area).

The newly approved Tentative Tract Map Amendment includes the following changes to the previously approved Tentative Tract Map 30857 for the March Business Center South Campus:

- Reduce lot 72 of the TTM (Orange Terrace Retail area),
- Create lots 80, 81 of the TTM (Orange Terrace Retail area),
- Create/merge lot 13 of the TTM (was lots 14, 15 and 16 of Tract 30857-7) into 1 lot,
- Create 20' landscape easement to LLMD/MJPA on lots 11, 12, 13, 16 and 17 of TTM, and;
- Create lot 10 of the TTM (NWC of Bundy Avenue and Krameria Avenue to keep the map contiguous).

None of these amendments change the previously approved land uses, allow for increased total development acreage, or allow for an increase in the building square footages that were previously analyzed and approved. Accordingly, no further environmental review – beyond the previously certified EIR and adopted addendum – is required for these Amendments pursuant to CEQA. (Pub. Resources Code, § 21166; State CEQA Guidelines, § 15162.)

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on June 26, 2019 and has made the following determinations regarding the above described project:

1.	☐	The March Business Center Specific Plan (SP-1) will have a significant effect on the environment.
	☒	The project will NOT have a significant effect on the environment beyond those already analyzed and disclosed in the previously certified EIR
2.	☒	A certified Environmental Impact Report (SCH # 2002071089) and an Addendum to the same were previously prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures were made a condition of the approval of the project per the previously certified EIR.
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☒	A Mitigation Monitoring or Reporting Plan was adopted for this project. Specifically, this Project relies upon and is subject to the Mitigation Monitoring and Reporting Program adopted in connection with the previously certified March Business Center Specific Plan (SP-2) Final Environmental Impact Report (SCH # 2002071089).
	☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.

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5. ☒	A Statement of Overriding Considerations was previously adopted for the March Business Center Specific Plan (SP-1).	
☐	A Statement of Overriding Considerations was NOT adopted for this project	
6. ☒	Findings were made pursuant to the provisions of CEQA.	
☐	Findings were NOT made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian:	Location:

Date: _____	_____ **Signature** **Name:** _____ **Title:** _____
Date Received for Filing: _____	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 10a

Meeting Date: June 26, 2019

Action: **ADOPT RESOLUTION #JPA 19-21 APPROVING AMENDMENT NO. 1 TO TENTATIVE TRACT MAP NO. 30857 (TTM 18-01, A1) AS IT PERTAINS TO THE SOUTH CAMPUS OF THE MARCH BUSINESS CENTER SPECIFIC PLAN; SUBJECT TO CONDITIONS OF APPROVAL, AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Motion: 1) Adopt Resolution #JPA 19-21, approving Amendment No. 1 to Tentative Tract Map No. 30857 (TTM 18-01, A1) as it pertains to the South Campus of the March Business Center Specific Plan; subject to Conditions of Approval, and 2) Direct staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines.

Applicant: Meridian Park 61, LLC.

Previous Approval:

On October 10, 2018, the March Joint Powers Commission approved Tentative Tract Map 18-01 as part of the March Business Center Land Swap Project. This approval consisted of the following changes to Tentative Tract Map 30857:

- Reduce Parcel 41 to 3.65-acres,
- Consolidate the southern portion of Parcel 41 as well as Parcel 49 and 50 to become Parcel 48,
- Reduce Parcel 72 to 3.7-acres,
- Increase Parcel 73 to 10.77-acres,
- Increase Parcel 74 to 9.42-acres,
- Increase Parcel 75 to 8.24-acres; and
- Create lots 72, 73, 74, and 75 of the TTM (Orange Terrace Retail area).

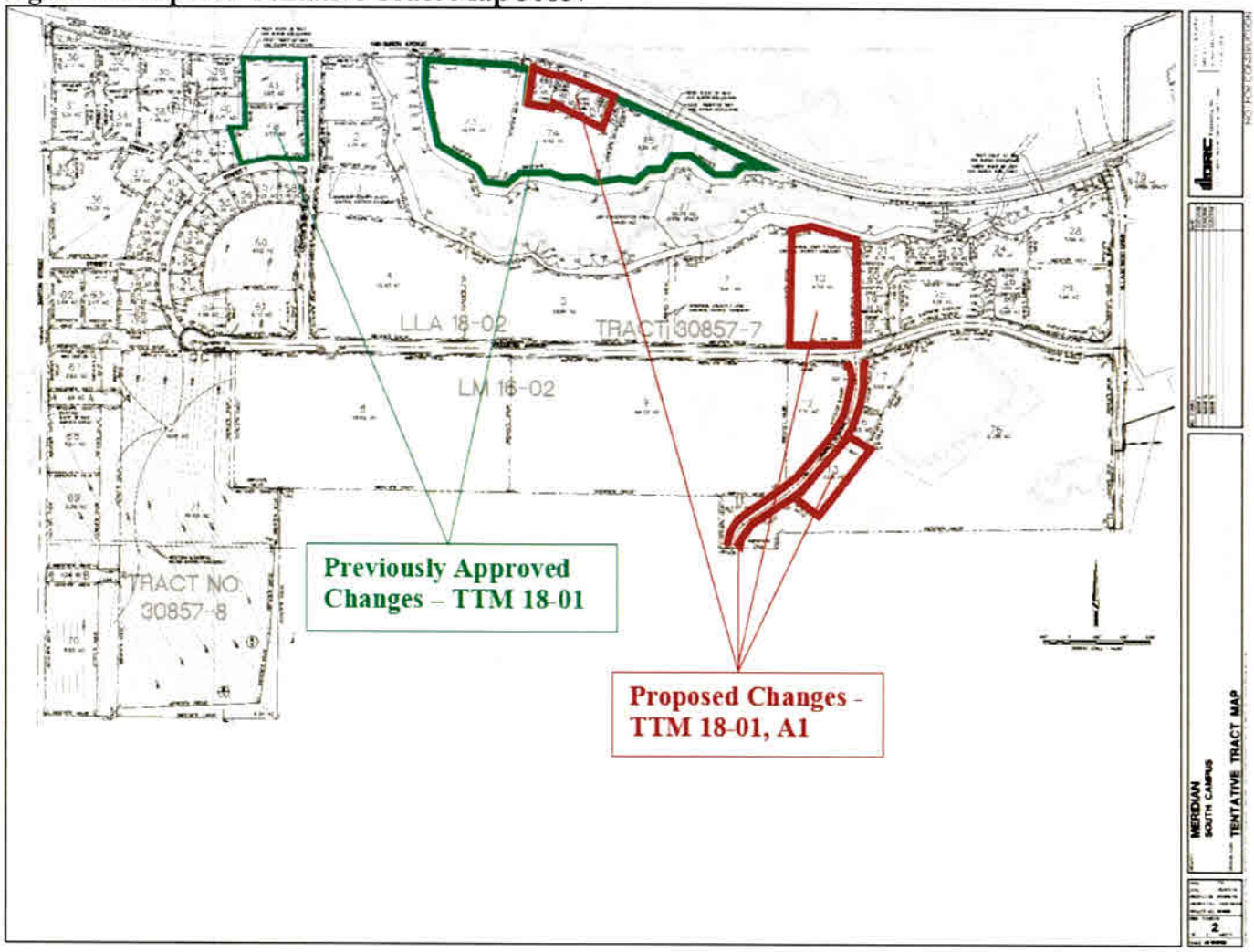
Proposed Project:

On May 21, 2019, the Applicant submitted a land use application proposing an amendment to the previously approved Tentative Tract Map 30857 (TTM 18-01). The Applicant's proposal to amend the Tentative Tract Map includes the following changes:

- Reduce lot 72 of the TTM (Orange Terrace Retail area),
- Create lots 80, 81 of the TTM (Orange Terrace Retail area),
- Create/merge lot 13 of the TTM (was lots 14, 15 and 16 of Tract 30857-7) into 1 lot,
- Create 20' landscape easement to LLMD/MJPA on lots 11, 12, 13, 16 and 17 of TTM, and;
- Create lot 10 of the TTM (NWC of Bundy Avenue and Krameria Avenue to keep the map contiguous).

Figure 1 below identifies both the previously approved and proposed changes to Tentative Tract Map 30857.

Figure 1: Proposed Tentative Tract Map 30857



Preparation Date: June 21, 2019

CEQA Analysis:

The proposed Tentative Map No. 30857 (TTM 18-01, Amendment No. 1) constitutes a Project for purposes of the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA"); and the Project does not change the previously approved land uses, allow for increased total development acreage, or allow for an increase in the building square footages that were previously analyzed and approved, such that no new significant impacts or substantially increased significant impacts are anticipated pursuant for Public Resources Code section 21166 or State CEQA Guidelines section 15162.

Staff Recommendations:

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

1. Adopt Resolution #JPA 19-21 approving Amendment No. 1 to Tentative Tract Map No. 30857 (TTM 18-01, A1) as it pertains to the South Campus of the March Business Center Specific Plan; subject to Conditions of Approval; and

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

Attachments:

1) Resolution #JPA 19-21.
   Exhibit A: Tentative Tract Map 30857 (TTM 18-01, Amendment No. 1)
   Exhibit B: Conditions of Approval
2) Notice of Determination.

Preparation Date: June 21, 2019

RESOLUTION # JPA 19-25

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY MAKING FINDINGS AND ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE MERIDIAN SPECIFIC PLAN AMENDMENT (SCH # 2009071069) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE DEVELOPMENT OF FIVE (5) BUILDINGS ON 7.12 ACRES WITHIN PLANNING AREA 6 OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

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

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

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

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

WHEREAS, MS Prime Six LLC c/o Silagi Development ("Applicant") proposes the development of 7.12 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5), including the development of five (5) buildings totaling approximately 91,987 square feet designed to accommodate a mixture of uses and to include the conditionally permitted business enterprise uses ("Project"); and

WHEREAS, General Plan Amendment (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), five Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05), Tentative Parcel Map (TPM 19-01) and Specific Plan Amendment No. 5, Amendment No. 5 (SPA 19-01, A5) collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) ("CEQA"); and

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

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

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

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

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

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

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

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to making any decision on the Project.

The Commission finds that the FEIR, the SEIR, the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the FEIR, the SEIR, the Addendum, the Initial Study, and all related information presented to the Commission, the Commission finds that the Project necessitates only minor modifications to the certified SEIR. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to the SEIR is the appropriate document.

The Commission further finds that the preparation of a subsequent or supplemental EIR pursuant to State CEQA Guidelines section 15162 is not required for the proposed Project because the Project (including General Plan Amendment (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), five Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05), Tentative Parcel Map (TPM 19-01) and Specific Plan Amendment No. 5, Amendment No. 5 (SPA 19-01, A5):

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

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

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

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record, and having considered the SEIR and the FEIR and all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the certified SEIR and the Initial Study. The

Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission.

SECTION 5. Adoption of the Addendum to the Certified Subsequent Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

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

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

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

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2019.

Michael M. Vargas, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 19-25 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 13th day of November, 2019, by the following vote of the Commission:

AYES:	Gardner, Jeffries, Rogers, Thornton, Melendrez, Hewitt, Baca, Vargas
NOES:	None
ABSENT:	None
ABSTAIN:	None

Dated: November 13, 2019

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

Addendum

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

Final Program Environmental Impact Report (SCH No. 2009071069)

1 Introduction

This document is an Addendum to the Subsequent Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2009071069) for the Meridian Specific Plan Amendment (SP-5). The Subsequent EIR evaluated the potential environmental effects of implementing SP-5, which modified land uses in response to changes in market conditions since the certification of the 2003 March Business Center Final Focused EIR (SCH 2002071089), and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area. The Subsequent EIR was certified in July of 2010 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The proposed Project ("Project") will accomplish the following:

Approve General Plan Amendment (GPA 19-01), Specific Plan Amendment (SPA 19-01 A5), Plot Plan (PP 17-04 A1), and Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), (CUP 19-05), and Tentative Parcel Map (19-01) for the development of five buildings on Unit 4, Lot 12. The proposed Project would develop five concrete tilt-up buildings and would require a zone change for Unit 4, Lot 12 from Office (OF) to Mixed Use (MU). Through the approval of five separate Conditional Use Permits for Buildings 1-5 on Unit 4, Lot 12, each building would have the potential of operating as a Business Enterprise use among other permitted uses within the MU zone. Buildings 1 through 5 would have a maximum height of 34 feet. The Project also consists of a zone change for Unit 4, Lot 9 from OF to MU. In April 2019, the March JPA Planning Director approved a Determination of Substantial Conformance No. 1 for Plot Plan 17-05, which converted the two-story office building located on Unit 4, Lot 9 into 3 single-story office buildings. The development of three single-story office buildings were approved separately and is not included as a part of the proposed Project. However, the proposed zone change would allow for these 3 single-story office buildings to be constructed as approved and consistent with the requested MU zoning.

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

2 Project Proposal

The proposed Project is located on Unit 4, Lots 9 and 12 within the Meridian Specific Plan (SP-5). The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned OF in the Meridian SP-5. The Project Site is located north of Van Buren Boulevard, west of Economic Drive and to the east of Village West Drive (Unit 4, Lot 12) and north of Van Buren Boulevard, west of Meridian Parkway and east of Economic Drive (Unit 4, Lot 9).The proposed Project would develop five concrete tilt-up buildings with a combined square footage of 91,987 square feet (sf) on Unit 4, Lot 12 and rezone both Unit 4, Lot 9 and Unit 4, Lot 12 from Office (OF) to Mixed Use (MU).

General Plan Amendment (GPA 19-01): The General Plan Amendment (GPA 19-01) would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. Inclusive of the proposed Project and upon approval of GPA 19-01, the March JPA Planning Area would allow for 116.05 gross acres of land zoned as OF and 108.95 gross acres of land zoned as MU.

Specific Plan Amendment (SPA-19-01, Amendment 5): The Specific Plan Amendment (SP-5, Amendment 5) would allow for the zone change of approximately 10.10 acres from SP-5 OF to SP-5 MU. Approximately 2.98 acres would remain designated as SP-5 OF. The associated Specific Plan Amendment would require modifications to two figures in the Specific Plan; Figure II-3 would be revised to identify the General Plan land uses prior to the changes proposed by the project and Figure V-4 would be revised to identify the revised zoning resulting from the proposed Project.

Plot Plan (PP 17-04, Amendment 1): On November 17, 2017, the March Business Center Design Implementation Committee found Design Plan 17-04 consistent with the Meridian North Campus SP-5 EIR, the Meridian North Campus SP-5 Specific Plan, and the March Business Center Design Guidelines. This previously approved project was entitled for a two-story, approximately 74,922 square foot (sf) speculative office building on Unit 4, Lot 12 of the Meridian North Campus Specific Plan (SP-5). Today, the Applicant is proposing to amend the previously approved Design Plan by proposing the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12. The proposed project would provide 128 standard parking stalls and 97,467 sf of landscaping. The buildings are proposed to operate with an array of permitted uses, however the Applicant is seeking the approval of five (5) Conditional Use Permits to allow Buildings 1 through 5 to operate as a Business Enterprise use in the MU zone. Maximum building height proposed is 34 feet, which will required review/approval by the Federal Aviation Administration (FAA) and the Riverside County Airport Land Use Commission (ALUC).

Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05): In conjunction with the Plot Plan Amendment application (PP 17-04, A1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05) would

allow for Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.

Tentative Parcel Map (TPM 19-01): Tentative Parcel Map (TPM 19-01) would allow for the further subdivision of Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act.

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



Source: Google Earth, 2019

FIGURE 1: Project Vicinity
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

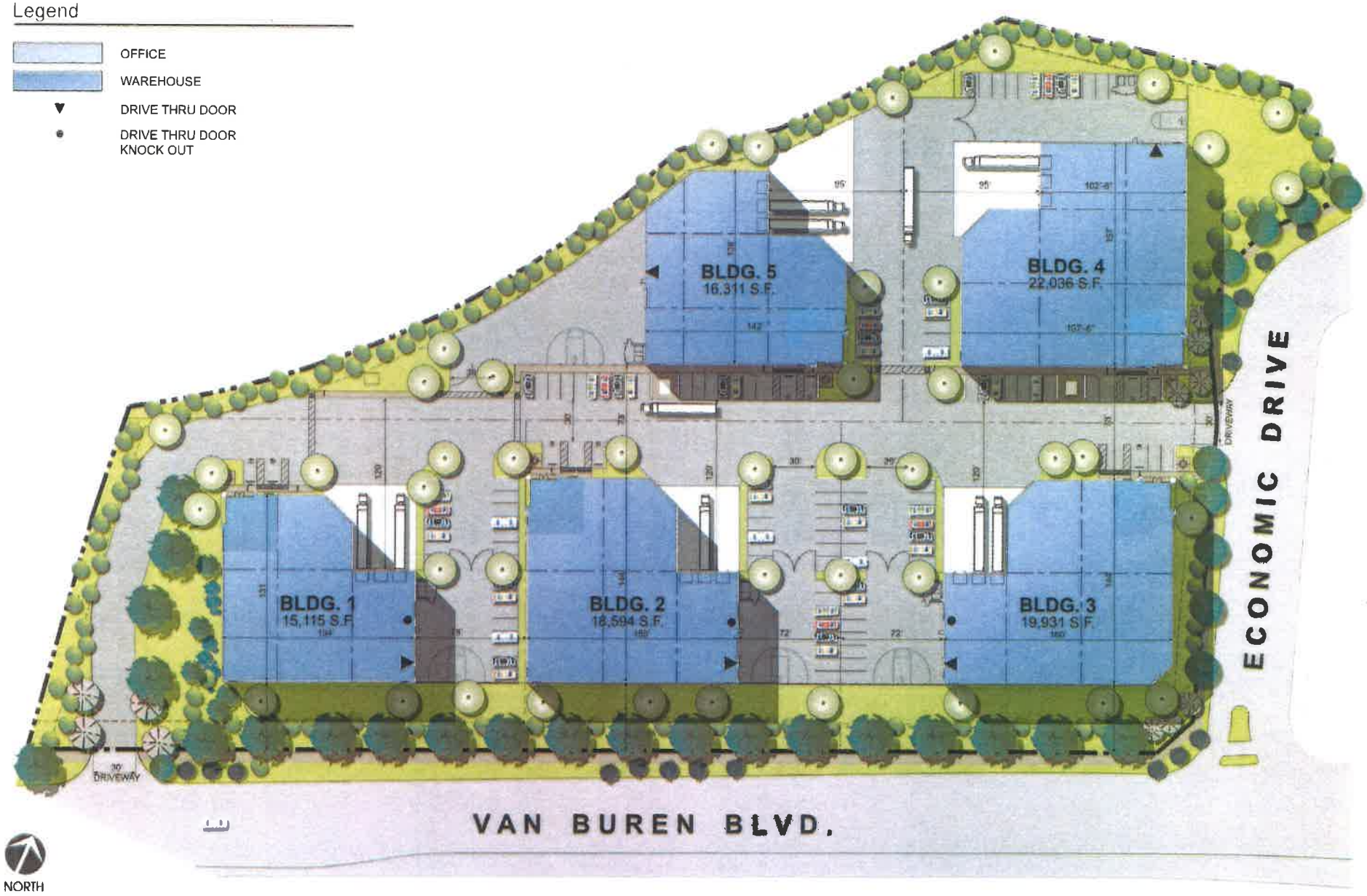


FIGURE 2: Meridian Unit 4, Lot 12
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

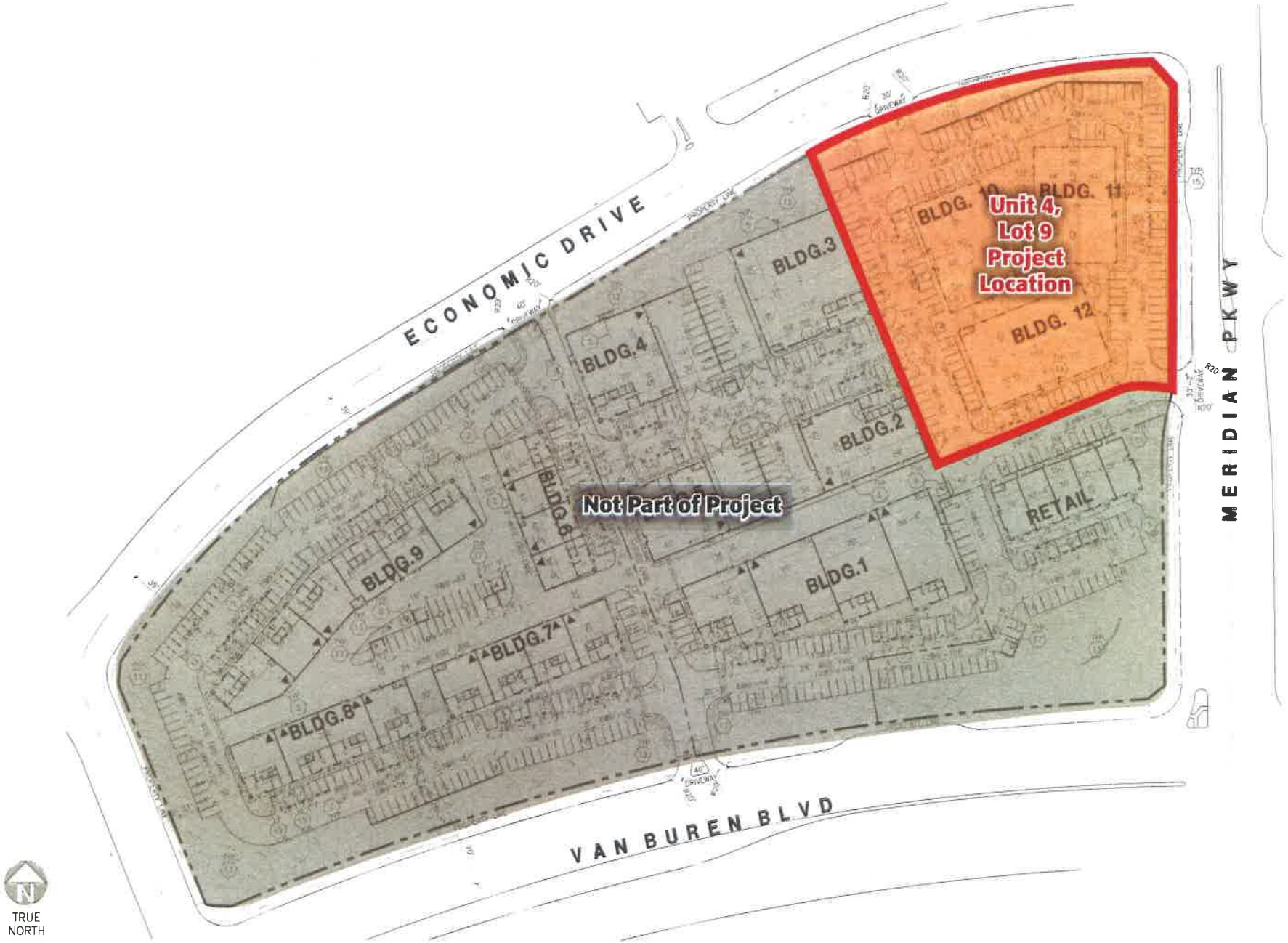


FIGURE 3: Meridian Unit 4, Lot 9
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

The following **Table 1** illustrates the overall development of Unit 4, Lot 12, which would develop five concrete tilt-up buildings with a combined square footage of 91,987 sf on 7.12 acres. Specific details of the proposed Project are outlined in Table 1 below.

TABLE 1
UNIT 4, LOT 12 PROJECT SUMMARY

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 1, Lot 12	Mixed Use	2,000	13,115	15,115	19	25	41.5%
Building 2, Lot 12	Mixed Use	2,000	16,594	18,594	23	25	25.9%
Building 3, Lot 12	Mixed Use	2,000	17,931	19,931	24	27	30.6%
Building 4, Lot 12	Mixed Use	2,500	19,536	22,036	27	27	31.5%
Building 5, Lot 12	Mixed Use	2,000	14,311	16,311	20	24	25.0%

The following **Table 2** illustrates the overall development of Unit 4, Lot 9. As discussed above, Determination of Substantial Conformance No. 1 for Plot Plan 17-05 approved site development for Buildings 10, 11, and 12 on Unit 4, Lot 9. The requested zone change on Unit 4, Lot 9 from OF to MU would allow for Buildings 10, 11, and 12 to operate with uses permitted within the MU zone. The proposed zone change would allow for these buildings to be constructed as approved by Determination of Substantial Conformance No. 1 for Plot Plan 17-05 and consistent with the requested MU zoning. Buildings 10, 11, and 12 would have a combined square footage of 32,628 sf and would be located on 2.98 acres. Specific details of the proposed Project are outlined in Table 2 below.

TABLE 2
UNIT 4, LOT 9 PROJECT SUMMARY

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 10, Lot 9	Mixed Use	9,400	0	9,400	29	42	24.5%
Building 11, Lot 9	Mixed Use	10,708	0	10,708	33	46	
Building 12 Lot 9	Mixed Use	12,520	0	12,520	38	54	

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

3 Purpose of the Addendum

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

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

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

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

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

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

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

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

CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or Subsequent EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). This Addendum has been prepared because the proposed (GPA 19-01), Specific Plan Amendment (SPA 19-01 A5), Plot Plan (PP 17-04 A1), and Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05), herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Subsequent EIR (SCH #2009071069).

The proposed Project does not require major revisions to the Subsequent EIR due to no new significant impacts or substantial increases in the severity of previously identified significant

impacts. The anticipated environmental impacts of the proposed Project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the previous Subsequent EIR prepared for the March Business Center Specific Plan Amendment certified in July 2010, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final Subsequent EIR and are applicable to the proposed Project are identified within this analysis.

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

4 Overview of Environmental Analysis

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

General Plan Amendment (GPA 19-01): The General Plan Amendment (GPA 19-01) would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. Inclusive of the proposed Project and upon approval of GPA 19-01, the March JPA Planning Area would allow for 116.05 gross acres of land zoned as OF and 108.95 gross acres of land zoned as MU.

Specific Plan Amendment (SPA-19-01, Amendment 5): The Specific Plan Amendment (SP-5, Amendment 5) would allow for the zone change of approximately 10.10 acres from SP-5 OF to SP-5 MU. Approximately 2.98 acres would remain designated as SP-5 OF. The associated Specific Plan Amendment would require modifications to two figures in the Specific Plan; Figure II-3 would be revised to identify the General Plan land uses prior to the changes proposed by the project and Figure V-4 would be revised to identify the revised zoning resulting from the proposed Project.

Plot Plan (PP 17-04, Amendment 1): Plot Plan (PP 17-04 A1) proposes to amend previously approved Plot Plan 17-04 to allow for the development of five buildings that are to be established in the Mixed Use designation of the Meridian Business Park.

Buildings 1 through 5 on Unit 4, Lot 12 would require a zone change to MU and would operate as Business Enterprise uses among other permitted uses upon approval of Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05) described below. The buildings would range from approximately 15,115 sf to 22,036 sf for a total of 91,987 sf with a maximum height of approximately 34 feet. Vehicular access would be provided off of Economic Drive and Van Buren Boulevard. The driveway located on Economic Drive would provide full access to the site. The driveway located on Van Buren Boulevard would provide right-in right-out access to Lot 12. The proposed Project would require 113 parking stalls and would provide a total of 128 parking stalls.

Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05): Conditional Use Permit (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05) would allow for Buildings 1 through 5 to operate as Business Enterprise uses within the MU zone. Upon approval of General Plan Amendment (GPA 19-01) and Specific Plan Amendment (SP-5, Amendment 5), Buildings 1 through 5 would be located in a MU zone and could operate as Business Enterprise uses with a CUP. The CUP is subject to approval by the March JPA. Business enterprise uses typically include wholesale, storage, and warehousing services with up to 25% retail. The maximum Floor Area Ratio (FAR) would be 0.3 for the proposed Project, which meets the requirements of the MU zone.

Tentative Parcel Map (TPM 19-01): Tentative Parcel Map (TPM 19-01) would allow for the further subdivision of Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act.

The buildings would range from approximately 15,115 sf to 22,036 sf and up to approximately 34 feet in building height. Landscaping for the Project would total 97,467 sf and would exceed the March JPA minimum site landscaping requirement of twenty percent for sites within the MU zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation and include drought tolerant plant materials. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

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

Construction of the proposed Project is expected to commence in November 2019 with a duration of approximately 7 months. The Project would be operational in Spring of 2020. The cut and fill quantity during grading would be 10,500 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

Parking for each building either meets or exceeds the March JPA requirements. Vehicular access for Unit 4-Lot 12 would be provided at one driveway located on Economic Drive and one driveway located on Van Buren Boulevard. The driveway located on Economic Drive would provide full access to the site. The driveway located on Van Buren Boulevard would provide right-in right-out access to Lot 12. Vehicular access for Unit 4-Lot 9 would be provided at three driveway locations on Economic Drive, one driveway location on Meridian Parkway and one driveway location on Van Buren Boulevard. Both driveway locations on Economic Drive would provide full access to the site. The driveway locations on Van Buren Boulevard and Meridian Parkway would provide right-in right-out access to Lot 9.

The Meridian Subsequent EIR evaluated and analyzed the potential environmental impacts associated with the implementation of the Specific Plan portion known as the North Campus. This Addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the Final EIR in connection with the proposed Project activities necessary to entitle Unit 4, Lots 9 and 12. As further described below, the proposed Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the Final Subsequent EIR. The resource areas that were evaluated in the Subsequent EIR are presented below and evaluated in this Addendum.

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

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

EXHIBIT "B"

Initial Study

DRAFT 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:** Meridian Unit 4-Lots 9 and 12 Rezone

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

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

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

4. **Project Location:** Northwest corner of Van Buren Boulevard and Economic Drive and southwest corner of Meridian Parkway and Economic Drive (Figures 1-4)

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

MS Prime Six
101 Hodencamp Rd., Suite 200
Thousand Oaks, CA 91360

6. **General Plan Designation:** Specific Plan Amendment (SP-5) 7. **Zoning:** Office (OF)

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

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

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

The Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SEIR) was certified in July 2010. When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which would require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (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.)

A Determination of Substantial Conformance for Approved Plot Plan 17-04 for Unit 4-Lot 12 was approved on October 11, 2017. Subsequently, the applicant proposed minor changes to the previously approved Plot Plan 17-04 to include building orientation, relocation of landscape and the ADA path of travel, and additional parking stalls. According to the March JPA Development code 9.02.280, the March JPA determined that the proposed changes associated with the previously approved development project were in substantial conformance with Plot Plan 17-04 and a Determination of Substantial Conformance was approved on November 15, 2017. Pursuant to CEQA a Notice of Exemption (NOE) was filed on November 16, 2017.

In addition to the Plot Plan Amendment for Unit 4-Lot 12, the applicant is proposing a zone change to Unit 4-Lot 9 located off Meridian Parkway and Van Buren Boulevard. Plot Plan 17-05 was approved on September 12, 2018. Subsequently, the applicant proposed minor changes to previously approved Plot Plan 17-05, specifically to Unit 4-Lot 9, to convert the two-story office building into 3 single-story office buildings. Accordingly, modifications were made to the building elevations, setbacks, parking layout, and landscaping. Per the March JPA Development code 9.02.280, the March JPA determined that the proposed changes associated with the previously approved development project were in substantial conformance with Plot Plan 17-05. Pursuant to CEQA a NOE was filed on April 11, 2019.

The Project consists of a revised site plan for Unit 4-Lot 12 and a zone change for the entirety of Unit 4-Lot 9 and Unit 4-Lot 12. As discussed above, development of three one-story office buildings on Unit 4-Lot 9 was approved separately and is not included as a part of the proposed Project. The proposed zone change would allow for these buildings to be constructed as approved by Determination of Substantial Conformance No. 1 for Plot Plan 17-05 and consistent with the requested MU zoning. The requested Tentative Parcel Map would allow for subdivision of the property into five separate parcels pursuant to the Subdivision Map Act.

The proposed Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Office (OF) in the Meridian SP-5. The proposed Project is requesting a zone change for the entirety of Unit 4-Lot 9 and Lot 12 to Mixed Use (MU) which would allow for an array of permitted uses as described in the Meridian North Campus Specific Plan (SP-5). With the approval of a Conditional Use Permit (CUP), the buildings proposed for Unit 4-Lot 12 could also operate as a business enterprise use, which is considered a conditionally permitted use within the MU zone per the Meridian North Campus Specific Plan (SP-5). The requested zone change initiates project review by the Riverside County Airport Land Use Commission and consultation with the Local Native American Tribes per Senate Bill 18. The Applicant is also proposing an amendment to the General Plan Land Use Map to accommodate the proposed zone change as part of the Specific Plan Amendment.

The existing zoning for the proposed Project is shown in Figure 5 and proposed zoning is shown in Figure 6. CEQA Guidelines Appendix G Checklist is used in this Initial Study to demonstrate that the previously certified EIR adequately addresses the potential impacts of the Project.

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

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

Purpose of This Document

The purpose of this document is to evaluate whether the Project as currently proposed would result in any new or substantially greater significant effects or require any new mitigation measures not identified in the SP-5 SEIR prepared for the original project. This document, together with the SP-5 SEIR, the Addendum to the Meridian Specific Plan Amendment (SP-5) Subsequent EIR for Plot Plan 17-05, and the Determination of Substantial Conformance for Plot Plan 17-04, will be used by the JPA when considering approval of the proposed Project.

Addendum to the Meridian SP-5 SEIR (SEIR)

The Meridian SP-5 SEIR is the relevant environmental document for the proposed Project for the following reasons:

- The Meridian SP-5 SEIR evaluated development of the proposed Project site with Office uses in the same location within the Specific Plan as the proposed Project; and
- There have been no significant changes with regard to the surrounding land uses that would result in new impacts from what was previously disclosed in the SEIR; and
- There have been no changes to the General Plan designation or zoning classification on the project site from what was previously evaluated in the Meridian SP-5 SEIR; and
- There have been no changes in circumstances in which new information is now available that was not available at the time the Meridian SP-5 SEIR was adopted such that new or more significant impacts would occur.

Therefore, the Meridian SP-5 SEIR certified by the JPA in 2010 retains informational value regarding the potential impacts associated with the proposed development of mixed use and business park uses. The JPA is the Lead Agency under CEQA and has prepared this document in order to serve as an Addendum to address the potential for new or more severe environmental impacts as a result of the proposed Project changes when compared to the baseline assuming buildout of the original project.

CEQA Framework for Addendum

For a proposed project with modification from an original approved project, State CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the following conditions calling for the preparation of a subsequent EIR have occurred:

- Substantial changes in the project which require major revisions to the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of SEIR certification, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the SEIR,
  - B. The project will result in impacts substantially more severe than those disclosed in the SEIR,
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or
  - D. Mitigation measures or alternatives that are considerably different from those analyzed in the SEIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Based on the analysis and evaluation provided in this Addendum, no new significant impacts would occur as a result of the proposed Project, nor were there any substantial increases in the severity of any previously-identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the Meridian SP-5 SEIR would substantially reduce one or more significant effects on the environment. Therefore, no conditions described in Section 15162 of the CEQA Guidelines has occurred. For this reason, an addendum is the appropriate document that will comply with CEQA requirements for the proposed Project.

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

- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (June 1996)
- March Joint Powers Authority Development Code (November 2012)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- March Business Center Specific Plan (February 2003)
- March JPA General Plan Amendment (February 2003)
- March Business Center Focused Environmental Impact Report (February 2003)
- March Business Center Design Guidelines (November 2003)
- March JPA General Plan Amendment (Meridian SP-5) (July 2010)
- March JPA General Plan Amendment (Meridian SP-5) Final Subsequent Environmental Impact Report (July 2010)
- Determination of Substantial Conformance No. 1 for Plot Plan 17-04, within the Meridian North Campus Specific Plan
- Notice of Exemption for Approved Plot Plan 17-04, within the Meridian North Campus Specific Plan
- Addendum to the Meridian Specific Plan Amendment (SP-5) Subsequent EIR for Plot Plan17-05
- Determination of Substantial Conformance No. 1 for Plot Plan 17-05, within the Meridian North Campus Specific Plan
- Notice of Exemption for Approved Plot Plan 17-05, within the Meridian North Campus Specific Plan

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.)

Project Background

The JPA was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of surplus land subsequent to the 1996 March AFB re-designation. The March Business Center Specific Plan is located west of Interstate 215 and south of Alessandro Boulevard, within the March JPA planning area. The previously approved March Business Center Specific Plan is divided into a North and South Campus separated by Van Buren Boulevard. The environmental impacts of the March Business Center Specific Plan were evaluated in an FEIR certified in February 2003 (2003 Focused EIR). An amendment to the North Campus of the Meridian Specific Plan (Meridian SP-5) provided land use guidelines for the Specific Plan area and was adopted in July 2010. A corresponding Environmental Impact Report (Meridian SP-5 SEIR) was prepared and certified in July 2010. The Meridian SP-5 SEIR evaluated the environmental impacts associated with the Meridian SP-5. The Meridian SP-5 focused on undeveloped lots within the North Campus.

On November 15, 2017, the March Business Center Design Implementation Committee approved Design Plan 17-04 for Unit 4, Lot 12 located in the Office (OF) zoning district of the Meridian North Campus Specific Plan (SP-5). The approval consisted of a speculative two-story, 74,922 square foot office building on 7.12 acres. Following the entitlement approval and pursuant to CEQA a Notice of Exemption (NOE) was filed on November 16, 2017.

Today, the applicant is seeking to amend the previously approved Design Plan 17-04 by proposing the development of five (5) single-story concrete tilt up buildings with a combined square footage of 91,987 sf. Each building is proposing one (1) grade level door with access to be provided off of Economic Drive and Van Buren Boulevard.

Additionally, the applicant is proposing a Specific Plan Amendment /Zone Change to both Unit 4, Lot 12 and Unit 4, Lot 9. The development of Unit 4, Lot 9 was approved through Plot Plan 17-05 by the Joint Powers Commission on September 12, 2018. Subsequently, the applicant proposed minor changes to previously approved Plot Plan 17-05, specifically to Unit 4, Lot 9, to convert the two-story office building into 3 single-story office buildings. Accordingly, modifications were made to the building elevations, setbacks, parking layout, and landscaping. Per the March JPA Development code 9.02.280, the March JPA determined that the proposed changes were in substantial conformance with Plot Plan 17-05. On April 11, 2019, the March JPA Planning Director approved Determination of Substantial Conformance No. 1 to Plot Plan 17-05and pursuant to CEQA a NOE was filed on April 11, 2019.

The development of Buildings 10, 11, and 12 located on Unit 4-Lot 9 were approved separately and are not included as a part of the proposed project. The proposed zone change for Unit 4, Lot 9 from OF to MU would allow for Buildings 10, 11, and 12 to operate with a range of permitted uses for the MU zone. Thus, this Initial Study analyzes the currently proposed Project which includes an amended plot plan for Unit 4, Lot 12, a General Plan Amendment, a Specific Plan Amendment/Zone Change from OF to MU on Unit 4, Lot 9 and Unit 4, Lot 12, Conditional Use Permits to allow Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use, and a tentative parcel map to further subdivide Unit 4, Lot 12 into five (5) standalone lots.

Project Location

The proposed Project ("Project") is located on 7.12 acres of Unit 4, Lot 12 and 2.98 acres of Unit 4, Lot 9 in Planning Area 6 of Planning Region C within the Meridian SP-5 Planning Area. The Project site is located north of Van Buren Boulevard, west of Economic Drive and to the east of Village West Drive (Unit 4, Lot 12) and north of Van Buren Boulevard, west of Meridian Parkway and east of Economic Drive (Unit 4, Lot 9).

Project Description

Unit 4, Lot 12

Within Unit 4, Lot 12, the proposed Project would develop five (5) concrete tilt-up buildings with a combined square footage of 91,987 square feet (sf) and would require a zone change from Office (OF) to Mixed Use (MU). Through the approval of a Conditional Use Permit, buildings 1-5 have the potential of operating as a business enterprise use among other permitted uses within the MU zone. According to the Meridian North Campus Specific Plan (SP-5), business enterprise is considered a conditionally permitted use, requiring the approval of a conditional use permit. The maximum Floor Area Ratio (FAR) for the proposed Project would be 0.30, which meets the requirement of the MU zone at 0.40. A summary of Unit 4, Lot 12 proposed land uses, parking requirements, and landscaping is shown below in **Table 1, Project Summary (Unit 4, Lot 12)**.

Table 1: Project Summary (Unit 4, Lot 12)

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 1, Lot 12	Mixed Use	2,000	13,115	15,115	19	25	41.5%
Building 2, Lot 12	Mixed Use	2,000	16,594	18,594	23	25	25.9%
Building 3, Lot 12	Mixed Use	2,000	17,931	19,931	24	27	30.6%
Building 4, Lot 12	Mixed Use	2,500	19,536	22,036	27	27	31.5%
Building 5, Lot 12	Mixed Use	2,000	14,311	16,311	20	24	25.0%

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

Construction of the proposed Project is expected to commence in November 2019 with a duration of approximately seven months. The Project would be operational in Spring of 2020. The cut and fill quantity during grading would be 10,500 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

Vehicular access for Unit 4-Lot 12 would be provided at one driveway located on Economic Drive and one driveway located on Van Buren Boulevard. The driveway located on Economic Drive would provide full access to the site. The driveway located on Van Buren Boulevard would provide right-in right-out access to Lot 12. Riverside County Transportation and Land Management Agency (TLMA) approval is required for the driveway cut along Van Buren Boulevard. All points of ingress/egress would be unsignalized.

Unit 4-Lot 9

As discussed above, Determination of Substantial Conformance No. 1 for Plot Plan 17-05 approved site development for Buildings 10, 11, and 12 on Unit 4-Lot 9. The requested zone change on Unit 4-Lot 9 from OF to MU would allow for Buildings 10, 11, and 12 to operate as permitted business park uses. The proposed zone change would allow for these buildings to be constructed as approved by Determination of Substantial Conformance No. 1 for Plot Plan 17-05 and consistent with the requested MU zoning. Buildings 10, 11, and 12 have a combined square footage of 32,628 sf. The maximum Floor Area Ratio (FAR) for Lot 9 would be 0.35, which meets the requirements of the MU zone. A summary of Project land uses, parking requirements, and landscaping provided for Unit 4-Lot 9 is shown below in **Table 2, Project Summary (Unit 4-Lot 9).**

Table 2: Project Summary (Unit 4, Lot 9)

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 10, Lot 9	Mixed Use	9,400	0	9,400	29	42	24.5%
Building 11, Lot 9	Mixed Use	10,708	0	10,708	33	46	
Building 12 Lot 9	Mixed Use	12,520	0	12,520	38	54	

Landscaping for Unit 4-Lot 9 would total 26,204 sf which exceeds the March JPA minimum site landscaping requirement of 20 percent for sites within the MU zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

Buildings 10, 11, and 12 located on Unit 4, Lot 9 were planned and approved as "speculative buildings." Therefore, the future tenant(s) of the buildings are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Initial Study and associated technical reports use conservative potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Vehicular access for Unit 4-Lot 9 would be provided at three driveway locations on Economic Drive, one driveway location on Meridian Parkway and one driveway location on Van Buren Boulevard. Both driveway locations on Economic Drive would provide full access to the site. The driveway locations on Van Buren Boulevard and Meridian Parkway would provide right-in right-out access to Lot 9. Riverside County TLMA approval is required for the driveway cut along Van Buren Boulevard. All points of ingress/egress would be unsignalized. Landscaping for Unit 4-Lot 12 would total 97,467 sf and would exceed the March JPA minimum site landscaping requirement of 20 percent for sites within the MU zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

The proposed Project would require approval of the following actions:

General Plan Amendment (GPA 19-01): The applicant is proposing an amendment to the General Plan Land Use Map in order to accommodate the proposed zone change as part of the Specific Plan Amendment as described below. GPA 19-01 would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. Inclusive of the proposed Project and upon approval of GPA 19-01, the March JPA Planning Area would allow for 1.05 gross acres of land zoned as OF and 37.26 gross acres of

land zoned as MU. The Specific Plan Amendment (SP-5, Amendment 5) would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU.

- **Specific Plan Amendment (SPA 19-01, Amendment 5):** The applicant is proposing amendment #5 to the Meridian North Campus Specific Plan SP-5 in order to modify text and figures as part of their proposal to re-zone Unit 4, Lot 9 and Unit 4, Lot 12 from their existing Office (OF) zoning designations to the Mixed Use (MU) zoning designation. Specifically, the proposed Specific Plan Amendment would require modifications to three figures in the Specific Plan; Figure II-3 would be revised to identify the General Plan land uses prior to the changes proposed by the Project, Figure II-4 would be revised to identify the existing zoning prior to the changes proposed by the Project, and Figure II-4a would identify the revised zoning resulting from the proposed Project The request for the zone change triggers project review by the Riverside County Airport Land Use Commission and consultation with the Local Native American Tribes per Senate Bill 18. A draft of the Meridian North Campus Specific Plan (SP-5), Amendment 5 document has been provided in strikethrough format for ALUC review.

- **Plot Plan Amendment (PP 17-04, Amendment 1):** On November 17, 2017, the March Business Center Design Implementation Committee found Design Plan 17-04 consistent with the Meridian North Campus SP-5 EIR, the Meridian North Campus SP-5 Specific Plan, and the March Business Center Design Guidelines. This previously approved project was entitled for a two-story, approximately 74,922 square feet (sf) speculative office building on Unit 4, Lot 12 of the Meridian North Campus Specific Plan (SP-5). Today, the Applicant is proposing to amend the previously approved Design Plan by proposing the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12. The proposed project would provide 128 standard parking stalls and 97,467 sf of landscaping. The buildings are proposed to operate with an array of permitted uses, however the applicant is seeking the approval of a Conditional Use Permit to operate as a business enterprise use in the MU zone. Maximum building height proposed is 34-feet which will require review/approval by the Federal Aviation Administration (FAA) and the Riverside County Airport Land Use Commission (ALUC). Unit 4, Lot 9 was previously approved for three (3) single-story office buildings totaling 32,628 sf. The Applicant will still construct the buildings as previously entitled, however the applicant is seeking a change in zoning from OF to MU.

- **Conditional Use Permit (CUP 19-01 through 19-05):** In conjunction with the Plot Plan Amendment application (PP 17-04, A1), the applicant is seeking the approval of a five (5) conditional use permits in order to allow Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.

- **Tentative Parcel Map (TPM 19-01):** As part of proposed project, the Applicant wishes to further subdivide Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act by filing a Tentative Parcel Map application.

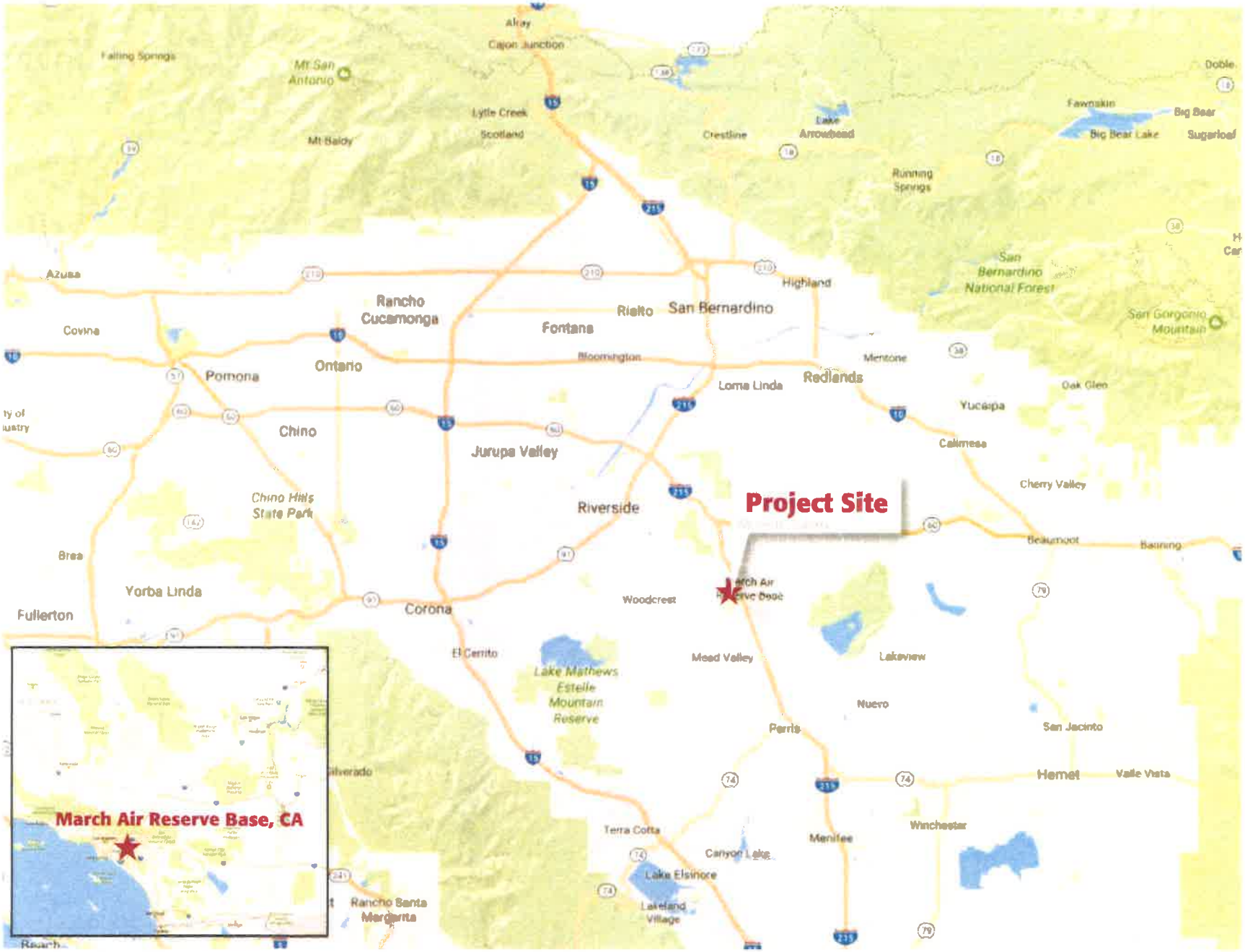
9. **Surrounding Land Uses and Setting:** (Briefly describe the project's surroundings.)

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 a vacant parcel entitled for Business Park uses and an occupied industrial facility to the north of Unit 4, Lot 9 and a conservation easement to the north of Unit 4-Lot 12; an entitled three-story office building to the west of Unit 4, Lot 9 and vacant, disturbed land to the west of Unit 4-Lot 12; vacant parcels entitled for Office and Mixed Use to the east of both Unit 4-Lot 9 and Lot 12; and the Riverside National Cemetery to the south of the proposed Project, beyond Van Buren Boulevard. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Office (OF) in the Meridian SP-5.

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

A National Pollutant Discharge Elimination System permit would be required to be obtained from the Santa Ana Regional Water Quality Control Board (RWQCB).

An encroachment permit would be required for the proposed driveway work along Van Buren Boulevard.



Source: Google Maps, 2017

FIGURE 1: Regional Location Map
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn



Source: Google Earth, 2019

FIGURE 2: Project Vicinity
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn



FIGURE 3: Meridian Unit 4, Lot 12
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

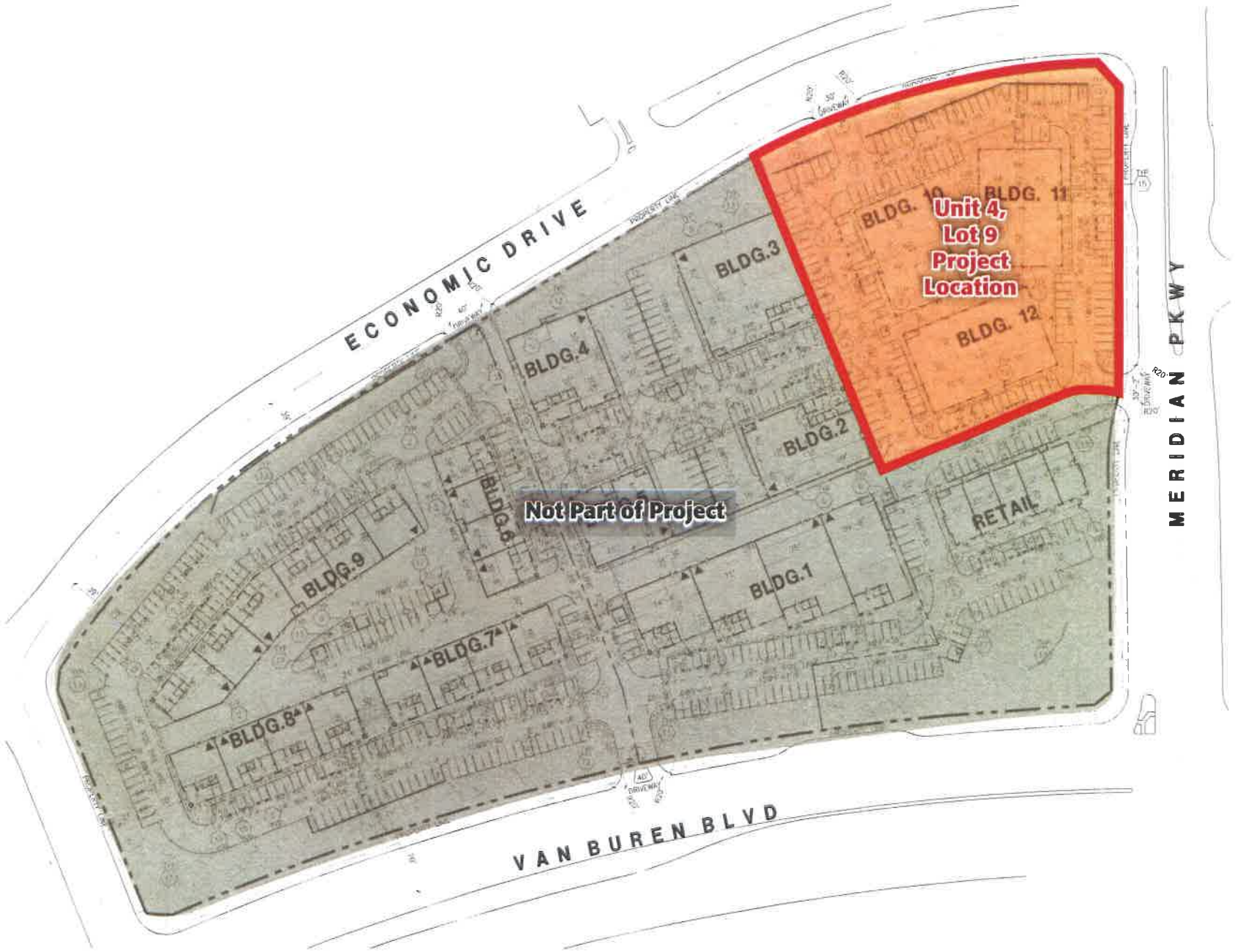


FIGURE 4: Meridian Unit 4, Lot 9
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn



FIGURE 5: Exisiting Specific Plan Zoning for North Campus
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

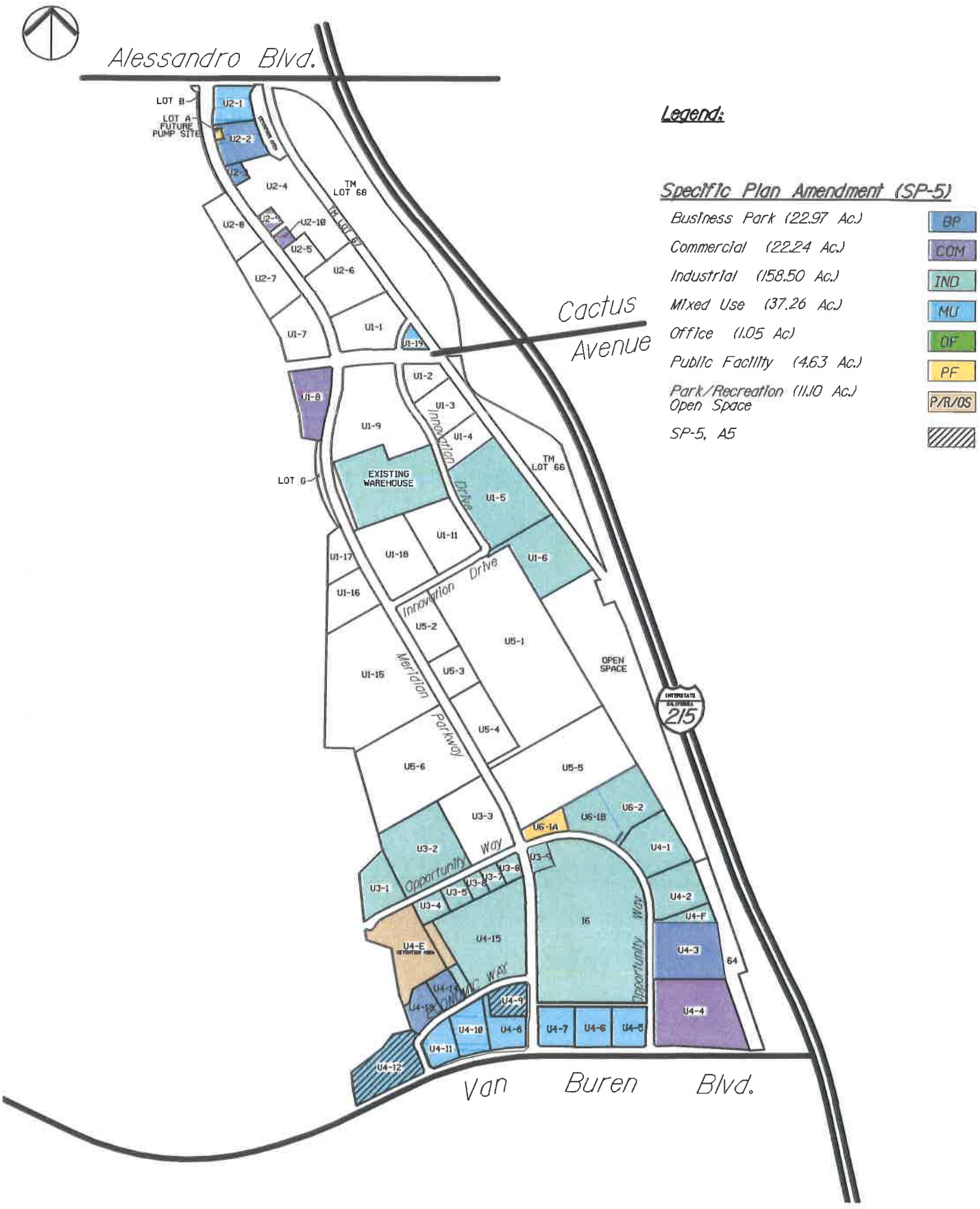


FIGURE 6: Proposed Specific Plan Zoning for North Campus
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature	Date
Printed Name	For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

10) The explanation of each issue should identify:

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

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

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I.	AESTHETICS. Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the site of proposed Project, would result in less than significant impacts to aesthetics. The Meridian SP-5 SEIR found that the Specific Plan area does not include scenic highways and no on-site rock outcroppings or historic buildings located within the Project area are within a state scenic highway. Furthermore, the Meridian SP-5 SEIR found that compliance with the March Business Center Specific Plan, Design Guidelines, Landscape Concept Plan and Development Code would ensure that conflicts and incompatibilities between land uses and associated aesthetic impacts would not occur. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and would result in less than significant impacts.

a, b, & c) The Project site is located on graded areas (rough graded per the March Business Center Tentative Parcel Map for portions of the Meridian North Campus). As a result, there are no trees or rock outcroppings located on the Project site. The nearest eligible state scenic highway is a portion of State Route 74 located approximately 7.5 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 immediately adjacent to Van Buren Boulevard to the south and approximately 2 miles to the south of Alessandro Boulevard. The Project site will be conditioned to provide pedestrian-scale lighting and a unified landscape theme within the public right-of-way fronting Van Buren Boulevard. The 2003 Focused EIR and the Meridian SP-5 SEIR both evaluated the impacts related to scenic boulevards/corridors and found that the Meridian Specific Plan and the Meridian SP-5 would adhere to regional standards and design guidelines, including any applicable mitigation measures. Furthermore, development was found to be consistent with neighboring jurisdictions, particularly in relation to FAR, which would help to retain a similar scale of development, including the proposed Project which is located along Van Buren Boulevard.

The Meridian SP-5 SEIR found that the changes implemented in the Meridian SP-5 Specific Plan would not result in significant impacts as implementation of the Meridian SP-5 Specific Plan would generally replace smaller lot business park development with larger lot distribution warehouses or other industrial land uses. The Meridian SP-5 SEIR found the overall appearance of development in the Meridian SP-5 project area to be the same as described in the 2003 Focused EIR.

Similarly, implementation of the proposed Project would result in minimal changes to visual impacts. Although the MU and OF zones have different allowed uses, the JPA Development Regulations for lot development for both zones are very similar. They have the same minimum lot size, street frontage, lot width, and setback requirements with the exception of a 25-foot front yard setback within the OF zone and a 20-foot front yard setback within the MU zone. Both zones allow for buildings up to three stories high; the MU zone allows for a maximum building height of 50 feet and the OF zone allows for a maximum building height of 60 feet (subject to FAA Part 77 clearance and consistency with the Joint Land Use Study). Furthermore, both zones have a minimum landscaping requirement of 20 percent.

The development proposed for Unit 4-Lot 12 would include construction of five concrete tilt-up buildings with a combined square footage of 91,987 square feet and a maximum height of 34 feet. The development approved for Unit 4-Lot 9 would include construction of three concrete tilt-up buildings with a combined square footage of 32,628 square feet and a maximum height of 20 feet. The land uses surrounding the Project consist of a mix of uses including industrial, business park, office, vacant disturbed parcels entitled for Office and Mixed Use, a conservation easement, and the Riverside National Cemetery. The aesthetic appearance of the site would be consistent with the surrounding business park and industrial uses and would be consistent with surrounding existing and planned development. In addition, the proposed Project would conform to design guidelines intended to create a uniform and consistent theme within the overall plan area. Therefore, although the visual characteristics of the site would change, the proposed Project would be consistent with the surrounding areas, the intent of the Specific Plan, and with adopted development regulations. The similarity of the development requirements between the OF and MU zones would result in a minimal impact to the visual character of the surrounding area when rezoned from OF to MU, and would be consistent with the analysis in the Meridian SP-5 SEIR. The proposed Project would be similar to other uses along Van Buren Boulevard including existing business park developments; and therefore, would not significantly affect aesthetics. The Project is also subject to the landscaping and other applicable requirements outlined in the approved March Business Center Design Guidelines. Adherence to these requirements would reduce aesthetic impacts to a less than significant level. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure I-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

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

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 concluded that the Specific Plan Amendment, which includes the proposed Project, does not contain agricultural resources or land under Williamson Act contract. However, in 2010, Appendix G of the CEQA Guidelines was amended to include Forest Resources in addition to Agricultural Resources. The 2003 Focused EIR did not address Forest Resources. Although the soils found within the Specific Plan area contain characteristics that make them eligible as Farmlands of Statewide Importance, the lack of irrigation and level of previous disturbance as a result of development of the March AFB resulted in the determination by the United States Department of Agriculture Natural Resources Conservation Service that no prime, unique, statewide or locally important farmland are present within the Planning Area, which includes the previously approved Specific Plan area and proposed Project.

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 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)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

Findings:

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 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. *Meridian Site C (Unit 4-Lot 12) Addendum – Air Quality and Greenhouse Gas Emissions Memorandum* was prepared for the proposed Project by Kimley-Horn and Associates (April 2019). The report is provided in **Appendix A**; the results and conclusions of the report are summarized herein.

Potential impacts associated with the development of three one-story office buildings on Unit 4-Lot 9 were evaluated by the March JPA and determined to be in substantial conformance with Plot Plan 17-05. Accordingly, an NOE for Unit 4-Lot 9 was filed on April 11, 2019. The proposed zone change would allow for these buildings to be constructed as approved and consistent with the requested MU zoning. Only the potential impacts associated with the rezone of the three buildings from OF to MU on Unit 4-Lot 9, the development of five concrete tilt-up buildings on Unit 4-Lot 12, and the rezone from OF to MU on Unit 4-Lot 12 are evaluated in this Initial Study, below.

a) The Project proposes the rezoning of Unit 4-Lots 9 and 12 and the development of approximately 81,500 square feet (sf) of warehouse and approximately 10,500 sf of office uses on Unit 4-Lot 12 within the Meridian Specific Plan area. An assessment of the modification to the site plan for Unit 4-Lot 9, *MS Van Buren Site B (Unit 4, Lot 8 ,9, 10 ,11) Revised Plan Traffic Consistency Memorandum* (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum addresses the modified site plan for Unit 4-Lot 9, which is a portion of the site plan evaluated in the previously approved *MS Van Buren Site B (Unit 4, Lot 8, 9, 10, 11) Plan Traffic Consistency Memorandum.* The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed Unit 4-Lot 9

as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 9) and found the revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van Buren Site B.

The Project would also require a Meridian SP-5 zone change from OF to MU. The Project's traffic generation for Unit 4-Lot 9 was previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. This analysis assumed the most conservative development mix for Unit 4-Lots 8, 9, 10, and 11. The analysis concluded that the anticipated average daily traffic (ADT) for the land uses associated with the proposed Project includes 1,151 passenger cars trips and 23 heavy truck trips for a total of 1,174 trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,047 external trips. This results in a remainder of 138 external daily trips and 185 truck trips that are not used in Planning Region C, Planning Area 6. The Project's traffic generation for Unit 4-Lot 12 (1,174) would be less than those previously analyzed in the adopted SEIR, which determined that overall operational emissions from implementation of the Meridian Specific Plan Amendment (including the Project site) would exceed the South Coast Air Quality Management District's (SCAQMD's) daily emissions thresholds for reactive organic gases (ROG), nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter 10 microns in diameter or less (PM_{10}), and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$). The proposed Project does not involve any uses that would increase population beyond that considered in the General Plan and/or Meridian Specific Plan. The proposed Project would be required to comply with applicable Mitigation Measures C-9 through C-13, and IV.C-1 through IV.C-13, which would help reduce operational emissions. As the proposed Project would not generate more vehicle or truck trips than previously analyzed in the adopted SEIR and would not increase the population growth projections accounted for in the SCAQMD's Air Quality Management Plan (AQMP), no new impacts would occur in this regard.

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

Short-Term Construction Emissions

Analysis of construction emissions did not include construction of Buildings 10, 11, and 12 on Unit 4-Lot 9, as construction impacts related to air quality were previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. The construction emissions are based on factors such as phasing and duration of construction activities, thus a change in zoning would not alter the prior determination of substantial conformance related to Buildings 10, 11, and 12 on Unit 4-Lot 9. Construction related activities for Unit 4-Lot 12 would generate short-term air quality impacts. Construction of the Project is expected to occur between November 2019 and Spring 2020. Grading activities would require approximately 10,500 cubic yards of balanced earthwork on Unit 4-Lot 12; no soil import or export would be required. Construction equipment would include tractors, dozers, graders, water trucks, excavators, backhoes, pavers, rollers, loaders, and trenchers. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. **Table 3, Construction Related Emissions**, presents the anticipated daily short-term construction emissions.

Table 3: Construction Related Emissions

Emissions Source	Pollutant (pounds/day)[1]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
2019						
Unmitigated Emissions	4.43	45.63	22.86	0.04	20.66	12.18
Mitigated Emissions[2,3]	4.43	45.63	22.86	0.04	10.31	6.50
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***
2020						
Unmitigated Emissions	48.47	21.73	19.66	0.04	1.94	1.28
Mitigated Emissions[2,3]	48.47	21.73	19.66	0.04	1.90	1.27
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod, as recommended by the SCAQMD.
2. The reduction/credits for construction emission mitigations are based on mitigation included in CalEEMod. However, compliance with SCAQMD rules would still be required. The reduction/credits for construction emission mitigations are based on mitigation included in the CalEEMod model and as typically required by the SCAQMD through Rule 403. The mitigation includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.
3. Refer to Appendix A, *Air Quality/Greenhouse Gas Data*, of the *Air Quality and Greenhouse Gas Emissions Memorandum* (Appendix A of this Initial Study), for assumptions used in this analysis.

Source: Kimley-Horn, 2019

As shown in Table 3, construction of Unit 4-Lot 12 would not cause exceedances for ROG, NOx, carbon monoxide (CO), SO_2, PM_{10}, and $PM_{2.5}$. The calculated emission results for ROG, NO_x, CO, SO_2, PM_{10}, and $PM_{2.5}$ from CalEEMod demonstrate that the construction of Unit 4-Lot 12 would not exceed average daily thresholds created by the SCAQMD. In addition, the Project is proposing to construct five office or warehouse buildings on Unit 4-Lot 12, which would require the application of architectural coating on the outside and inside of each building. The application of architectural coatings is typically the largest source of ROG emissions during construction activity. The SCAQMD addresses construction-related emissions of ROG through the implementation of Rule 1113, which regulates ROG emissions from architectural coatings. Additionally, the Project would be required to comply with SCAQMD Rule 403, which would minimize fugitive dust emissions. Project construction emissions would be below the SCAQMD thresholds, which would be further minimized with the implementation of SCAQMD Rules 1113 and 403. The proposed Project emissions would not worsen ambient air quality, create additional violations of federal and state standards, or delay the Basin's goal for meeting attainment standards.

As indicated in Table 3, impacts would be less than significant for all criteria pollutants during construction. Thus, construction related air emissions for the Project would be less than significant.

Operational Emissions

As noted in the *Meridian Unit 4, Lots 12 Traffic Consistency Memorandum* prepared by Kimley-Horn (July 2019), although the proposed Project would not be consistent with the zoning originally assumed in the adopted SEIR, the Project would generate less traffic than originally assumed. The overall maximum daily operational emissions for the proposed Project would be well below SCAQMD's daily emissions thresholds and would not generate additional impacts in the Meridian SP-5 area. However, the overall maximum daily operational emissions for Meridian SP-5 (including the proposed Project) would be well above SCAQMD's daily emissions thresholds. Therefore, impacts would remain significant and unavoidable in this regard. No new impacts would occur.

Table 4: Operational Emissions

Source	Pollutant (maximum pounds/day)					
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO_X)	Carbon Monoxide (CO)	Sulfur Dioxide (SO_2)	Coarse Particulate Matter (PM_{10})	Fine Particulate Matter ($PM_{2.5}$)
Winter Emissions						
Area	2.08	0.0002	0.02	0.0	0.0001	0.0001
Energy	0.01	0.05	0.04	0.0003	0.004	0.004
Mobile	2.37	20.56	31.55	0.13	10.60	2.93
Total Emissions	**4.46**	**20.61**	**31.61**	**0.13**	**10.61**	**2.93**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds thresholds?	No	No	No	No	No	No
Summer Emissions						
Area	2.08	0.0002	0.02	0.0	0.0001	0.0001
Energy	0.01	0.05	0.04	0.0003	0.004	0.004
Mobile	2.77	20.38	36.91	0.14	10.60	2.92
Total Emissions	**4.85**	**2.44**	**36.98**	**0.15**	**10.61**	**2.93**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds thresholds?	No	No	No	No	No	No

Source: CalEEMod version 2016.3.2. Refer to Appendix A for model outputs.

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

As discussed above, the proposed Project's short-term construction emissions would be below SCAQMD thresholds; refer to Table 3. The Meridian Specific Plan Amendment SEIR determined the Specific Plan area would exceed SCAQMD's daily emissions thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$ with mitigation incorporated. However, as indicated in Table 3 and Table 4, above, the Project's emissions would not substantially change the intensity of development on the site. No new impacts would occur.

c) Sensitive receptors are members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of land uses where sensitive receptors are typically located include residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive receptors near the Project site include surrounding residences to the west. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction and operations impacts (area sources only). The CO hotspot analysis following the LST analysis addresses localized mobile source impacts.

Localized Significance Thresholds

LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST screening lookup tables for one, two, and five-acre projects emitting CO, NO_X, $PM_{2.5}$, or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The SCAQMD recommends that any project over five acres should perform air quality dispersion modeling to assess impacts to nearby sensitive receptors. The proposed Project is located within Sensitive Receptor Area (SRA) 23, Metropolitan Riverside County.

Construction

Analysis of construction emissions did not include construction of Buildings 10, 11, and 12 on Unit 4-Lot 9, as construction impacts related to air quality were previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. Based on the SCAQMD guidance on applying CalEEMod to LSTs, the Project would disturb a maximum of 3.5 acres of land per day. Therefore, the LST thresholds for two acres were utilized for the construction LST analysis. As the nearest sensitive uses are approximately 330 feet to the west of the Project site, the LST value for 100 meters was conservatively utilized. **Table 5, Localized Significance of Construction Emissions**, shows the localized unmitigated and mitigated construction-related emissions. As seen in Table 5, mitigated on-site emissions would not exceed the LSTs for SRA 23.

Table 5: Localized Significance of Construction Emissions

Source	Pollutant (maximum pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
2019				
Total Unmitigated On-Site Emissions[1]	46	22	20	12
Total Mitigated On-Site Emissions[1]	46	22	10	6
Localized Significance Threshold[2]	330	2,232	38	10
Thresholds Exceeded?	***No***	***No***	***No***	***No***

Notes:
1. The site preparation phase emissions are presented as the worst case scenario for NO_X, CO, PM_{10}, and $PM_{2.5}$.
2. The Localized Significance Threshold was determined using Appendix C of the SCAQMD *Final Localized Significant Threshold Methodology* guidance document for pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$. The Localized Significance Threshold was based on the anticipated daily acreage disturbance for construction (approximately 3.5 acres; however, the 2-acre threshold was used) and the source receptor area (SRA 23).

Operations

According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed Project only if the Project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). Since the proposed Project includes warehouses, the operational phase LST protocol is conservatively applied to both the area source and all the mobile source emissions. LSTs for receptors located at 100 meters for SRA 23 were conservatively utilized in this analysis because the closest receptors are over 100 meters away. Although the Project is 7.12 acres for Unit 4-Lot 12, the 5-acre LST threshold was also applied conservatively for the Project, as the LSTs increase with the size of the site. The operations related to Unit 4-Lot 9 were previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. Thus, an evaluation of operational air quality emissions for Unit 4-Lot 9 is not included in this analysis.

The LST analysis only includes on-site sources. However, the CalEEMod model outputs do not separate on- and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in **Table 5, Localized Significance of Operational Emissions**, include all on-site project-related stationary sources and 100 percent of the project-related new mobile sources. This figure is conservative, considering only 5 percent of the project-related new mobile sources would occur on-site[1]. Table 5 shows that the maximum daily emissions of these pollutants during operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during operational activities.

Table 5: Localized Significance of Operational Emissions

Activity	Pollutant (maximum pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
On-Site and Mobile Source Emissions	20.38	36.93	10.60	2.92
SCAQMD Localized Screening Threshold (adjusted for 2 acres at 300 meters)	472	3,437	14	4
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2. Refer to Appendix A for model outputs.

[1] South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, 2009.

Criteria Pollutant Health Impacts

As shown in Table 5 and Table 6, localized effects of on-site project emissions on nearby receptors were found to be less than significant. The LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. As shown above, project-related emissions would not exceed the LSTs, and therefore would not exceed the ambient air quality standards or cause an increase in the frequency or severity of existing violations of air quality standards. Therefore, sensitive receptors would not be exposed to criteria pollutant levels in excess of the health-based ambient air quality standards.

Operations - Health Risk Assessment

A Health Risk Assessment (HRA) for the Project was prepared in accordance with the requirements of the SCAQMD and guidance from the Office of Environmental Health Hazard Assessment (OEHHA) to determine if health risks are likely to occur from the Project. Specifically, the HRA addresses the potential for significant health risks associated with diesel particulate emissions from truck traffic generated by the operations within the Project area. The HRA focused on emissions of diesel particulate matter (DPM) from trucks, as DPM is the risk driver within the SCAB.

To determine whether or not a proposed project would cause a significant effect on the environment, the impact of the project must be determined by examining the types and levels of air toxics generated and the associated impacts on factors that affect air quality. While the final determination of significance thresholds is within the purview of the lead agency pursuant to the State CEQA Guidelines, the SCAQMD recommends that the following air pollution thresholds be used by lead agencies in determining whether the project is significant. If the lead agency finds that the project has the potential to exceed the air pollution thresholds, the project should be considered significant. The thresholds for air toxic emissions are as follows.

- Cancer Risk: Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million.
- Non-Cancer Risk: Emit toxic contaminants that exceed the maximum hazard quotient of 1 in one million.

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index", expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index of less than 1.0 means that adverse health effects are not expected. Within this analysis, non-carcinogenic exposures of less than 1.0 are considered less than significant.

Air dispersion modeling for the HRA was performed using the United States Environmental Protection Agency (EPA) AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources (not a factor in this case). AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Surface and upper air meteorological data from the Perris Monitoring Station provided by the SCAQMD was selected as being the most representative meteorology.

Carcinogenic Hazards

An HRA was prepared in 2010 for the adopted SEIR and assumed a maximum of 3,547 daily truck trips for the entire Meridian SP-5 project area. Meridian SP-5 project-level impacts with regard to the HRA were determined to be less than significant. Although the SP-5 SEIR traffic evaluation did not allocate truck trips to Unit 4-Lot 12 based on the minimal number of truck trips related to office uses, 294 truck trips were allocated for Planning Region C, Planning Area 6, which consists of Unit 4-Lots, 8 through 14, as shown in Appendix E. The allotment for each planning area is tracked using a spreadsheet, included as an attachment in Appendix E. The tracking spreadsheet accounts for the ADT and truck trips anticipated to be generated by each lot. The traffic evaluation for Unit 4-Lot 12 identified that trip generation for Lot 12 would be within the ADT and truck trips allocated for Planning Region C, Planning Area 6, accounting for the proposed development on Unit 4-Lots 8, 9, 10 and 11. Trips were also allocated for Unit 4-Lots 13 and 14, which have since been approved under a single project application for light manufacturing use and are expected to generate the equivalent of 581 external passenger car trips and 109 truck trips. The ADT for the land uses associated with the proposed Project includes 1,151 passenger cars trips and 23 heavy truck trips for a total of 1,174 trips. The passenger car trips utilized the internal capture of 13 percent

established in the Specific Plan, resulting in 1,047 external trips. This results in a remainder of 138 external daily trips and 185 truck trips remaining that are not used in Planning Region C, Planning Area 6. It should be noted that these truck trips do not exceed what was previously determined in the analysis for the SEIR. Nonetheless, health risk assessments and dispersion modeling were conducted for this Project site to determine if the truck trips occurring at this Project site due to minor land use modifications would result in new health risk impacts.

The modeling assumed a mix of diesel trucks based on California Air Resources Board (CARB) 2017 EMissions FACtor (EMFAC) data. For the Project's modeling scenario of loading dock emissions, EMFAC had the following diesel vehicle trip percentages: heavy-heavy duty trucks (4+ axle vehicles) make up 28 percent; medium-heavy duty trucks (3 axle vehicles) are 22 percent; and light-heavy duty trucks (2 axle vehicles) are 50 percent. For the Project's running exhaust truck emissions, EMFAC had the following diesel vehicle miles traveled percentages: heavy-heavy duty trucks make up 52-53 percent; medium-heavy duty trucks are 22-27 percent; and light-heavy duty trucks are 21-23 percent.

Based on the modeling results for the proposed Project, the maximum annual average diesel PM_{10} emission concentrations resulting from operation of the Project (23 daily trucks) would be 0.00055 µg/m3 at the greatest. The maximum annual average PM_{10} pollutant concentration would be experienced approximately 1,440 feet to the southeast of the Project site near the Riverside National Cemetery[2]. The Cancer risk calculations are based on the conservative assumption of an employee working 8-hour days, 5 days a week, year-round for a 30-year exposure period. The highest calculated carcinogenic risk from the Project is 0.30 per million for 30-year exposure. As such, impacts related to cancer risk and PM_{10} concentrations from heavy trucks would be less than significant at the nearest sensitive receptors to the Project site.

Non-Carcinogenic Hazards

The significance thresholds for toxic air contaminant (TAC) exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the Reference Exposure Level (REL) for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

Regarding acute exposure, the maximum hourly average PM_{10} emission concentrations from Project operations would be 0.00454 µg/m3 at the greatest. The maximum hourly average pollutant concentration would be experienced approximately 1,850 feet to the northwest of the Project site near the single-family residential neighborhoods along Greenlawn Street and Goshen Court. An acute or chronic hazard index of 1.0 is considered individually significant. The highest maximum chronic and acute hazard index associated with the emissions from the Project would be 0.0016 and 0.0019, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur. No new impacts associated with the proposed Project would occur.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-14, and IV.C-1-1 through IV.C-1-13, IV. C-1-19 and IV. C-4-1 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

[2] The calculations conservatively assume no cleaner technology with lower emissions in future years.

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

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

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

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

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

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-10: Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.

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

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

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

Mitigation C-14: Landscape with appropriate drought-tolerant

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.C-1-1: Disturbed areas shall be covered with non-toxic soil stabilizers to inactive areas (previously graded areas inactive for ten days or more).

Mitigation IV.C-1-2: All disturbed areas shall be stabilized with the use of erosion control BMPs or a uniform established vegetative cover of 70 percent.

Mitigation IV.C-1-3: The construction contractor shall ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or shall maintain at least two feet of freeboard.

Mitigation IV.C-1-4: The construction contractor shall ensure that a reduced speed on unpaved roads shall be limited to 15 miles per hour or less.

Mitigation IV.C-1-5: The construction contractor shall manage haul road dust through the use of watering at least three times daily with equipment complying with SCAQMD Rule 1186 and 1186.1.

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

Mitigation IV.C-1-7: The construction contractor shall be required to comply with SCAQMD Rule 2449 and be registered with the SCAQMD as a condition of permits.

Mitigation IV.C-1-8: The construction contractor shall utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. "Super-Compliant" VOC paints contain 10 grams/liter of VOCs or less.

Mitigation IV.C-1-9: The construction contractor shall ensure that a minimum of 50 percent of all construction vehicles engaged in mass grading activities shall be Tier 2, Tier 3, or higher.

Mitigation IV.C-1-10: The construction contractor shall utilize utility power from power lines/poles where available and feasible. In the unlikely event power for a pole is unavailable, a generator may be used.

Mitigation IV.C-1-11: The construction contractor shall be required to provide evidence that all construction equipment is properly maintained to reduce NO_X emissions to the extent possible.

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

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

Mitigation IV. C-1-23: To the extent feasible, the general contractor shall schedule construction truck trips during non-peak hours to reduce peak hour emissions.

Mitigation IV.C-4-1: All development shall comply with SCAQMD Rule 402. Any potential use on the Rule 402 list of uses shall require further environmental review.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 US Fish and Wildlife Service?	☐	☐	☒	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	☐	☐	☒	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Findings:

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

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

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

Upon implementation of the Meridian SP-5 SEIR mitigation measures identified above, impacts to sensitive species and habitats would be less than significant. 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 within or adjacent to the Project site; therefore, no riparian, marsh, vernal pools, or coastal environments would be impacted by the development. The proposed Project was rough graded in 2003 under the original Section 404 permit (No. 200201578- RRS) and the Streambed Alteration Agreement (6-2002-291). Any jurisdictional waters of the U.S/State were removed at that time. Therefore, there are no jurisdictional areas located within the Project site. Thus, no impacts would occur as a result of the Project. No further environmental review is required.

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

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure A-4 from the 2003 Focused EIR and Mitigation Measure IV.D.1-2 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

1. All detention basins shall have a draw down within 24 hours with the exception of the East Basin and the U4-E Basin. The East Basin shall have a draw down period of 39 to 42 hours during the interim development of Unit 4. The Unit 4-E Basin shall have a draw down period of 27 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 28 to 30 hours. The U4-E Basin will be designed in the ultimate condition to include a draw down period of 27 to 30 hours.

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

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

4. March JPA shall monitor waterfowl activity during the rainy season in all detention basins. If waterfowl issues are identified during monitoring activities, then the March JPA and Project sponsor shall implement waterfowl control measures (netting and vegetation removal are some examples).

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.D.1-1 The following applicable requirements of this mitigation measure shall be implemented to reduce the impacts to LBV to below a level of significance:

- To avoid the direct loss of eggs and chicks, all vegetation shall be cleared outside the LBV breeding season (e.g., March 1 through August 15).
- Construction activities associated with the widening of Van Buren Boulevard and all lots adjacent to occupied LBV habitat shall be restricted during the LBV breeding season to avoid indirect impacts to the species from increased noise levels. In the event construction activities must occur during the breeding season, noise attenuation measures (e.g. noise walls or berms) and noise monitoring by qualified biologist will be required. Noise levels shall not exceed 60 dBA Leq in suitable occupied riparian habitat during the breeding season during one-hour internals. If noise levels exceed this threshold as determined by the monitoring biologist, construction activities shall cease or additional noise measures shall be incorporated to reduce construction-related noise levels to 60 dBA Leq or less.
- Temporary construction fencing shall be used to delineate constructing limits and will be maintained until construction is complete.
- All motorized construction equipment shall be kept within a staging area outside of the riparian habitat. The staging area shall not drain into the riparian habitat. Best management practices shall be implemented in order to direct the storm water runoff away from adjacent riparian areas. BMPs may include but are not limited to covering construction materials, perimeter gravel bags, and/or fiber rolls.

- Construction activities adjacent to the Conservation Area will be conducted during day light hours to avoid the use of night lighting that could increase predation rates and/or disrupt nesting LBVs.
- For the development of the Meridian lots adjacent to the Conservation Area, construction crews and field workers shall be provided training by the qualified biologist to avoid unnecessary impacts to LBV and its habitat in the area.
- Following construction, lighting of all developed areas adjacent to the Conservation Easement Areas shall be directed away from the Conservation Easement Areas to avoid increased predation and/or disruption of nesting LBV. Adjacent development lighting shall have cut-off fixtures (i.e., the bulb/source is not visible above the "horizontal") and will be shielded.
- All drainage from adjacent development within the Meridian development shall be directed away from the riparian areas to avoid the potential urban run-off contamination of LBV habitat.
- Temporary chain link fence shall be installed by the Project sponsor at the start of mass grading for those lots adjacent to the Conservation Easement areas. The temporary chain link fencing shall be replaced by the individual lot developer with a minimum 8" decorative masonry wall at the onset of fine grading improvements for each lot in accordance with the Meridian Compensatory Mitigation and Monitoring Plan (CMMP). The LLMD will be responsible for mending fences or walls that are adjacent to the Conservation Easement Areas.
- All lots within the Meridian development adjacent to the Conservation Easement Areas shall be landscaped with native and non-invasive plant materials to protect biological resources, such as habitat supporting LBV.
- Fuel modification will be evaluated by the County of Riverside Fire Department on an annual basis along the south and east boundaries of the existing residences adjacent to Conservation Easement Area 1. Fuel modification may be required within Conservation Area 1, not to exceed 30.5 m (100 ft) from the nearest structure unless otherwise determined by the County of Riverside Fire Department. If fuel modification must occur, it would be accomplished using hand tools and mowers to selectively thin hazardous vegetation or combustible material. Disking of vegetation is prohibited. Riparian areas will be avoided and fuel modification would occur no closer than 15.2 (50 ft) from the drip line of the riparian habitat. Fuel modification will be the responsibility of the March JPA who shall coordinate fuel modification efforts with the approved managing entity to ensure riparian zones are avoided.
- All new construction that will occur adjacent to Conservation Easement Areas 1 and 2 shall be designed such that no fuel modifications will be required within the conservation areas.

Mitigation IV.D.1-2: Preconstruction surveys would be conducted for burrowing owls prior to construction. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above.

Mitigation D -3: No construction activities shall occur during the nesting/breeding season until a qualified biologist has conducted a filed review of the affected areas for occupancy by least bell's vireo.

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 pursuant to in § 15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Findings:

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

a-c) Senate Bill (SB) 18 (California Government Code Section 65352.3) requires local governments to consult with Native American tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to the adoption and amendment of general plans and specific plans. The consultation process requires (1) that local governments send the State Native American Heritage Commission (NAHC) information on a proposed project and request contact information for local Native American tribes; (2) that local governments then send information on the project to the tribes that the NAHC has identified and notify them of the opportunity to consult; (3) that the tribes have 90 days to respond on whether they want to consult or not, and (4) that consultation begins if requested by a tribe and there is no statutory limit on the duration of the consultation. If issues arise and consensus on mitigation cannot be reached, SB 18 allows a finding to be made that the suggested mitigation is infeasible.

In accordance with SB 18, the March JPA initiated tribal consultation with the Pechanga Band of Luiseño Indians in 2009. Per their request, a Native American monitor was present during surveying and construction in previously undisturbed soils. Unit 4, including the Project site, was surveyed in July 2009 by Tierra consultants and Mr. Banning Taylor representing the Pechanga tribe accompanied the survey crew as the Native American monitor. Historic and prehistoric cultural resources identified during the survey were recorded and submitted to the Eastern Information Center. Shortly after the SSP-5 SEIR was certified in 2010, Unit 4 was graded including Unit 4-Lot 9 and Unit4-Lot 12. A tribal monitor was present during grading activities in accordance with the SP-5 SEIR MMRP.

Based on the General Plan Amendment action requested as a part of the proposed Project, and in accordance with SB 18, March JPA has initiated tribal consultation. The Pechanga Band of Luiseño Indians, Pauma Band of Luiseno Indians, and the Morongo Band of Mission Indians have responded to the March JPA with requests for consultation and information. The March JPA has provided the requested project information and tribal consultation will be ongoing throughout the planning process.

As discussed above, the *Cultural Resource Survey, Test, and Evaluation* conducted by Tierra concluded that no further work was recommended for KHMR-1 and the Project site is considered fully mitigated. However, the Meridian SP-5 SEIR requires a professional archaeologist and Native American monitor all initial ground disturbing activity in native soils in the Meridian SP-5 area. The proposed Project is not located within an area of native soils. As documented in the *Geotechnical Engineering Investigation* (January 2017) and the *Updated Geotechnical Engineering Investigation* (April 2019; **Appendix B**) prepared for the proposed Project by NorCal Engineering, an engineered fill soil classifying as a brown, fine to medium grained, clayey to silty sand was

encountered at a depth of 1.5 to 4.5 feet. A natural undisturbed soil classified as brown, fine to medium grained, clayey sand was encountered beneath the fill and was observed to be dense and moist. In addition, a granitic bedrock was encountered at the surface and to a depth of 4.5 feet below ground surface in some locations. Mass grading of the North Campus began in 2003 and has since been completed. The rough grading resulted in the removal and replacement of native alluvial soils with the engineered fill soil. These grading activities, which reached depths of approximately 10 feet, did not expose any archaeological or paleontological resources on the Project site.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K1 through K5 and L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6 and IV.J-4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

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

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.J-2-1: Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils (as shown in Figure IV.J-1) in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the agency during the AB 52 process (note which one or both), as

applicable. The developer shall coordinate with the Tribe(s) to develop Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the lead agency prior to the commencement of ground disturbing activities.

1. The Project Archaeologist, in consultation with interested tribes and the lead agency, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:

   a. Project grading and development scheduling;

   b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;

   c. The protocols and stipulations that the lead agency, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Mitigation IV.J-2-4: Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and

1. Treatment and Final Disposition: The developer shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the agency with evidence of same:

   a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;

   b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:

   c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and.

2. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the agency documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the

impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the lead agency, Eastern Information Center and consulting tribes.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

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

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI.	ENERGY RESOURCES. Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts to Energy with respect to electricity and natural gas within the Utilities and Services Systems evaluation. The evaluation determined that there would be no significant impact to electricity or natural gas resources as a result of the Project. The 2003 identified mitigation (See Mitigation H-1 below), that would reduce impacts to Energy Resources to a less than significant level.

The Meridian SP-5 SEIR found that the changes proposed in the Specific Plan since the 2003 Focused EIR would not include revisions that are expected to change demand for electricity and natural gas services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Specific Plan were the same as evaluated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the proposed Project was not performed in the Meridian SP-5 SEIR.

The 2003 Focused EIR and Meridian SP-5 SEIR did not specifically evaluate Energy Resources as this was not a resource area required for evaluation under the CEQA Guidelines Appendix G Checklist. Energy Resources have been added to the CEQA Guidelines Appendix G Checklist as of January 1, 2019. However, the 2003 Focused EIR and Meridian SP-5 SEIR did evaluate electricity and natural gas. An evaluation of the Project's impacts on energy resources is included below.

Building Energy Conservation Standards

Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every three years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On June 10, 2015, the California Energy Commission (CEC) adopted the 2016 Building Energy Efficiency Standards, which went into effect on January 1, 2017. On May 9, 2018, the CEC adopted the 2019 Building Energy Efficiency Standards, which will take effect on January 1, 2020.

The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. Under the 2016 Standards, residential buildings are 28 percent more energy efficient and nonresidential buildings are 5 percent more energy efficient than under the 2013 Standards.[3] Buildings that are constructed in accordance with the 2013 Building Energy Efficiency Standards are 25 percent (residential) to 30 percent (nonresidential) more energy efficient than the prior 2008 standards as a result of better windows, insulation, lighting, ventilation systems, and other features.

The 2019 Standards will improve upon the 2016 Standards. Under the 2019 Title 24 standards, residential buildings

[3] California Energy Commission, 2016 Building Energy and Efficiency Standards Frequently Asked Questions Fact Sheet, Available at: https://www.energy.ca.gov/title24/2016standards/rulemaking/documents/2016_Building_Energy_Efficiency_Standards_FAQ.pdf, Accessed January 20, 2019.

are expected to be about 7 percent more energy efficient, and when the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet 2019 Title 24 standards would use about 53 percent less energy than those built to meet current standards.[4]

Senate Bill 350

Senate Bill (SB) 350 (de Leon) was signed into law in September 2015 and establishes tiered increases to the Renewable Portfolio Standard—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 100 was signed into law September 2018 and increased the required Renewable Portfolio Standards.

Senate Bill 100

On September 10, 2018, Governor Brown signed SB 100. Under SB 100, the total kilowatt hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also establishes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Electricity

Southern California Edison (SCE) provides electricity to the Specific Plan. SCE currently has a 12 kV system in Meridian Parkway from Alessandro Boulevard to Opportunity Way. This system has been utilized for the individual buildings within the Specific Plan and would continue to be the source for future development within the proposed Project area. The SP-5 SEIR received a will serve letter dated December 10, 2009 from SCE, which stated that the electrical loads for the SP-5 are within the parameters of SCE's projected load growth in the area and therefore, SCE can adequately serve the Specific Plan, which includes the proposed Project.

Natural Gas

Southern California Gas Company (SCG) provides natural gas service to the Specific Plan. SCG has a 4-inch low pressure system in Meridian Parkway from Alessandro Boulevard to Opportunity Way. This system has been utilized for the individual buildings within the Specific Plan. There are plans to install a Gas Regulation Station on the south side of Van Buren near Meridian Parkway to continue to serve the North Campus including the proposed Project area.

Fuel

During construction, transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. Most construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure; impacts would not be significant.

During operations, energy consumption would be associated with employee vehicle trips; delivery and supply trucks; and trips by maintenance and repair crews. The City and surrounding areas are highly urbanized with numerous gasoline fuel facilities and infrastructure. Consequently, the proposed Project would not result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. Additionally, fuel consumption associated with vehicle trips generated by the proposed Project would not be considered inefficient, wasteful, or unnecessary.

The proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

b) Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur.

As described in thresholds III.a and VIII.b, the Meridian SP-5 SEIR determined that implementation of Meridian SP-

[4] California Energy Commission, 2019 Building Energy and Efficiency Standards Frequently Asked Questions Fact Sheet, Available at: https://www.energy.ca.gov/title24/2019standards/documents/2018_Title_24_2019_Building_Standards_FAQ.pdf, Accessed January 20, 2019.

5 would result in less than significant impacts with regard to GHG reduction plan consistency. As discussed in the Meridian SP-5 SEIR, Meridian SP-5 would be consistent with Statewide goals and policies for reducing GHG emissions, as well as the State's recommended actions for reducing GHG emissions in the transportation, electricity and natural gas, green buildings, water, industry, forestry, recycling and water management, and agricultural sectors. As noted above, the Project's traffic generation (1,174 average ADT) would be similar to the volumes analyzed in the adopted SEIR. The Project would be required to implement all feasible GHG reduction measures (Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14 and B-4 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5). As such, the Project would not conflict with a state or local plan for renewable energy or energy efficiency.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-9, C-12 through C-14, B-4 through B-6, B-10, B-11, H-4, H-5, H-7, K-5, and IV.L-1.1 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

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

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

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

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

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

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

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

Mitigation C-14: Landscape with appropriate drought-tolerant

Mitigation B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation B-6: The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

Mitigation B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated

measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

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

Mitigation H-4: The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or on-site composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of on-site grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

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

Mitigation K-5: All future development within the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.L-1.1: Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

Mitigation IV.L-1.3: Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.

Mitigation IV.L-1.4: The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide

and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

Mitigation IV.L-1.7:Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

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

Mitigation IV.L-1.9: Project shall provide high density office or mixed-use proximate to transit. Project shall provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.

Mitigation IV.L-1.10: Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

Mitigation IV.L-1.13: Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit.

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

Mitigation IV.L-1.15: Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

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

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

Mitigation IV.L-1.18: Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.19: Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.20: Provide parking lot areas will include 40% tree coverage (approximately one tree for every 14 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

Mitigation IV.L-1.21: Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

Mitigation IV.L-1.22: Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

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

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

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

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

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

Findings:

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

a–e) As discussed above, the Meridian SP-5 SEIR determined that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. As identified by the 2003 Focused EIR, the Meridian Specific Plan, which includes the proposed Project, is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles northeast of the Elsinore-Whittier fault and 7 miles southwest of the San Jacinto fault, with no active faults in the Specific Plan area. The soils and sediments within the proposed Project area are considered stable with low potential for expansion or liquefaction. The *Geotechnical Engineering Investigation* (January 4, 2017; Appendix B) and *Updated Geotechnical Engineering Investigation* (April 4, 2019; Appendix B) prepared for the proposed Project by NorCal Engineering indicated that the Project site contains no known active or potentially active faults trending toward or through the site. The proposed Project lies outside of any Alquist Priolo Special Studies Zone and the potential for damage due to direct fault rupture is considered very unlikely. The proposed Project is not situated in an area of generalized liquefaction susceptibility and the potential for liquefaction to occur on the proposed Project site is considered to be very low due to the density of the subsurface soils and the shallow depth to bedrock.

The *Geotechnical Engineering Investigation and Update* found the near surface engineered fill soils on-site to be fine to medium grained, clayey to silty sand which was encountered to a depth of 1 to 4.5 feet. These soils were noted to be dense and moist. An undisturbed alluvial soil classifying as a brown, fine to medium grained clayey sand was encountered beneath the fill and observed to be dense and moist. A granitic bedrock was encountered at a depth of 4.5 feet below ground surface. The overall engineering characteristics of the earth material were relatively uniform with each excavation. No groundwater was encountered and no caving occurred.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K-1 through K-3 and K-5 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

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

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

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

Findings:

The Meridian SP-5 SEIR addressed greenhouse gas (GHG) emissions for the Specific Plan area which includes the proposed Project area. The Meridian SP-5 SEIR determined that the total emissions for the Specific Plan are estimated to be 12,043 metric tons of CO_2 for the duration of construction. In addition, the Meridian SP-5 SEIR analyzed operational GHG emissions under the Business As Usual (BAU) scenario, which assumes that future development trends within the Specific Plan area would follow those of the past and no changes in policies would take place. The operational GHG emissions analysis incorporated the range of uses anticipated to operate within the 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.

Potential impacts associated with the development of three one-story office buildings on Unit 4-Lot 9 were evaluated by the March JPA and determined to be in substantial conformance with Plot Plan 17-05. Accordingly, an NOE for Unit 4-Lot 9 was filed on April 11, 2019. The proposed zone change would allow for these buildings to be constructed as approved and consistent with the requested MU zoning. Only the potential impacts associated with the rezone of the three buildings from OF to MU on Unit 4-Lot 9, the development of five concrete tilt-up buildings on Unit 4-Lot 12, and the rezone from OF to MU on Unit 4-Lot 12 are evaluated in this Initial Study, below.

a) The Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in long-term operational GHG emissions that would exceed the California Air Resources Board (CARB) and SCAQMD thresholds. The Project's traffic volumes (1,174 ADT) would be similar to the volumes analyzed in the adopted SEIR. SCAQMD is proposing a screening threshold of 10,000 metric tons of CO2e (MTCO2e) per year for industrial projects and 3,000 MTCO2e for non-industrial projects. SCAQMD concluded that projects with emissions less than the screening threshold would not result in a significant cumulative impact. According to CalEEMod (Appendix A), the proposed Project would have approximately 1,952 MTCO2e of operational emissions. As such, the proposed Project's individual contribution would be less than significant. However, the Project's contribution to Meridian SP-5's GHG operational emissions exceedances would be considered significant. A significant and unavoidable impact would occur in this regard. No new impacts would occur.

b) The Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in less than significant impacts with regard to GHG reduction plan consistency. As discussed in the Meridian SP-5 SEIR, Meridian SP-5 would be consistent with Statewide goals and policies for reducing GHG emissions, as well as the State's recommended actions for reducing GHG emissions in the transportation, electricity and natural gas, green buildings, water, industry, forestry, recycling and water management, and agricultural sectors. A Traffic Consistency Memorandum for Unit 4-Lot 9 (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed the site as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 8, 9, 10, and 11) and found the

revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van Buren Site B. As noted above, the traffic generation for Unit 4-Lot 12 (1,174 average ADT) would also be similar to the volumes analyzed in the adopted SEIR. The Project would be required to implement all feasible GHG reduction measures (Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14 and B-4 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5). As such, the Project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing GHG emissions. A less than significant impact would occur in this regard.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-9, C-12 through C-14, B-4 through B-6, B-10, B-11, H-4, H-5, H-7, K-5, and IV.L-1.1 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

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

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

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

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

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

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

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

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

Mitigation C-14: Landscape with appropriate drought-tolerant

Mitigation B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation B-6: The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

Mitigation B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated

measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

Mitigation H-4: The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or on-site composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of on-site grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

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

Mitigation K-5: All future development within the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.L-1.1: Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

Mitigation IV.L-1.3: Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides. Mitigation IV.L-1.4: The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

Mitigation IV.L-1.6: Project design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to Project site are minimum of five feet wide. All sidewalks feature vertical curbs. Roadways that converge internally within the project are routed in such a way as to avoid "skewed intersections;" which are intersections that meet at acute, rather than right, angles. Intersections internal and adjacent to the project shall feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, countdown signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel).

Mitigation IV.L-1.7: Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

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

Mitigation IV.L-1.9: Project shall provide high density office or mixed-use proximate to transit. Project shall provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.

Mitigation IV.L-1.10: Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

Mitigation IV.L-1.13: Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit.

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

Mitigation IV.L-1.15: Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

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

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

Mitigation IV.L-1.18: Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.19: Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.20: Provide parking lot areas will include 40% tree coverage (approximately one tree for every 14 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

Mitigation IV.L-1.21: Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

Mitigation IV.L-1.22: Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

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

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

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

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IX.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Findings:

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

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

The Meridian SP-5 SEIR noted that the Specific Plan is located adjacent to an existing military and civilian airport with an active runway. The Air Force has defined a set of Accident Potential Zones (APZ)s for use in the Air Installation Compatibility Use Zone (AICUZ) Study, and development within the portions of these lots within the APZs limits building height to a single story. Limitations also include overall building area, persons per acre density and other criteria as defined in March JPA Resolution #08-01. Based on the requested zone change and associated General Plan Amendment and Specific Plan Amendment, the proposed Project will require review by the Riverside County Airport Land Use Commission (ALUC).

The Meridian SP-5 SEIR concluded that compliance with the applicable 2003 Focused EIR mitigation measures, and the incorporation of additional mitigation measures identified below, would result in a less than significant impact with mitigation incorporated to hazards and hazardous materials. A Phase I Environmental Site Assessment (ESA), was prepared for the proposed Project by Environmental & Regulatory Specialists, Inc. (December 2016) and is provided as **Appendix C**; the results are summarized herein. A Phase I Environmental Site Assessment was also prepared for Unit 4-Lot 9 as a part of the application process for Plot Plan 17-05. The evaluation in the Phase I ESA for Unit 4-Lot 9 was based on the history of the surrounding uses, which would not change due to the minor site plan changes evaluated as a part of the Substantial Conformance No. 1 for Plot Plan 17-05. The rezoning of Unit 4-Lot 9 from OF to MU does not require an ESA, as an ESA addresses hazards related to current and past operations associated with the site and the surrounding area, it does not address future hazards or potential hazards related to proposed uses. Thus, a Phase I ESA was not included in this analysis for the rezoning of Unit 4-Lot 9, however potential impacts related to hazards and hazardous materials resulting from the rezoning of Unit 4-Lot 9 are discussed below.

a & b) Per the *Phase I Environmental Site Assessment* prepared for Unit 4-Lot 12, the Unit 4-Lot 12 has been graded in preparation for commercial development and is relatively flat. Historical aerial photographs show the Unit 4-Lot 12 site as disturbed open space in 1938. The 1949 aerial photograph shows Unit 4-Lot 12 and vicinity are under use as March AFB. There are buildings on Unit 4-Lot 12 and to the south and north. In 1953, the Arnold Heights residential base housing development replaced the buildings to the north of Unit 4-Lot 12. In 1967, one of the buildings on the Unit 4-Lot 12 site was removed. In 2009, Arnold Heights residential development was removed. In 1978 the industrial uses south of the Project site were replaced by the Riverside National Cemetery. From 2009 through 2012 the site remained vacant and industrial buildings and new paved roadways are visible north and east of the Project site. The Project site was graded in 2003 with the mass grading activities associated with the Meridian Business Park development.

The Project site occupies part of the former March Air Force Base (a Superfund site). March Air Force Base has been remediated and most of its land transferred to other uses. There were fifty-five environmental concerns on nearby properties that were flagged and reviewed. Environmental & Regulatory Specialists concluded there is no evidence of recognized environmental conditions for nearby locations, on the Project site or a likelihood of vapor encroachment on the Project site.

Once the proposed Project is constructed, hazardous materials would be limited to those associated with warehouse and storage facilities, business park type uses and office buildings. These include cleaners, paints, solvents; and fertilizers and pesticides for site landscaping. Because these materials are used in very limited quantities, they are not considered a hazard to the public. Future Project operations that use, generate, or store hazardous materials would be required to comply with the applicable federal, state, and local health and safety regulations regarding these substances to avoid impacts to the public or environment. Per Mitigation Measure IV.E.1-1 of the Meridian SP-5 SEIR, a risk management plan (RMP) would be prepared and implemented for operations that would store, handle, or use hazardous materials in excess of state and/or federal threshold quantities. The RMP must include hazard assessment, release prevention training, and emergency response planning components, as described further in Section IV.E, *Hazards and Hazardous Materials*, of the Meridian SP-5 SEIR. Adherence to these requirements would reduce potential Project impacts to less than significant. Moreover, the proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. The zone change proposed for Unit 4-Lots 9 and 12 would allow for an array of permitted uses as described in the Meridian North Campus Specific Plan (SP-5).

With the approval of a CUP, the buildings proposed for Unit 4-Lot 12 could also operate as a business enterprise use, which is considered a conditionally permitted use within the MU zone per the Meridian North Campus Specific Plan (SP-5). Although the change in zone would allow for different uses than are allowed under the current zoning, any uses that would utilize hazardous materials would be required to comply with Section 9.08.090 of the March Development Code, which identifies requirements related to the transportation, use, storage, treatment and disposal of hazardous materials within the March JPA Planning Area. Accordingly, no new impacts are anticipated and no further environmental review is required.

c) The closest school is Tomas Rivera Elementary School which is located approximately 1.5 miles west of the Project site. The Project site is not located within the 0.25-mile school buffer overlay for the Tomas Rivera Elementary School or within 0.25 miles of any other school. As a result, no impacts are anticipated.

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

e) The proposed Project is not located within the vicinity of a private airstrip and the proposed Project is not located within the Clear Zone, APZ I or APZ II as shown in the 2005 March ARB AICUZ. Based on the requested zone change and associated General Plan Amendment and Specific Plan Amendment, the proposed Project will be reviewed by ALUC to determine consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project would comply with the conditions identified by the ALUC, and therefore, would not result in a safety hazard for people residing or working in the Project area. Thus, no further environmental review is required.

f) 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 SEIR. Therefore, no further environmental review is required.

g) 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 previously graded lots within an area that is developed or proposed to be developed with industrial or commercial uses. A vacant parcel entitled for Business Park uses and an occupied industrial facility are to the north of Unit 4-Lot 9 and a conservation easement to the north of Unit 4-Lot 12. Vacant parcels entitled for Office and Mixed Use are located to the east of both Unit 4-Lot 9 and Lot 12. The Riverside National Cemetery is located south of the site, beyond Van Buren Boulevard. An entitled three-story office building is located to the west of Unit 4-Lot 9 and vacant, disturbed land is located west of Unit 4-Lot 12. This undeveloped area west of Unit 4-Lot 12 was placed in a conservation easement as part of the Section 7 consultation for impacts to LBV. The portion placed into conservation would be maintained as open space in perpetuity for biological purposes. However, County of Riverside Ordinance No. 695 requires hazardous vegetation abatement within 100 feet of an unimproved parcel adjacent to a roadway or 100 feet of a structure on an improved parcel adjacent to an unimproved parcel. Since this ordinance applies to the conservation easement to the west of the Project site, vegetation removal, if necessary would need to occur within the boundaries of the proposed Project and not within the conservation easement. Adherence to the County ordinance and standards would reduce the exposure to wildland fires to less than significant. The Project would not generate significant impacts related to exposure of people or structures to wildland fire hazards not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure IV.E.1-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.E.1-1: Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
X.	HYDROLOGY AND WATER QUALITY. Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i)	Result in substantial erosion or siltation on- or off-site?				
ii)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?				
iii)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
iv)	Impede or redirect flood flows?				
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR analyzed an Ultimate Drainage Conditions Study which was prepared for the Meridian SP-5 SEIR to review previous drainage analyses for the Meridian Specific Plan area and confirm that the findings from the 2003 Focused EIR remained valid. This study evaluated the interim East Detention Basin contemplated with Unit 4, which captures Project area runoff and intercepts and detains off-site flow from the South Campus, the Future Development Area, and the Orangecrest residential development further to the west of the proposed Project area. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to hydrology with mitigation incorporated. As described in Section IV.F, *Hydrology/Water Quality*, of the Meridian SP-5 SEIR, the Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for regulating stormwater discharges and maintaining the quality of water resources within the northwestern portion of Riverside County, including the proposed Project. Construction activities, storm drain systems, and point-source discharges associated with individual projects within the Specific Plan area would be required to obtain authorization by the Santa Ana RWQCB and coverage under a National Pollutant Discharge Elimination System (NPDES) permit, per Section 402 of the Clean Water Act. A *Preliminary Water Quality Management Plan* was prepared for the proposed Project by Tory R. Walker Engineering, Inc. (April 16, 2019) and is provided as **Appendix D**; the results are summarized herein.

a) The proposed Project would include the construction of impermeable surfaces (i.e., pavement and structures) on Unit 4-Lot 12, 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 Meridian SP-5 SEIR that would be employed to prevent stormwater pollutants from leaving the Project site during construction (e.g., gravel bags, silt fence, fiber rolls, etc.). Additionally, the Project would be required to prepare a Water Quality Management Plan (WQMP) in accordance with the NPDES Permit No CAS618033 Order No. R8-2010-0033. Preparation and implementation of a SWPPP and WQMP, as well as implementation of design, source control and/or treatment BMPs recommended in the Meridian SP-5 SEIR, would reduce potential impacts to water quality during construction and avoid violations of water quality standards.

   Non-point source surface water from impervious surfaces within the Project site may contain contaminants or increased sediment loads that would increase pollution within the local storm drain system. Implementation of the proposed Project would involve construction of five concrete tilt-up buildings with a combined square footage of 91,987 sf. Stormwater runoff would be treated with Best Management Practices (BMPs) on-site prior to discharging into the to the South Channel Basin through the master planned off-site storm drain. The on-site BMPs and South Channel Basin would treat storm water prior to discharging to the off-site MS4 and avoid violations of the water quality standards. The proposed Project would not introduce any new impacts not previously addressed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) Although the proposed Project does not involve the extraction of groundwater, the introduction of impervious surfaces within a graded, vacant site would reduce percolation and recharge of groundwater on site. As described above, stormwater would be collected and discharged east into the existing South Channel Basin. As analyzed in the Meridian SP-5 SEIR, the South Channel Basin would allow percolation and recharge of groundwater, and would mitigate Project impacts. Therefore, no further environmental review is required. The overall drainage pattern would be preserved and runoff from the site would discharge to the South Channel Basin through the master planned off-site storm drain. Per the site's geotechnical engineering investigation and working knowledge of poor infiltration characteristics throughout the March JPA area, the WQMP determined infiltration to be infeasible for the low impact development (LID) BMP design.

   As discussed in the Meridian SP-5 SEIR, appropriate BMP 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 i) As previously discussed, the Project site is located on graded areas (rough graded per the March Business Center Tentative Parcel Map for portions of the Meridian North Campus). The proposed Project would not substantially alter the existing drainage patterns of Unit 4-Lot 12 or the vicinity. The completed Project would continue to drain to the South Channel Basin. The South Channel Basin would detain and treat storm water runoff prior to discharge to the downstream MS4 drain system, thus, minimizing potential for flooding to occur on or off site. Also, the Project site does not include any streams or rivers that could be altered by the proposed Project.

Therefore, impacts to the drainage pattern and issues related to flooding would be less than significant and consistent with those analyzed in the Meridian SP-5 SEIR. No further environmental review is required.

c ii) 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 of Unit 4-Lot 12. In addition, the New Development & Redevelopment Guidelines for Projects Under the March Joint Powers Authority (January 9, 2008) include post-construction management requirements to control storm water runoff. Implementation of a SWPPP and the mitigation measures listed in Section F of the Meridian SP-5 SEIR for post-construction BMPs would reduce the possible impacts of additional runoff to the storm water drainage system resulting from the proposed Project to less than significant. No further environmental review is required.

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

d) As indicated in the Meridian SP-5 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.

e) Refer to Response IX. (a0 and (b) above. The proposed Project would not conflict with a Water Quality Control Plan or Groundwater Management Plan. 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures F-2 and F-3 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation F-1: Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.

Mitigation F-2: The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.

Mitigation F-3: Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XI.	LAND USE AND PLANNING. Would the project:				
a)	Physically divide an established community?	☐	☐	☒	☐
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Findings:

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

The proposed Project would require approval by the March JPA of a Master Plot Plan, a General Plan Amendment, a Specific Plan Amendment to allow for a zone change from OF to MU, and Conditional Use Permits for Buildings 1 through 5 on Unit 4-Lot 12. The zone change would also apply to Unit 4-Lot 9. The Master Plot Plan would allow for the development of five concrete tilt-up buildings on Unit 4-Lot 12, ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf. The General Plan Amendment would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. A Specific Plan Amendment would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU.

a) The proposed Project is located within the Meridian Specific Plan and is currently zoned as OF. The proposed Project would require a General Plan Amendment and a Specific Plan Amendment to allow for a zone change to MU for Unit 4-Lot 9 and Unit 4-Lot 12. Implementation of the proposed Project would also include the construction of five buildings on Unit 4-Lot 12, which would operate with a mix of permitted business park and the conditionally permitted business enterprise uses. The Project site has been mass graded and is currently vacant. The Project would not expand the boundaries of the Specific Plan area or introduce 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 proposed Project is located within Airport Influence Area (AIA) II, Zone C1, of the ALUP. The ALUP provides development standards for the AIA including land use criteria and building height requirements. Based on the requested zone change and associated General Plan Amendment and Specific Plan Amendments, the proposed Project will require review and approval by ALUC to determine consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

   The Meridian SP-5 SEIR evaluated the impact of implementation of the Meridian SP-5 Specific Plan and found that the land use modifications related to the Specific Plan were consistent with the SCAG Regional Transportation Plan goals, the March JPA General Plan goals. Furthermore, the Meridian SP-5 Specific Plan would continue to be subject to the requirements of the March Development Code, ALUC, the March AFB Master Reuse Plan and the March JPA Redevelopment Plan. The zone change requested to allow for the proposed Project would not prevent the proposed Project from complying with applicable land use plans, policies, or regulations. The proposed uses would not generate significant impacts not previously analyzed in the Meridian SP-5 SEIR as the proposed business park and business enterprise uses are included as permitted and conditionally

permitted uses within the Meridian SP-5 and therefore, were accounted for as potential uses within the impact analysis of the Meridian SP-5 SEIR. The proposed Project would continue to be subject to any applicable mitigation incorporated into the 2003 Focused EIR and the Meridian SP-5 SEIR in order to comply with applicable land use plans, policies, or regulations. The Meridian SP-5 SEIR found the impacts to be less than significant. Thus, impacts would be no greater than what was analyzed in the previously certified Meridian SP-5 SEIR. No further environmental review is required.

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 JPA14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures A-1, A-2 and A-4 from the 2003 Focused EIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation A-2: As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.

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

1. All detention basins shall draw down within 24 hours with the exception of the East Basin and the U4-E Basin. The East Basin shall have a draw down period of 39 to 42 hours during the interim development of Unit 4. The U4-E Basin shall have a draw down period of 27 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 28 to 30 hours. The U4-E Basin will be designed in the ultimate condition to include a draw down period of 27 to 30 hours.
2. Standing water in all detention basins outside of the specified drawdown times shall be addressed through the use of positive drainage techniques (grading, wet wells, french drains are some examples) by the Project sponsor.
3. March JPA shall monitor waterfowl activity during the rainy season in all detention basins. If waterfowl issues are identified during monitoring activities, then the March JPA and Project sponsor shall implement waterfowl control measures (netting and vegetation removal are some examples).

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

Findings:

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

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

Mitigation Measures:

Pursuant to CEQA Section 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 Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIII.	NOISE. Would the project result in:				
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Findings:

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

Potential impacts associated with development of three one-story office buildings on Unit 4-Lot 9 were evaluated by the March JPA and determined to be in substantial conformance with Plot Plan 17-05. Accordingly, an NOE for Unit 4-Lot 9 was filed on April 11, 2019. Only the potential impacts associated with the rezone of the three buildings from OF to MU on Unit 4-Lot 9, the development of five concrete tilt-up buildings on Unit 4-Lot 12, and the rezone from OF to MU on Unit 4-Lot 12 are also evaluated in the discussion below.

a) The Meridian SP-5 SEIR analyzed the noise impacts for the Specific Plan Amendment area, which includes the proposed Project. The noise analysis included in the SEIR was based on the regulatory requirements and noise generation factors resulting from land uses proposed as a part of the Specific Plan Amendment. As described in Section IV.H of the Meridian SP-5 SEIR, potential noise increases associated with the Specific Plan Amendment would be within the levels permitted by the March JPA Development Code, as well as the City and County of Riverside noise standards. The mitigation measures identified in the Meridian SP-5 SEIR limits the noise levels at the lot boundaries for stationary noise and would be applicable to the proposed Project. The proposed uses are consistent with development assumed in the SEIR and would not generate abnormal noise levels. Noise associated with the proposed Project is anticipated to primarily be from vehicle-related noise. A Traffic Consistency Memorandum for Unit 4-Lot 9 (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed the site as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 9) and found the revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van

Buren Site B. The anticipated average daily traffic (ADT) for the land uses associated with Unit 4-Lot 12 includes 1,151 passenger cars trips and 23 heavy truck trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,047 external trips. As part of the approval of the Unit 4-Lots 8, 9, 10 and 11development, trips originally allocated to Unit 4-Lot 12, the parcel for this proposed development, were transferred. This was agreed upon to allow the development for Unit 4-Lots 8, 9, 10 and 11 to move forward with estimated trips in excess of original estimates. A total of 2,684 average daily trips (ADT) were transferred. This results in a maximum trip generation limit of 1,209 external ADT for Unit 4-Lot 12 (this Project). Unit 4-Lots 13 and 14 were approved under a single project application for light manufacturing use and are expected to generate the equivalent of 581 external passenger car trips and 109 truck trips. Given the approval of Unit 4-Lots 13 and 14, with the requested approval of the proposed development, all lots within Planning Region C, Planning Area 6 will be built out. Therefore, noise generated by the additional truck and passenger trips associated with the Project are not anticipated to exceed the noise levels identified in the Meridian SP-5 SEIR as a whole. Thus, the proposed Project would not result in new noise-related stationary or vehicular impacts not considered in the Meridian SP-5 SEIR.

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

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

c) Unit 4-Lot 12 is not located within the March ARB noise contours estimated in the 2003 Focused EIR and carried forward in the Meridian SP-5 SEIR. The proposed Project is not a sensitive land use and is considered an acceptable use within the noise contours identified in the Meridian SP-5 SEIR. The Project land use is consistent with the 2005 AICUZ and ALUP. The 2003 Focused EIR incorporated mitigation measures which require individual developments to comply with ALUP policies and requirements. The proposed Project is consistent with the 2003 Focused EIR and Meridian SP-5 SEIR assumptions. In addition, the proposed Project is not located within the vicinity of a private airstrip. 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures J-2 through J-4, J-6 and J-7 from the 2003 Focused EIR and Mitigation Measures IV.H-1-1 through IV.H-1-4 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation Measure J-3: Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.

Mitigation Measure J-4: Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.

Mitigation Measure J-6: Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.

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

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.H-1-1: Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

Mitigation Measure IV.H-1-2: Comply with the design requirements of the March JPA Development Code as follows:

- Outdoor loudspeakers of automobile facilities should be calibrated to produce no more than 45 dBA at a boundary abutting a residential or a maximum of 65 dBA abutting non-residential districts.

- All noise generating equipment of automobile facilities exposed to the exterior should be muffled with sound absorbing materials, and would not be operated before 8:00 a.m. or after 6:00 p.m.
- Rooftop storage areas of automobile facilities should be screened with noise absorbing materials to minimize noise impacts on adjacent properties.
- Any drive-up or drive-through speaker system of restaurants should not be detectable above daytime ambient noise levels beyond the property boundaries. The system should be designed to compensate for ambient noise levels in the immediate area, and should not be located within 100 feet of any residential district or any property used for residential uses.
- Noise levels of recycling facilities should not exceed 55 dBA as measured at the property line of residentially zoned property, or otherwise would not exceed 70 dBA.
- If a recycling facility is located within 500 feet of property zoned, planned or occupied for residential use, it should not be in operation between 7:00 p.m. and 7:00 a.m.
- All commercial and industrial uses should be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices not exceed 55 dBA at any one time beyond the boundaries of the property.

Mitigation Measure IV.H-1-3: Design each lot in such a manner as to not exceed the sound levels at exterior noise-sensitive areas as identified in Figure IV.H-3: State of California Noise Compatibility Chart.

Mitigation Measure IV.H-1-4: Prior to obtaining a building permit, submit a site/building-specific acoustical analysis prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms, classrooms, and other interior noise-sensitive areas do not exceed 45 dBA Ldn or CNEL. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

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

Findings:

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

a) The proposed Project does not include new housing. As previously discussed, the proposed Project would require approval by the March JPA of a Master Plot Plan, a General Plan Amendment, a Specific Plan Amendment to allow for a zone change from OF to MU, and Conditional Use Permits for Buildings 1 through 5 on Unit 4-Lot 12. The zone change would also apply to Unit 4-Lot 9. The Master Plot Plan would allow for the development of five concrete tilt-up buildings on Unit 4-Lot 12, ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf. The General Plan Amendment would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. The Specific Plan Amendment would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU.

   Although a variety of uses are permitted within the MU zone Buildings 10, 11, and 12 proposed on Unit 4-Lot 9 are designed to function as retail, office, and business park uses. In addition to the office, retail and business park uses, the buildings on Unit 4-Lot 12 could also function as conditionally permitted business enterprise uses. Any other use, even if allowed, would require design modifications and would be subject to review by the JPA to demonstrate consistency with the Meridian SP-5 SEIR. Though short-term, construction-related jobs would be generated during Project construction, it is assumed that these jobs would come primarily from the local labor pool. Jobs generated by operation of the proposed businesses would be consistent with the job growth analyzed in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, including the proposed Project, would have an overall net benefit, as the current jobs/housing ratio imbalance within Riverside County would be reduced. Based on these considerations, the proposed Project would not result in a substantial increase in population growth or create new or additional impacts beyond those previously considered in the Meridian SP5 SEIR.

b & c) The Project site includes vacant lots that has been previously graded and cleared and as such, do 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 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for population and housing. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

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

Findings:

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

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

- Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire Department. The closest fire stations are the Riverside County Fire/Moreno Valley Station 65 located approximately 2.8 miles west of the Project site at 15111 Indian Street in Moreno and Valley Towngate Fire Station No. 6 located approximately 3 miles north of the Project site at 22250 Eucalyptus Avenue. Per the Development Agreement with the Master Developer for the Meridian SP-5, a station is proposed to be built on a two-acre site on the northeast corner of Meridian Parkway and Opportunity Way within the Meridian Specific Plan. While land for this two-acre site has been identified, there is no specific development proposal to construct it at this time. Although the Project proposes a change in uses, the types of uses included in the MU zone were also analyzed in the 2003 Focused EIR, and again in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR found that the land uses modified as a part of the Meridian SP-5 would not account for a significant impact to fire protection services as the Specific Plan would comply with applicable fire codes and was found to be consistent with the land use types and activities envisioned in the previously adopted March Business Center Specific Plan. Similarly, the zone change proposed as a part of this Project would include uses that

were identified as approved uses within the Meridian SP-5 SEIR. The proposed Project would comply with all applicable fire codes; therefore, operations are not expected to increase fire risk beyond that identified in the 2003 Focused EIR and Meridian SP-5 SEIR. Thus, the Project would not require additional fire protection services or generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. Impacts are less than significant, and as such, no further environmental review is required.

- Police Protection: Riverside County Sheriff's Department provides law enforcement services for the Specific Plan area. The Riverside County Sheriff's Department provides police services for the City of Moreno Valley, City of Perris and adjacent unincorporated areas of Riverside County. The Sheriff's Department serves the Project site from the Moreno Valley Station, located at 22850 Calle San Juan De Los Lagos in the City of Moreno Valley. This station is approximately 2 miles northeast of the proposed Project area. The March JPA contracts with the Riverside County Sheriff's Department to provide supplemental Sheriff Patrols to the March JPA Planning area. The proposed Project would be subject to Public Facilities development impact fees in accordance with March JPA regulations. Although the Project proposes a change in uses, the types of uses included in the MU zone were also analyzed in the 2003 Focused EIR, and again in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR found that the land uses modified as a part of the Meridian SP-5 would not account for a significant impact to police protection services as the shift from an emphasis on assembly/manufacturing to an emphasis on warehousing was not expected to require significant changes to staffing or require additional facilities or equipment. Similarly, the zone change requested as a part of implementation of the proposed Project would modify the zoning for 9.87 acres, shifting the emphasis from office uses to small warehouse uses; therefore, implementation of the proposed Project would not represent a significant impact to police resources. 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 rezoning of Unit 4-Lots 9 and 12 and the construction of five buildings on Unit 4-Lot 12, which would operate with a mix of permitted business park and the conditionally permitted business enterprise uses. As such, school services would not be impacted since there is no increase in population connected with implementation of the Project. No impact would occur and no further environmental review is required.
- Parks: The proposed Project does not require the construction or expansion of recreation facilities as the proposed business park and the conditionally permitted business enterprise uses would not cause an increase in population that would require allocation of parks or recreational services. Moreover, the proposed Project would not result in impacts not previously addressed in the Meridian SP-5 SEIR. No impact would occur and no further environmental review is required.

Mitigation Measures:

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

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

Findings:

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

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

Mitigation Measures:

Pursuant to CEQA Section 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 Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII.	TRANSPORTATION / TRAFFIC. Would the project:				
a)	Conflict with an program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐

Findings:

Traffic associated with the Meridian SP-5 Planning Area is managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget". The Meridian SP-5 Specific Plan Amendment accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 area as illustrated on Table V-1 of the Specific Plan Amendment. Unit 4-Lot 12 is located within Planning Area 6 of Planning Region C which accounted for 8,328 passenger car average daily trips; 7,539 external average daily trips; and 294 truck trips within the Meridian SP-5 area. A supplemental traffic assessment, *Meridian Unit 4-Lot 12 Traffic Consistency Memorandum* (2019 Unit 4-Lot 12 Traffic Memorandum) was prepared for the proposed Project by Kimley-Horn and Associates (July 2019) and a Fair Share Economic Estimate for the Future Traffic Signal at the intersection of Meridian Parkway and Economic Drive was prepared by Kimley-Horn and Associates (September 2019).

An assessment of the modification to the site plan for Unit 4-Lot 9, *MS Van Buren Site B (Unit 4, Lot 8, 9, 10, 11) Revised Plan Traffic Consistency,* (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed the site as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 9) and found the revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van Buren Site B.

Both traffic consistency memorandums and the Fair Share Economic Estimate are provided in **Appendix E**; the results and conclusions of the memorandums are summarized herein.

a & b) The proposed Project is requesting a zone change from OF to MU and would operate with a mix of permitted Business Park uses. With the proposed Project re-zoning from OF to MU, the potential users of the buildings become more diverse. The 2019 Unit 4-Lot 9 Traffic Memorandum addressed the potential impacts to traffic related to the revised site plan and change in use for Unit 4-Lot 9 and was approved as a part of the Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. A supplemental traffic assessment for Unit 4-Lot 12 was completed by Kimley Horn and Associates on July 11, 2019, to review the Project's consistency to what was previously analyzed and approved for the parcels.

As discussed above, the Meridian SP-5 accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 area as illustrated on Table V-1 of the Meridian SP-5 Amendment. Unit 4-Lot 12 is located within Planning Area 6 of Planning Region C, which accounted for 8,328 passenger car average daily trips; 7,539 external average daily trips; and, 294 truck daily trips within the Meridian SP-5 Amendment area. Within this planning area, development of Unit 4-Lots 8, 9, 10 and 11 have been approved under a single project application for business park use and Unit 4-Lots 13 and 14 has been approved under a single project application for light manufacturing use.

The Unit 4-Lots 8, 9, 10 and 11 project generates the equivalent of 5,773 external passenger car trips. That project included an estimated 30 trucks to support business park use, but they were converted to passenger car equivalents and not taken from the total truck trip allocation for the planning area. A similar approach was taken for this Project's consistency. As part of the approval of the Unit 4-Lots 8, 9, 10 and 11 development, trips originally allocated to Unit 4-Lot 12 were transferred to Unit 4-Lots 8, 9, 10 and 11. This was agreed upon to allow the development for Unit 4-Lots 8, 9, 10 and 11 to move forward with estimated trips in excess of original estimates. A total of 2,684 average daily trips (ADT) was transferred. This results in a maximum trip generation limit of 1,209 external ADT for Unit 4-Lot 12 (this Project).

The Unit 4-Lots 13-14 project generates the equivalent of 581 external passenger car trips and 109 truck trips.

Trip generation for this 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). A comparison of these rates with the most current version of the Trip Generation Manual, 10th Edition, was completed and showed that rates have either remained constant or decreased in the newer version. As such, use of the 8th Edition rates represent more conservative information and were carried forward in the consistency evaluation.

Since the business park use often includes some small industrial/warehousing type of operations, it was assumed in the Project's consistency analysis that 2% of business park trips would be delivery trucks and other smaller trucks that may be diesel powered. These were accounted for in the trip generation by using a passenger car equivalent of 2.0 per truck as part of the calculation for the overall passenger car count. The truck trips are included in the Meridian SPA traffic monitoring report (August 2013) as trucks within the overall Meridian SP-5 area, but were not deducted from the available truck trips in the planning area. This was applied this way as there are available truck trips in the overall Meridian SP-5 area and the desire to not reduce available truck trips from the two remaining lots in Planning Region C, Planning Area 6: Unit 4-Lot 13 and Unit 4-Lot 14.

The anticipated average daily traffic (ADT) for the land uses associated with the proposed Project includes 1,151 passenger cars trips and 23 heavy truck trips for a total of 1,174 trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,047 external trips. This results in a remainder of 138 external daily trips and 185 truck trips remaining that are not used in Planning Region C, Planning Area 6.

Based on trip distribution patterns, the Fair Share Study for the future traffic signal at Meridian Parkway and Economic Drive determined that approximately 30% of inbound traffic and 90% of outbound traffic would travel through the intersection of Meridian Parkway/Economic Drive. The Project would contribute 52 trips (2.6%) at the intersection during AM peak hours and 90 trips (4.81%) at the intersection during PM peak hours. Accordingly, the Project fair share contribution would be $14,423; 4.81% of the cost of the future traffic signal at Meridian Parkway and Economic Drive.

Based on the trip generation calculations, the total trips for Planning Region C, Planning Area 6 are anticipated to be less than what was allocated for Planning Region C, Planning Area 6 and therefore, consistent with findings in the Meridian SP-5 SEIR. As described in the Meridian SP-5 SEIR, the proposed Project would be consistent with the applicable plans and policies that establish performance criteria for the circulation system within the Project area. Therefore, the proposed Project would not result in new or substantially more severe traffic-related impacts not considered in the Meridian SP-5 SEIR, and no further environmental review is required.

c) The Determination of Substantial Conformance for Plot Plan 17-05 found the revised site plan for Unit 4-Lot 9 to be consistent with the previously approved Initial Study, which found no design features in the site plan that would substantially increase hazards. Furthermore, there are no design features on the site plan for Unit 4-Lot 12 that would substantially increase hazards. The placement of the driveways are designed to reduce hazards to the extent possible. Turning restrictions are placed on driveways to help reduce hazards. Adequate emergency access to the Project site would be provided via the driveways along Van Buren Boulevard and Economic Drive. On-site drive aisle widths would meet minimum requirements for emergency vehicle access. The circulation network within the Meridian SP-5 area has been demonstrated in the Meridian SP-5 SEIR to have sufficient capacity to accommodate

existing and projected future traffic volumes, including emergency vehicles. Furthermore, the Meridian SP-5 SEIR requires street improvements for the Meridian Specific Plan area to meet all requirements of the County of Riverside in order to provide for safe street use in terms of design speed, street section, and location of curb cuts and level of service. 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.

d) All fire access lanes for the proposed Project would be required to comply with applicable codes, ordinances, and standard conditions, and would meet the March JPA's width and turnaround requirements to provide adequate emergency access. The Project would not result in inadequate emergency access. Therefore, the impact is considered less than significant.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures B-1, B-2, B-5, B-6, B-7, B-8, and B-10 from the 2003 Focused EIR and Mitigation Measure IV.B-1-4 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

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

Mitigation Measure B-2: The Project shall construct the transportation improvements identified in previously referenced Figures IV.B-5 through IV.B-7 (project phasing). To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.

Mitigation Measure B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation Measure B-6: The Project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

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

Mitigation Measure B-8: The Project shall construct internal roadways in accordance with the County Road Improvement Standards and Specifications with additional landscaping as identified in the Riverside County Integrated Project (RCIP).

Mitigation Measure B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.B-1-4: The Project sponsor shall ensure that the combined Project traffic generation (for both passenger vehicles and trucks) is consistent with the traffic generation budget. The total combined external traffic budget is 45,419 daily trips, including 3,890 daily truck trips. As part of a complete development application, the JPA would calculate trip generation for both passenger cars and trucks using approved trip generation rates. Once approved by the JPA, a running total would be kept for each of the Planning Areas as applications are reviewed.

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

Findings:

The 2003 Focused EIR evaluated the impacts to Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation determined that any Traditional Resources within the Specific Plan area would likely be associated with the Cahuilla or the Luiseno Indian groups. However, no such resources had been discovered in the Specific Plan area prior to the completion of the 2003 Focused EIR. The 2003 identified mitigation (See Mitigation L-1 below), that would reduce impacts to Cultural Resources, including Traditional Resources, to a less than significant level.

Meridian SP-5 SEIR evaluated Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation documented that no such resources had been identified to date. The Meridian SP-5 SEIR also outlined the process for which the March JPA was complying with California Senate Bill 18 (SB 18), which included a Native American contact program. As a part of the SB 18 consultation process the March JPA initiated consultation with local tribes including the Soboba, Pechanga and Rincon tribes. As a part of the consultation, March JPA has incorporated mitigation measures pursuant to the requests of the tribes. The Soboba Tribe has concluded consultation based on inclusion of the mitigation measures below. The 90-day SB 18 consultation period ended on September 9, 2019; however, March JPA is continuing consultation with the Pechanga and the Rincon tribes.

On September 27, 2016, changes to the CEQA Guidelines were adopted by the Secretary for the California Natural Resources Agency to implement California Assembly Bill 52 (AB 52). Tribal Consultation is required as a part of

AB 52, but only prior to the release of a Negative Declaration or Addendum to an Environmental Impact Report subsequent to July 1, 2015. The Meridian SP-5 SEIR was certified in 2010, prior to the timeframe identified in AB 52. Therefore, AB 52 Tribal Consultation is not required as a part of this Initial Study.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6 and IV.J-4-1 from the 2010 Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.J-2-1: Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils (as shown in Figure IV.J-1) in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the agency during the AB 52 process (note which one or both), as applicable. The developer shall coordinate with the Tribe(s) to develop Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the lead agency prior to the commencement of ground disturbing activities.

1. The Project Archaeologist, in consultation with interested tribes and the lead agency, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:

    a. Project grading and development scheduling;

    b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;

The protocols and stipulations that the lead agency, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Mitigation IV.J-2-4: The landowner shall relinquish ownership of all Native American cultural resources, including sacred items and burial goods that are found on the Project area to the appropriate Tribe for proper treatment and disposition.

Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and

1. Treatment and Final Disposition: The developer shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the agency with evidence of same:

    a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;

    b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:

    c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and.

2. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the agency documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the lead agency, Eastern Information Center and consulting tribes.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Mitigation IV.J-2-6: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project sponsor, the Project Archaeologist, and the Tribe shall meet with

the March JPA to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project sponsor and the Tribe cannot agree on the significance or the mitigation for such resources, the 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.

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIX.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings:

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

As described in the Meridian SP-5 SEIR, an existing wastewater treatment plant (WWTP), located approximately 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.

a) The Meridian Specific Plan area is served by WMWD. WMWD purchases water from the Metropolitan Water District of Southern California (MWD). The water is treated at the Henry Mills Treatment Plant in the City of Riverside and delivered to the Project area via water supply infrastructure constructed north of Opportunity Way. WMWD prepared a Water Supply Assessment (WSA) (October 2002) during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan for the duration of the timeframe specified in the legislation. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day (gpd). The WSA was updated by WMWD (October 2009) to address potable water supply associated with implementation of the Meridian SP-5. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from implementation of the Meridian SP-5. Correspondence from WMWD dated January 30, 2017 (See **Appendix F**), confirmed that WMWD would provide water service to the proposed Project provided that the Project adheres to the standard conditions enumerated in the letter including the acquisition of required permits, approvals, and payment of applicable costs and fees. The addition of the proposed Project would not create an additional demand for water or wastewater facilities beyond those identified for the Meridian SP-5 SEIR. Therefore, Project impacts to the provision of water services and wastewater treatment capacity are consistent with the Meridian SP-5 SEIR and no further environmental review is required.

   The Project proposes 97,467 sf of landscaping on Unit 4-Lot 12, the remainder of Unit 4-Lot 12 would consist of impervious surfaces, which would increase the amount of impervious surfaces from approximately 0 percent to 68.6 percent. The addition of these impervious surfaces would increase surface runoff; however, all stormwater would discharge to the existing South Channel Basin through the master planned off-site storm drain. The South Channel 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 and no further environmental review is required.

   Similarly, the Meridian SP-5 SEIR found that the changes proposed in the Specific Plan since the 2003 Focused EIR would not include revisions that are expected to change demand for electricity and telecommunications services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Specific Plan were the same as evaluated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the proposed Project was not performed.

b) As described in response XVII (a) 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 gpd. The WSA was updated by WMWD in October 2009 to address potable water supply associated with the Meridian SP-5, including the proposed Project site. The projected water demands identified in the WSA were based on the WMWD's 2005 Urban Water Management Plan (UWMP). The data provided in the UWMP is based on estimated water supply during normal and drought year conditions. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from the Meridian SP-5. The proposed Project currently has two meters on each parcel; one meter for potable water and one meter for reclaimed water. However, only potable water is currently available to the proposed Project site. WMWD is currently inspecting all lines in the Meridian Business Park and reclaimed water would be available to the proposed Project once the WMWD inspections are complete. The impacts to the reclaimed water service system are consistent with the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

c) 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. As discussed above, the Meridian SP-5 SEIR included analysis of wastewater needs based on the changes in land use and acreage proposed in the Meridian SP-5 Specific Plan Amendment (See Appendix G of the 2010 SP-5 SEIR). The wastewater analysis in the Meridian SP-5 SEIR used the Meridian SP-5 proposed land uses to generate an assessment of existing and future demand on wastewater facilities. The wastewater analysis used an Equivalent Dwelling Unit (EDU) of 100 percent to evaluate the wastewater demand for Unit 4-Lot 12. The Mixed Use developments included in that same analysis were evaluated at a rate of 15 percent to 100 percent EDU. As the entirety of the proposed Project area was previously evaluated at a rate of 100 percent EDU, the change in zoning and subsequent land uses could only represent a reduced or equivalent EDU, therefore would not result in a significant adverse impact for the wastewater treatment facilities resulting from the proposed Project. Therefore, no further environmental review is required.

d) The Meridian SP-5 SEIR concluded that sufficient capacity exists to meet solid waste disposal requirements associated with the Specific Plan, which would include the proposed Project. Solid waste generation rates for the Meridian SP-5 area were based on the number of employees within the study area rather than on specific land uses. The number of employees is driven by land use type and developed square footage. The solid waste budget was estimated based on the number of employees identified in the economic study performed for the proposed Project. The 2010 Meridian Land Use and Fiscal/Employment Assessment demonstrated that MU development would result in less jobs per acre than land zoned as OF. The Meridian SP-5 SEIR determined that the expected rate of solid waste generation identified in the 2003 Focused EIR is not expected to be a significant impact since county long-term landfill capacity is available through Project build-out without the need for additional waste disposal facilities. Since the Project is not anticipated to increase solid waste generation above the generation rates assumed in the Meridian SP-5 SEIR, impacts to solid waste facilities are consistent with the Meridian SP-5 SEIR and no further environmental review is required. Therefore, there would be no impact.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures H-2, H-3, H-4, H-5, H-7, H-8, IV.G-2-1, IV.G-2-2, and IV.G.4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation H-2: Construct the storm drain and flood control facilities, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.

Mitigation H-3: All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.

Mitigation H-4: The Project sponsor shall incorporate the following measures to help reduce the

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

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or on-site composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance or landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of on-site grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

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

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

Mitigation IV.G-2-1: To address the VBPS and 15-inch sewer line capacity issue, a monitoring program shall be implemented. The monitoring program will consist of inserting a flow meter into the manhole directly upstream of the VBPS within 180 days of project approval. The flow meter will have a telemetry connection to WMWD's Supervisory Control and Data Acquisition (SCADA) system, or equivalent, subject to the approval of WMWD. The SCADA system would provide WMWD the ability to continuously monitor sewer flows from the North Campus. The VBPS will be removed and the existing 15-inch PVC sewer main shall be replaced with a 24-inch gravity trunk sewer line when the flow in the VBPS reaches 80% capacity (0.86 mgd).

Mitigation IV.G-2-2: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). If monitoring results demonstrate that the VBPS would not be able to handle additional sewer, as determined by the WMWD and March JPA, then approval for the development shall be withheld until the 24-inch gravity trunk sewer is constructed.

Mitigation IV.G-4-1: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development. March JPA, through coordination with WMWD, shall assure that the development is consistent with the water budget and Water Supply Assessment for the Project. Demand for water beyond the water budget or the volume defined in the WSA may necessitate further CEQA review.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XX.	WILDFIRES. Would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts from Wildfires within the Hazards and Hazardous Materials evaluation. 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 previously graded lots within an area that is developed or proposed to be developed with industrial or commercial uses. A vacant parcel entitled for Business Park uses and an occupied industrial facility are located to the north of Unit 4-Lot 9 and a conservation easement is located to the north of Unit 4-Lot 12. Vacant parcels entitled for Office and Mixed Use are located to the east of both Unit 4-Lot 9 and Lot 12. The Riverside National Cemetery is located south of the Project site, beyond Van Buren Boulevard. An entitled three-story office building is located to the west of Unit 4-Lot 9 and vacant, disturbed land is located to the west of Unit 4-Lot 12. This undeveloped area was placed in a conservation easement as part of the Section 7 consultation for impacts to LBV. The portion placed into conservation would be maintained as open space in perpetuity for biological purposes. However, County of Riverside Ordinance No. 695 requires hazardous vegetation abatement within 100 feet of an unimproved parcel adjacent to a roadway or 100 feet of a structure on an improved parcel adjacent to an unimproved parcel. Since this ordinance applies to the conservation easement to the west of the Project site, vegetation removal, if necessary would need to occur within the boundaries of the proposed Project and not within the conservation easement. Adherence to the County ordinance and standards would reduce the exposure to wildland fires to less than significant. The Project would not generate significant impacts related to exposure of people or structures to wildland fire hazards not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

a) Refer to response IX (g) above. 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 SEIR. Therefore, no further environmental review is required.

b) As described in response IX (h) above, the proposed Project is located on a previously graded lot within an area that is developed or proposed to be developed with industrial or commercial uses. A vacant parcel entitled for Business Park uses and an occupied industrial facility are located to the north of Unit 4-Lot 9 and a conservation easement is located to the north of Unit 4-Lot 12. Vacant parcels entitled for Office and Mixed Use to the east of both Unit 4-Lot 9 and Lot 12. The Riverside National Cemetery is located south of the site, beyond Van Buren Boulevard. An entitled three-story office building is located to the west of Unit 4-Lot 9 and vacant, disturbed land is located to the west of Unit 4-Lot 12. This undeveloped area was placed in a conservation easement as part of the Section 7 consultation for impacts to LBV. The portion placed into conservation would be maintained as open space in perpetuity for biological purposes. According to windrose data for the Project area, wind generally travels to the northwest and has an average speed of 4.9 mph[5]. Therefore, in general wind is traveling away from the Project area towards undeveloped areas to the west. In the event of a wildfire that may occur in the undeveloped adjacent area to the Project site, wind would be traveling away from the Project site and thereby, reducing the impact to the Project site from the uncontrolled spread of wildfire. The Project site does not include any steep slopes, which would exacerbate the spread of wildfires. Impacts would be less than significant.

c) As described in response XIX (a) above, water for the proposed Project would be provided by WMWD. WMWD prepared a Water Supply Assessment (WSA) (October 2002) during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan for the duration of the timeframe specified in the legislation. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day (gpd). The WSA was updated by WMWD (October 2009) to address potable water supply associated with implementation of the Meridian SP-5. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from implementation of the Meridian SP-5. Correspondence from WMWD dated January 30, 2017 (See **Appendix F**), confirmed that WMWD would provide water service to the proposed Project provided that the Project adheres to the standard conditions enumerated in the letter including the acquisition of required permits, approvals, and payment of applicable costs and fees. The addition of the proposed Project would not create an additional demand for water beyond those identified for the Meridian SP-5 SEIR. Thus, adequate water required for fire emergency services would be available to the proposed Project.

Meridian Specific Plan and SP-5 constructed new roads including Economic Drive from which the proposed Project would receive access. The new roadways throughout the Specific Plan area allow emergency response personnel to access the Project site, if necessary to suppress fires, if they occur. In addition, the March JPA will review all plans for adequate fire suppression, fire access, and emergency evacuation. The proposed Project would comply with all applicable fire codes; therefore, operations are not expected to increase fire risk beyond that identified in the 2003 Focused EIR and Meridian SP-5 SEIR. Thus, the Project would not require additional fire protection services or generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. Impacts are less than significant, and as such, no further environmental review is required.

Additionally, the Project would not include the installation of above ground utilities or power lines that could exacerbate the fire risk. The construction of underground utilities would reduce the fire risk associated with above ground utilities to a less than significant level.

d) As described in response X (c) above, potential hazards related to downstream flooding are less than significant. The completed Project would continue to drain to the South Channel Basin. The South Channel Basin would detain and treat storm water runoff prior to discharge to the downstream MS4 drain system, thus, minimizing potential

[5] Iowa State University. Iowa Environmental Mesonet. *Travis AFB/Fairfield Windrose Plot (All Year) Period of Record: 01 Jan 1970-14 Jan 2019*. Available at: https://mesonet.agron.iastate.edu/sites/windrose.phtml?station=RIV&network=CA_ASOS, Accessed March 27, 2019.

for flooding to occur on or off site. Additionally, the 2003 Focused EIR indicated there are no steep slopes on or around the Specific Plan that would be subject to landslides. As specified in the Meridian SP-5 SEIR mitigation measures, the proposed Project shall be constructed in accordance with the Uniform Building Code (UBC) and California Building Code (CBC), as well as the *Geotechnical Engineering Investigation and Update* conducted for the Project and the grading requirements contained within the March JPA Development Code. With implementation of the Meridian SP-5 SEIR mitigation measures, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K-1 through K-3 and K-5 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

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

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

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

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XXI.	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:

a-b) The proposed Project would require approval by the March JPA of a Master Plot Plan, a General Plan Amendment, a Specific Plan Amendment, and Conditional Use Permits for Buildings 1 through 5 on Unit 4-Lot 12. The zone change would also apply to Unit 4-Lot 9. The Master Plot Plan would allow for the development of five concrete tilt-up buildings on Unit 4-Lot 12 ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf. The General Plan Amendment would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. A Specific Plan Amendment would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU, the approval of the Conditional Use Permits would allow for Building 1 through Building 5 on Unit 4-Lot 12 to potentially operate as a business enterprise use among other permitted uses within the MU zone. The Project site has been rough graded per the March Business Center Tentative Parcel Map for portions of the Meridian North Campus. Accordingly, the proposed development is not anticipated to result in impacts to sensitive plant or animal species or important examples of history or prehistory beyond those identified and mitigated for in the Meridian SP-5 SEIR. The Project has no impact in the potential to achieve short-term environmental goals to the disadvantage of long term environmental goals. No further environmental review is required.

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

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

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 March 26, 2019.

Environmental & Regulatory Specialists, Inc.

2016 Phase I Environmental Site Assessment. Lot 12 of Tract 30857-4, Van Buren Boulevard, Riverside, Riverside County, California 92518. December.

Kimley Horn and Associates

2019 Meridian Site C (Unit 4-Lot 12) - Air Quality and Greenhouse Gas Emissions Analysis. April 22.

2019 Meridian Unit 4-Lot 12 Traffic Consistency Memorandum. July 11.

2019 Fair Share Estimate for Prime 6, Traffic Signal at Meridian Parkway /Economic Drive. September 6.

2019 MS Van Buren Site B (Unit 4, Lot 8, 9, 10, 11) Revised Plan Traffic Consistency. January 16.

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 6, 2017.

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.

NorCal Engineering

2017 Geotechnical Engineering Investigation for the Proposed Industrial Warehouse Development NWC Economic Drive and Van Buren Boulevard, Riverside, California. January 4.

2019 Geotechnical Engineering Investigation for the Proposed Industrial Warehouse Development NWC Economic Drive and Van Buren Boulevard, Riverside, California. April 4.

Tory R. Walker Engineering, Inc.

2019 Project Specific Water Quality Management Plan for MS Development B. March 29.

EXHIBIT "C"

Initial Study Technical Studies available electronically at March JPA Administrative Offices

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 10a

Meeting Date: November 13, 2019

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS PRIME SIX PROJECT 1) ADOPT RESOLUTION #JPA 19-25 FOR AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); 2) ADOPT RESOLUTION #JPA 19-26 APPROVING GENERAL PLAN AMENDMENT (GP 19-01); APPROVE PLOT PLAN AMENDMENT (PP 17-04, AMENDMENT 1) FOR 5 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 97,467 SQUARE FEET OF DEVELOPMENT ON 7.12 ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMITS (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) AND (CUP 19-05) TO ALLOW BUILDING 1 THROUGH BUILDING 5 TO OPERATE AS BUSINESS ENTERPRISE USE WITHIN THE MIXED USE ZONE; 3) INTRODUCE AND WAIVE THE FIRST READING OF ORDINANCE #JPA 19-04 APPROVING MERIDIAN NORTH CAMPUS SPECIFIC PLAN NO. 5, AMENDMENT NO. 5 (SP 19-01, A5) AND DIRECT STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Recommended Actions:

1. Adopt Resolution #JPA 19-25 for an addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH# 2009071069); and

2. Adopt Resolution #JPA 19-26 approving General Plan Amendment (GP 19-01), approve Plot Plan Amendment (PP 17-04, Amendment 1) for 5 speculative buildings with a combined total of 97,467 square feet of development on 7.12-acres, subject to Conditions of Approval; approve Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) to allow Building 1 through Building 5 to operate as Business Enterprise uses within the Mixed Use Zone; and approve Tentative Parcel Map 19-01 (TPM 19-01) to subdivide Unit 4, Lot 12 into five (5) standalone parcels; and
3. Introduce and Waive the First Reading of Ordinance #JPA 19-04, approving the Meridian North Campus Specific Plan No. 5, Amendment No. 5 (SP 19-01, A5) and direct staff to place this item on a future Commission agenda for a second reading and formal adoption; and
4. Direct staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines.

Applicant: MS Prime Six c/o Silagi Development

Background:

On April 22, 2019, the Applicant submitted the following applications for consideration:

- **General Plan Amendment (GPA 19-01)**: A proposal to amend the General Plan Land Use Map in order to accommodate the proposed zone change as part of the Specific Plan Amendment as described below.
- **Specific Plan Amendment (SPA 19-01, Amendment 5):** A proposal to amend the Meridian North Campus Specific Plan SP-5 in order to modify text and figures as part of the applicant's proposal to re-zone Unit 4, Lot 9 and Unit 4, Lot 12 from their existing Office (OF) zoning designations to the Mixed Use (MU) zoning designation.
- **Plot Plan Amendment (PP 17-04, Amendment 1):** A proposal to amend the previously approved Design Plan 17-04, which entitled a two-story office building comprised of 74,922 sf, for the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12.
- **Conditional Use Permits (CUP 19-01 through 19-05):** In conjunction with the Plot Plan Amendment application (PP 17-04, A1), the applicant is seeking the approval of five (5) conditional use permits in order to allow Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.
- **Tentative Parcel Map (TPM 19-01):** As part of proposed project, the Applicant wishes to further subdivide Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act by filing a Tentative Parcel Map application.

Technical Advisory Committee (TAC):

The MS Prime Six project went before the TAC on October 7, 2019. Provided below is a summary of changes made to the project discussed at the November 04, 2019 meeting. No additional changes were requested following the November 04, 2019 TAC meeting.

Traffic: At the request of City of Moreno Valley TAC member, MJPA staff routed the MS Prime Six traffic documents to the County of Riverside and cities of Riverside and Moreno

Valley for review. After further technical review, the cities and county determined that no additional changes were required and the traffic analysis conducted for the project was sufficient.

Building Elevations: At the request of City of Perris TAC member, additional glass was recommended to be added to the south elevation of Building's 1 through 3 and building end caps. As a result, the building elevations were revised and routed to the City of Perris for further review. In an email dated October 22, 2019, City of Perris staff acknowledged support with the revised building elevations. Provided as Attachment 2 A (11) is the revised building elevations.

Fences/Screen walls: At the request of City of Riverside TAC member, additional clarification was requested on the location of the proposed onsite fencing and whether any outdoor storage is permitted. Attachment 2 A (10) depicts the locations of the proposed 12-foot high screen wall and 8-foot high fence. For consistency with other projects in the Meridian development area, all onsite screen walls and fences must be consistent with the MJPA standard detail found in Attachment 2 A (13). The proposed project is designed as five speculative buildings with no tenants known. Any outdoor storage would require the approval of a Conditional Use Permit by the Joint Powers Commission.

[FIGURE ON FOLLOWING PAGE]

FIGURE 1: PROJECT LOCATION



General Plan Amendment Overview:

March JPA's General Plan was adopted in 1999 to design and implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air 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 General Plan Land Use Map designates the Project property as appropriate for an Office use, as identified by Resolution #JPA 03-02. However, the applicant is proposing an amendment to the General Plan Land Use Map in order to modify the zoning of the Unit 4, Lot 9 and Unit 4, Lot 12 from its existing Office zoning designation to the Mixed Use zoning designation. Figure's 2 and 3 below illustrate the existing and proposed zoning designations for these parcels.

FIGURE 2: EXISTING GENERAL PLAN LAND USE MAP

MARCH BUSINESS CENTER – SPECIFIC PLAN AMENDMENT

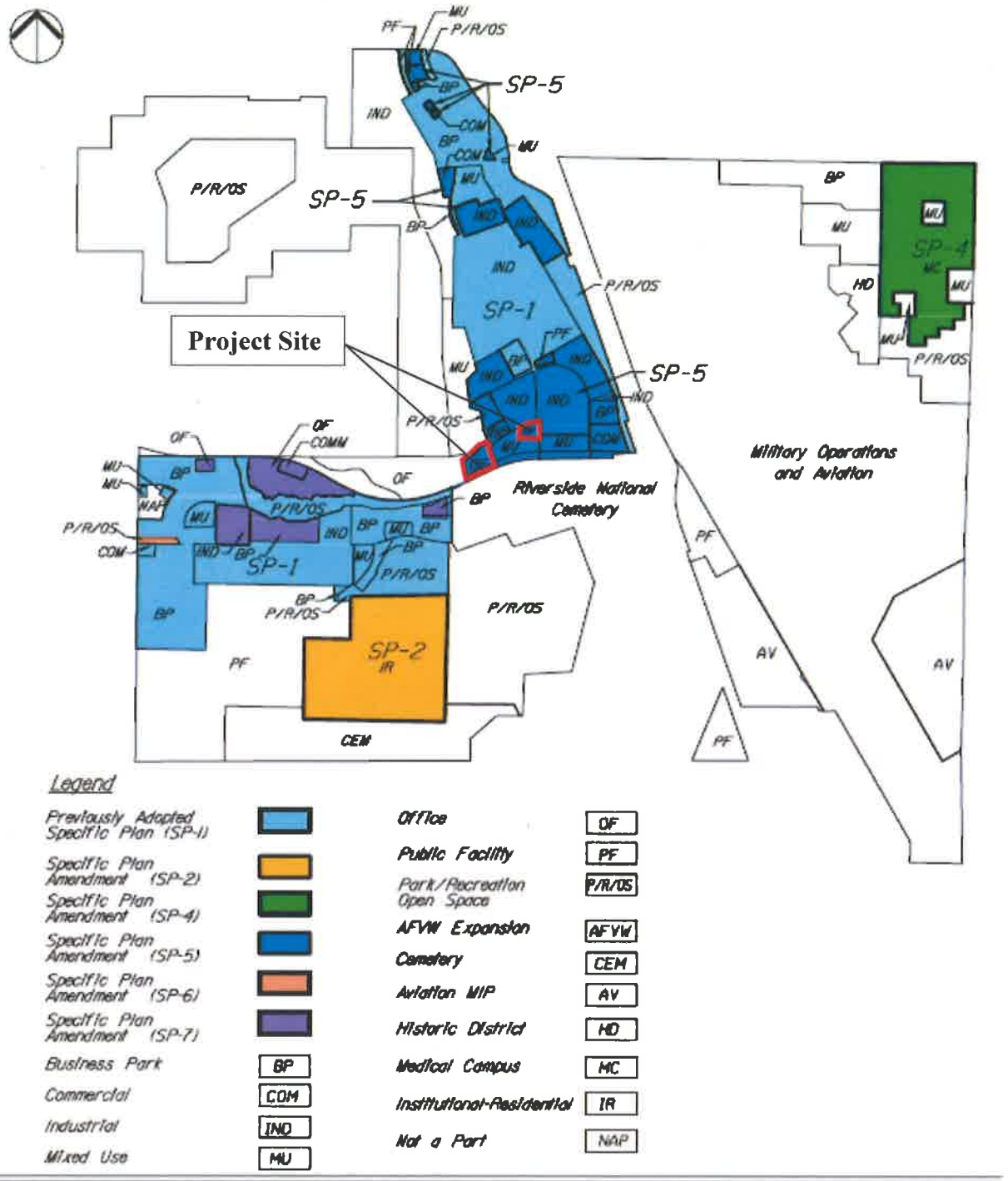


FIGURE II-3

EXISTING GENERAL PLAN LAND USES

Preparation Date: November 7, 2019

FIGURE 3: PROPOSED GENERAL PLAN LAND USE MAP

MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

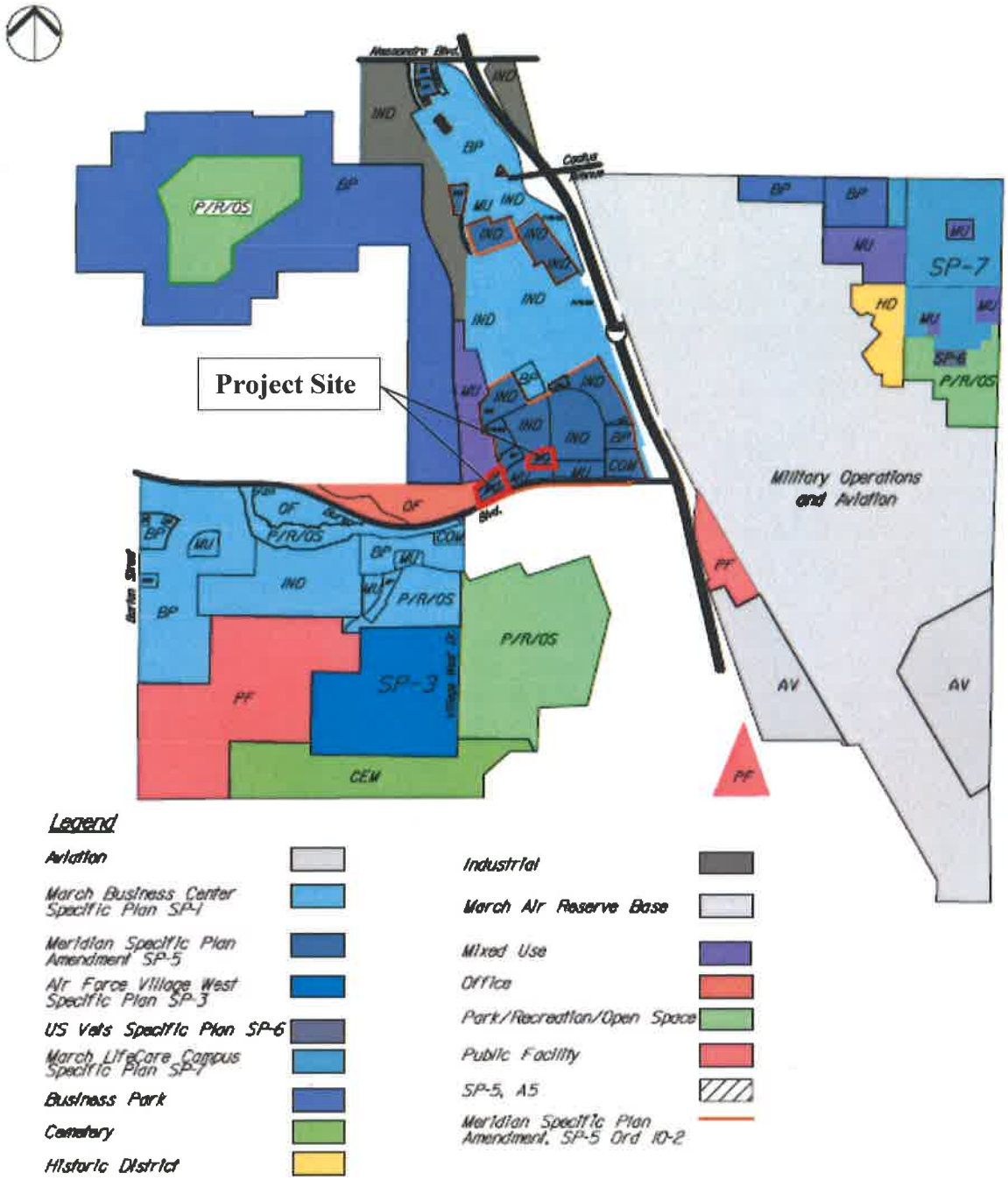


FIGURE II-3A

PROPOSED GENERAL PLAN LAND USES

Preparation Date: November 7, 2019

To account for the proposed change in zone, Table I-I "Buildout March JPA Planning Area Proposed with SP-5, A4" of the General Plan will need to be updated in order to shift the projected square footage from the Office zoning designation to the Mixed Use zoning designation. Specifically, 10.10-acres of Office would be shifted to Mixed Use for a total of 116.05-acres and 991,730 sf of Office and 108.95-acres or 1,302,270 sf of Mixed Use. Table I-I of the March JPA General Plan is provided in Track Changes below to clearly show the proposed shift in gross acres and building capacity from Office (OF) to Mixed Use (MU).

FIGURE 4: EXISTING TABLE I-I "BUILDOUT MARCH JPA PLANNING AREA PROPOSED WITH SP-5, A5"

TABLE 1-1
BUILDOUT MARCH JPA PLANNING AREA
PROPOSED WITH SP-5, ~~A4~~A5

		Intensity		
	Acres			
Land Use Designation	GROSS	MAX	AVG	Buildout Capacity sf
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	~~126.15~~116.05	0.75	0.30	~~1,116,587~~991,730
Mixed Use	~~98.85~~108.95	0.60	0.27	~~1,177,413~~1,302,270
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 units
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 sf 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 average intensity
Includes GPA 02-01, GPA 04-01, GPA-14-01, GPA- 15-02, ~~&~~ GPA 17-02 , & GPA 19-01

The proposed changes to both the General Plan Land Use Map and Table I-I are found consistent with the objectives of developing Mixed Use Land Uses within the March Business Center (Meridian) Development as identified in Resolution #JPA 19-26 (Attachment 2).

Specific Plan Amendment Overview:

The March Business Center Specific Plan was amended on July 21, 2010 ("Meridian Specific Plan Amendment") to revise the framework of development within a 257.7-acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

In addition to the proposed General Plan Amendment (GP 19-01), the Applicant is proposing an amendment to the Meridian North Campus Specific Plan (SP-5) in order to allow for a zone change on Unit 4, Lot 9 (a separate 2.98-acre parcel) and Unit 4, Lot 12 from its existing Office (OF) zoning designation to the Mixed Use (MU) zoning designation. In order to accomplish the zone change to these lots, the following changes to the Specific Plan will need to be accomplished:

> 1) to allow for a zone change of approximately 9.87-acres from SP-5 OF to SP-5 MU, 2) modify three figures in the Specific Plan; Figure II-3A "Proposed General Plan Land Uses" would be revised to identify the changes to the General Plan land uses proposed by the Project, Figure II-4A "Proposed Zoning Map for the North Campus" would be revised to identify the zoning changes proposed by the Project, and Figure V-4 "Proposed Planning Areas and Regions" would be revised to identify the zoning changes proposed by the Project. This Specific Plan Amendment, as attached to Ordinance #JPA 19-04, presents all revisions in a strike-through/underline format so the reader can quickly identify all changes from the previously adopted Specific Plan.

As per Senate Bill 18, Request for Consultation letters were circulated to seventeen (17) local Native American tribes identified on a list provided by the Native American Heritage Commission. The March JPA received six (6) tribal letters requesting government-to-government consultation. As a result, additional mitigation measures were added to the Cultural Resources section of the Initial Study for on-site monitoring by the Soboba tribe to occur during precise grading activities.

Development Overview:

Unit 4, Lot 12

On November 15, 2017, the March Business Center Design Implementation Committee approved Design Plan 17-04 for the development of a two-story approximately 74,922 square foot speculative office building to be located in the OF zoning designation of the Meridian North Campus Specific Plan (SP-5). The project was found to be consistent with the approved

Specific Plan development standards, March Business Center Design Guidelines and the Certified Subsequent Meridian Specific Plan EIR and Mitigation Measures. A comprehensive ministerial checklist was prepared and the project was found to be consistent with the Certified Environmental Impact Report for the Meridian Specific Plan (SCH#2009071069), March Business Center Design Guidelines and the Meridian Specific Plan (SP-5). A site plan of the previously approved Design Plan PP 17-04 is provided below.

FIGURE 5: PREVIOUSLY APPROVED DESIGN PLAN 17-04



The Applicant is now requesting an amendment to the previously approved Design Plan by proposing the development of five (5) speculative buildings designed as small warehouse in a business park setting. Building's 1 through 5 range in square footage at 15,115 sf to 22,036 sf and are designed to accommodate single tenants. Building height is proposed at 34 feet with no second floor or mezzanine. Additionally, each building offers one (1) grade level door and three (3) dock high doors.

Access to the Project site would be provided at two (2) locations, 1 right-in, right-out driveway off Van Buren Boulevard and 1 full turning movement driveway off Economic Way. In order to adhere to the March JPA Truck Route Ordinance #JPA 17-06, all trucks consisting of two-three axles leaving the Project site must head east on Economic Way. Additionally, "No Truck Access" striping and signage will be provided on site to assure trucks do not travel west from the Project site on Van Buren Boulevard. Condition of Approval #54 and #55 will ensure these requirements are met.

The Meridian Specific Plan (SP-5) identifies Van Buren Boulevard as a scenic corridor. Enhanced landscaping is proposed for the lots fronting the Boulevard which includes a 20-foot landscape easement on-site, a 6-foot landscape easement within the public right-of way, and an 8-foot wide multi-use trail. The proposed landscape is consistent with the landscape for the projects approved along Van Buren Boulevard. Additionally, pedestrian-scale lighting will be

provided also consistent with the other projects along Van Buren Boulevard. No outdoor storage is anticipated or proposed.

FIGURE 6: PROPOSED SITE PLAN

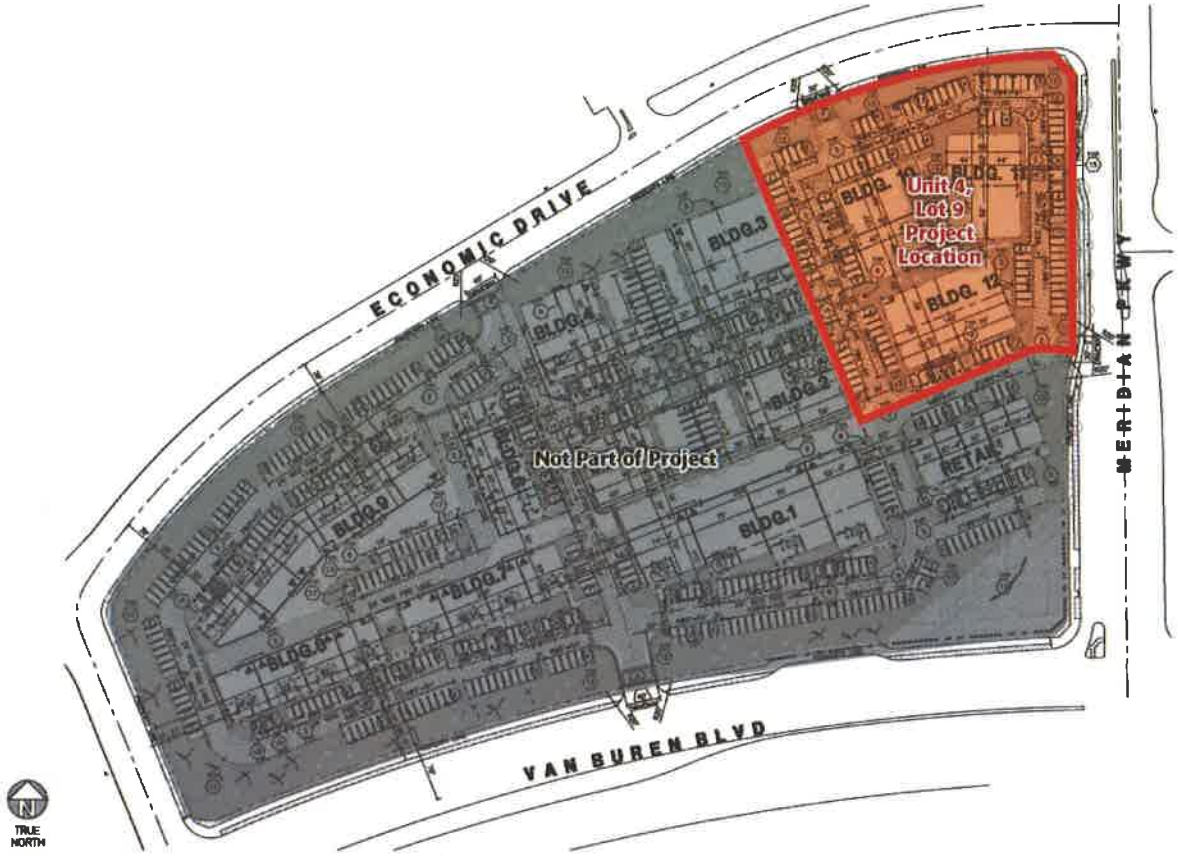


Unit 4, Lot 9:

The applicant is also proposing a Specific Plan Amendment and Zone Change to both Unit 4, Lot 12 and Unit 4, Lot 9. The development of Unit 4, Lot 9 was approved through Plot Plan 17-05 by the Joint Powers Commission on September 12, 2018. The applicant proposed minor changes to previously approved Plot Plan 17-05, specifically to Unit 4, Lot 9, to convert the two-story office building into 3 single-story office buildings. Accordingly, modifications were made to the building elevations, setbacks, parking layout, and landscaping. Per the March JPA Development Code 9.02.280, the March JPA determined that the proposed changes were in substantial conformance with Plot Plan 17-05. On April 11, 2019, the March JPA Planning Director approved Determination of Substantial Conformance No. 1 to Plot Plan 17-05and pursuant to CEQA and a Notice of Exemption was filed with the Riverside County Clerk's Office on April 11, 2019.

The development of Buildings 10, 11, and 12 located on Unit 4-Lot 9 were approved separately and are not included as a part of the proposed project. The requested zone change for Unit 4, Lot 9 from "Office" (OF) to Mixed Use (MU) would allow for Buildings 10, 11, and 12 to operate with a range of permitted uses for the Mixed Use (MU) zone. Figure 7 below shows the approved site plan for the Unit 4, Lot 9 development.

FIGURE 7: MS VAN BUREN II – DEVELOPMENT B PROJECT



Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	**General Plan Designated: Mixed Use**	**Recorded Conservation Easement**
West	General Plan Designated: Office	Recorded Conservation Easement
South	**Federal Property**	**Riverside National Cemetery**
East	Meridian North Campus (SP-5)/Mixed Use	Approved Mixed Use development comprised of 13 buildings

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area for Buildings	N/A	5 buildings with a combined total of 91,987 SF
Gross Site Area	30,000 square feet (minimum)	5 buildings with a combined total gross site area of 309,954 SF
Number of Buildings (range in size)	N/A	**5 Buildings** Building 1: 15,115 SF Building 2: 18,594 SF Building 3: 19,931 SF Building 4: 22,036 SF Building 5: 16,311 SF
Floor Area Ratio (Maximum)	40%	29.6%
Setbacks	**Mixed Use:** Front Yard-20 ft. Interior Side Yard- 0 ft. Street Side Yard- 15 ft. Rear Yard- 10 ft.	**Mixed Use:** Front Yard- 120 ft. Interior Side Yard- 144 ft. Street Side Yard- 36.5 ft (Meridian Parkway) and 96 ft. (Economic Way) Rear Yard- 36 ft.
Landscape Required (Minimum)	20% or 61,991SF	31.4% or 97,467 SF
Building Height (Maximum)	**Mixed Use:** 50 feet/ Up to 3 stories	**Mixed Use:** 34 feet/ 1 story
Parking	108 stalls	131 stalls (of which 10 are designed as ADA parking stalls)

Traffic associated with the Specific Plan Amendment is 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 Meridian Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located within Planning Area 6 and Planning Region C and accounted for 8,328 passenger car average daily trips (ADT), 7,539 external ADT and 294 truck ADT within the Specific Plan Amendment Area. The Meridian Specific Plan Amendment (SP-5) originally assumed Unit 4, Lots 12 would accommodate office uses only, which estimated a total of 3,893 daily trips and no truck trips. With the Applicant's proposal to amend the Meridian Specific Plan (SP-5) to rezone Unit 4, Lot 12 to Mixed Use, the potential users of the proposed buildings would become more diverse than what was analyzed. Thus, a traffic consistency assessment was completed by Kimley-

Horn and Associates dated July 11, 2019 to review the Project's consistency with the trips that were previously analyzed for Unit 4, Lot 12 in the Meridian (SP-5) FSEIR.

Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). Additional analysis was also conducted as a recent version of the ITE Trip Generation Manual was released since the preparation of the Meridian SPA. A comparison of the rates can be found in Attachment 2 A(16) concluding that the rates for the uses associated with the Project remained the same or reduced with the updated trip generation manual projections.

Due to the inherent design of the Project site and its proposed land uses, it was assumed that 2% of business park trips would be delivery trucks or other smaller trucks that may be diesel powered. These trips were accounted for in the trip generation by using a passenger car equivalent of 2.0 cars per two and three axle trucks. No four-plus axle trucks are anticipated.

Using the 2.0 Passenger Car Equivalent (PCE) scenario, the Project would generate 1,001 external passenger car ADT and 46 PCE in trucks trips, for a total daily trip generation of 1,047 PCE's. As discussed previously, the Meridian SPA originally assumed this lot would generate 3,893 gross ADT or 3,387 external ADT accounting for 13% of internal capture. Total remaining trips available to Planning Region C, Planning Area 6 is 138 external ADT and 185 truck trips, however with the approval of the Project, this Planning Area would be built-out. Based on the assessment of consistency, and the attached Initial Study, the proposed Project complies with the Trip Generation requirements of the Specific Plan Amendment, as listed below:

	External ADT	**Truck Trips**
Existing Remaining Planning Area Allowance	1,185	185
32,628 SF Office; 9,054 SF Retail; 5,970 SF Restaurant/Café; 114,389 SF of Business Park.	1,047 (1,001 external passenger cars + 46 truck PCEs)	23* Converted to 46 PCE (all external)
Remaining Planning Area Allowance After Project	138	185

The proposed development is consistent with the traffic monitoring plan and trip generation allowance designated for Planning Area 6, Planning Region C in the Meridian Specific Plan (SP-5) FSEIR.

At the request of the TAC, MJPA staff routed the MS Prime Six traffic documents to the County of Riverside and cities of Riverside and Moreno Valley for review. After further technical review, the cities and county determined that no additional changes were required and the traffic analysis conducted for the project was sufficient.

Additionally, the project is conditioned to pay its fair-share fee of $14,423 towards the future traffic signal to be located at Meridian Parkway and Economic Way. Condition of Approval (COA) #31 of the attached Exhibit B will require that the fair-share fee be paid prior to building permit issuance.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into five (5) speculative buildings for a mix of uses is consistent with the permitted uses allowed for this zoning district.

Conformance with March Business Center Design Guidelines:

The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the criteria:

Site Planning:
The proposed Project meets all minimum development standards. Specifically, the floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of warehouse uses. Federal Aviation Administration (FAA) Part 77 calculations were submitted to the FAA pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on July 29, 2019, the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structure "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan (WQMP) has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and the Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
Staff has reviewed the proposed building architecture, color palette and glazing, and has concluded that the proposed project complies with the requirements of the March Business Center Design Guidelines. The proposed speculative buildings will be constructed as concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural details include a metal canopy suspended over each building entrance.

Site Landscaping:
The Meridian North Campus Specific Plan (SP-5) requires a minimum of 20% of the Project site to be landscaped or 61,991 sf. The project site has exceeded the minimum landscape requirement by providing 31.4% of landscaping or 97,467 sf. Additionally, all landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping and the Compensatory Mitigation and Monitoring Plan (CMMP) as this project

site is adjacent to the recorded Least Bell's Vireo habitat area. Therefore, all landscape proposed must be non-invasive, native species. It is determined that the proposed drought tolerant landscape palette is consistent with the landscape requirements of the Meridian North Campus (SP-5) and the CMMP.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, Project signage has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage. A future sign program/sign permit application is required (COA #15) prior to the issuance of a sign permit or the placement of any signage at the site.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon) that meet the following standards:

- High pressure or low-pressure sodium lighting;
- Maximum of 750 watts;
- Maximum fixture height of 25' above finished grade; and
- Maximum lighting of 0.5 candle/foot^2 at the property line.

LED lighting is also permitted; however the LED lighting must be at or within 100 Kelvin of 2,700 Kelvin. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines and the CMMP during the time of construction plan submittal. All proposed lighting will be required not to spill out into the conservation easement.

Airport Compatibility:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian North Campus Specific Plan Amendment (SP-5). The proposed development is located in Compatibility Zone C1. Compatibility Zone C1 is considered the Primary Approach/Departure Zone with an average 100 people/acre and 250 people/in the most concentrated single acre. The proposed Project was submitted and reviewed by the Riverside County Airport Land Use Commission (ALUC). On October 10, 2019 the Riverside County Airport Land Use Commission found the Project "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with Conditions. Provided as an Attachment 2 A (25) is a copy of the memo from the Riverside County ALUC regarding the consistency determination for ZAP1382MA19.

Conditional Use Permits (CUP 19-01) through (CUP 19-05):

The Applicant is pursuing the approval of five (5) Conditional Use Permits to allow speculative building's one (1) through five (5) to potentially operate as a Business Enterprise use in the Mixed-Use zone. Business Enterprise uses are considered a conditionally permitted use in the Mixed-Use zone and requires a Conditional Use permit. The March Joint Powers

Commission has the authority to grant the Conditional Use Permits following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because* the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan (SP-5); and

2. *The proposed Project complies with all applicable zoning and other regulations because* the Project complies with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. *The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because* the Project is consistent with Chapter 9.05 (Industrial Districts), Chapter 9.13 (Specific Plan) and the Meridian Specific Plan Amendment (SP-5). The Project will include Business Enterprise and Business Park uses and shall be limited to 100 average people/acre and 250 people/single-acre since the Project is located in Airport Compatibility Zone C1 as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. *The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity* as the Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

Tentative Parcel Map (TPM 19-01):

The Applicant is pursuing the approval of a Tentative Parcel Map (TPM 19-01) for the subdivision of Unit 4, Lot 12 of Tentative Map 30857-4 into five (5) separate parcels. The March Joint Powers Commission has the authority to grant the Tentative Parcel Map request following public notice and a public hearing pursuant to March JPA Development Code Section 9.14.050, Section 9.14.070, and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Tentative Parcel Map:

1. *The Tentative Parcel Map 19-01 (TPM 19-01) is consistent with the March JPA General Plan and the Meridian North Campus Specific Plan (SP-5) because* the Project site is designed to minimize land use conflicts and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion; and

2. *The design or improvement of the Tentative Parcel Map 19-01 (TPM 19-01) is consistent with applicable March JPA General Plan and Meridian North Campus Specific Plan (SP-5) because* the Project site is designed in accordance with Section G. Development Regulations of the Specific Plan; and

3. *The site of the Tentative Parcel Map 19-01 (TPM 19-01) is physically suitable for development because* the Project proposes the development of five buildings for uses such as Business Enterprise and Business Park to be located in the Mixed Use zoning designation of the Meridian Specific Plan (SP-5).

4. *The design of Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause substantial environmental damage to or substantially unavoidably injure fish or wildlife or their habitat because* no development would occur within any significant habitat or impact a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community; and

5. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause serious public health problems because* all development and public improvements will be performed per the applicable standards and codes, while promoting the safe use of alternative transportation modes; and

6. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because* no such easements currently exist within the Project site; and

7. *Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965*; and

8. *The Tentative Parcel Map 19-01 (TPM 19-01) and the associated design and improvements are consistent with all applicable ordinances* as the Project is designed consistent with the provisions and standards of the Meridian North Campus Specific Plan (SP-5) previously adopted by ordinance through the Joint Powers Commission; and

9. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) provides a shift in land uses* to more efficiently accommodate Mixed Use; and

10. *The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel Map 19-01 (TPM 19-01) will not cause a violation of existing requirements prescribed by the local water quality control board because* the Project will improve existing sewer system capacity to support local and regional growth; and

11. *The effect of the Tentative Parcel Map 19-01 (TPM 19-01) on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources because* the Project facilitates the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities.

CEQA Analysis:

Master Environmental Impact Report (EIR)

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan, were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat)

solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan North Campus, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revised the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identified a temporary sewer lift facility near Unit 4, lot 3; incorporated Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigured lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporated the former Arnold Heights School site into the March Business Center Specific Plan North Campus; created Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removed the eastern portion of Street F; developed a new east/west private street along the south side of new lot 16; modified Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; removed cul-de-sacs serving office lots located along the north side of Van Buren Boulevard and relocated access via Street F; analyzed three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modified the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-

specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Staff Recommendations:

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

1. Adopt Resolution #JPA 19-25 for an addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH# 2009071069); and
2. Adopt Resolution #JPA 19-26 approving General Plan Amendment (GP 19-01), approve Plot Plan Amendment (PP 17-04, Amendment 1) for 5 speculative buildings with a combined total of 97,467 square feet of development on 7.12 acres, subject to Conditions of Approval; approve Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) to allow Building 1 through Building 5 to operate as Business Enterprise use within the Mixed Use Zone; and approve Tentative Parcel Map 19-01 (TPM 19-01) to subdivide Unit 4, Lot 12 into five (5) standalone parcels; and
3. Waive the First Reading of Ordinance #JPA 19-04, approving the Meridian North Campus Specific Plan No. 5, Amendment No. 5 (SP 19-01, A5) and Direct Staff to place this item on a future Commission agenda for a second reading and formal adoption; and
4. Direct staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 19-25 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069);
   Exhibit A: Initial Study
   Exhibit B: Addendum
   Exhibit C: Initial Study Technical Studies available at the office of March JPA (also available in separate electronic copy)
2) Resolution #JPA 19-26 Approving General Plan Amendment (GPA 19-01), Plot Plan (PP 17-04, Amendment 1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05), and Tentative Parcel Map (TPM 19-01), subject to Conditions of Approval.
   Exhibit A: Project Entitlements
   1) Existing General Plan Land Use map
   2) Proposed General Plan Land Use map
   3) Table I-I of March JPA General Plan
   4) Existing Meridian (SP-5) zoning map
   5) Proposed Meridian (SP-5) zoning map
   6) Applicant's narrative
   7) Previously approved site plan
   8) Proposed Site Plan
   9) ProposedArchitectural Drawings
   10) Fence and Screen Wall Exhibit
   11) Proposed Colored Building Elevations
   12) Proposed Landscape Plans
   13) MJPA Standard Fence and Screen Wall Detail
   14) Proposed Preliminary Grading and Drainage Plans
   15) Tentative Parcel Map 19-01
   16) Traffic Consistency Memo dated July 11, 2019
   17) FAA – Determination of No Hazard to Air Navigation letters dated July 29, 2019
   18) WMWD Conditions of Approval dated September 23, 2019
   19) Willdan Building and Safety Conditions of Approval dated January 30, 2017
   20) Trilake Consultants Conditions of Approval dated September 26, 2019
   21) Riverside County Fire Department Planning Conditions dated May 22, 2019
   22) Preliminary Water Quality Management Plan approval letter dated August 30, 2019
   23) VRPA Transportation Consultants letter dated May 28, 2019
   24) Riverside County TLMA letter dated September 28, 2017
   25) Riverside County ALUC ZAP1382MA19 Consistency Letter dated October 17, 2019

   Exhibit B: Conditions of Approval

3) Ordinance #JPA 19-04
   Exhibit A: Meridian North Campus Specific Plan Amendment No. 5, Amendment No. 5 (SP-19-01, A5)
4) Notice of Determination
5) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (also available as an electronic copy)

Preparation Date: November 7, 2019