

Dec 04 2020

STATE CLEARINGHOUSE



## MARCH JOINT POWERS AUTHORITY

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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, December 16, 2020**, or as soon thereafter as possible, in the March Joint Powers Authority Boardroom, located at 14205 Meridian Parkway, Suite 140, Riverside, California 92518, a **public hearing will be held by the Commission of the March Joint Powers Authority**. The Agenda/Staff Report, along with teleconference meeting and public participation instructions, will be posted 72 hours before the Public Hearing on the Authority's webpage at: <https://www.marchjpa.com/meetingsandarchive.php>. This public hearing is scheduled to discuss and take action on a request by **Riverside Inland Development, LLC**, for the proposed **Veterans Industrial Park 215 (VIP 215) Project**. The approximately 142.5 acre VIP 215 Project site is located east of the Interstate 215 Freeway, south of the existing March Field Air Museum, west of the project site is the existing runways and facilities of the March Air Reserve Base (MARB), and north of the boundary of the City of Perris, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. The Project also includes four offsite areas encompassing 5.35 acres for utility improvements that includes Van Buren Extension (0.5 acre), Western Way Extension (3.0 acres), Eastern Municipal Water District Pipeline (0.2 acre), and MARB Drainage Improvements (1.65 acres). The project site does not provide access to existing runways or taxiways at MARB. The proposed Project consists of the following:

**General Plan Amendment (GPA 16-01):** The VIP 215 Project site has an existing General Plan Land Use designation of "Aviation" and is the subject of the General Plan Amendment. The proposed Amendment would add a "Specific Plan" Overlay (SP-8) to the existing "Aviation" land use designation. The Amendment would also allow for a Specific Plan to serve as the zoning document to guide the development of the project site.

**Specific Plan (SP 16-06):** The VIP 215 Specific Plan includes a list of permitted and ancillary uses and contains the development standards and procedures necessary to develop the VIP 215 project site. As the project site is not currently zoned, the Specific Plan will be used to create an overlay zone and designate the project site "Specific Plan" (SP-8).

**Plot Plan (PP 20-02):** The Project also requires a Plot Plan approval. The proposed Plot Plan would authorize the construction of a 2,026,101-square-foot industrial warehouse building (intensive ecommerce use), inclusive of a 5,000 square-foot office mezzanine level and a 15,000 square-foot enclosed maintenance area with 230 dock doors on the east side of the building. The building is proposed to have a maximum height of 55 feet. The project site is proposed to accommodate 3,114 parking spaces and 434 truck trailer parking stalls along with stalls for tractor cab parking on the east side of the building. The proposed project would also include screen walls and fencing, drainage and bio-retention basins, landscaping, driveways and the extension of Van Buren Boulevard. Services, utilities and infrastructure would be extended to the project site concurrent with the construction of facilities for the proposed project. All development within the project area will include all onsite and offsite infrastructure necessary for operation of facilities at the completion of development. Although the building is intended to be used as an industrial warehouse building, an end user has not been identified.

**Tentative Parcel Map 37220:** The VIP 215 Project site is comprised of five assessor parcels for taxation purposes but is not presently a legal development parcel. The proposed project will include a Tentative Parcel Map to create one legal development parcel. This will also dedicate rights-of-way for the extension of Van Buren and Western Avenues and identify required utility easements.

**Development Agreements (DA 16-01):** The Project requires approval of a statutory development agreement in accordance with the California Code Section 65864 et seq. Statutory Development Agreement (DA) and Disposition and Development Agreement (DDA) will be processed as part of the approval of the Project. The development agreements

will include, among other items, methods for financing acquisition and construction of infrastructure, and phasing, including future phasing. Such development agreement shall be fully approved and executed before the issuance of the first building permit for this project

**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 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, which consists of the Draft EIR and the Response to Comments, will be available no later than **December 5, 2020** on the March Joint Powers Authority website at: <http://marchjpa.com/developmentservices.php>.

**Additional Information:** 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. The Agenda/Staff Report, along with teleconference meeting and public participation instructions, will be posted 72 hours before the Public Hearing on the Authority's webpage at: <https://www.marchjpa.com/meetingsandarchive.php>.

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, or by email at allen@marchjpa.com, at least 24 hours in advance of the meeting time. Thank you.

