

Notice of Completion & Environmental Document Transmittal

2020059028

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: South Campus Specific Plan and Village West Drive Extension Project

Lead Agency: March Joint Powers Authority Contact Person: Lauren Sotelo
Mailing Address: 14205 Meridian Parkway, Suite 140 Phone: (951) 656-7000
City: Riverside Zip: 92518 County: Riverside

Project Location: County: Riverside City/Nearest Community: Riverside
Cross Streets: Van Buren Boulevard and Village West Drive Zip Code: 92508
Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 54 " N / 117 ° 18 ' 09 " W Total Acres: 568.2
Assessor's Parcel No.: multiple Section: 27 and 28 Twp.: 3S Range: 4W Base: San Bernardino BM
Within 2 Miles: State Hwy #: Interstate 215 Waterways: Heacock Channel, Perris Valley Storm Drain Channel
Airports: March Air Reserve Base Railways: Metrolink's 91/Perris Valley Line Schools: Tomas Rivera Elem., Amelia Earhart Middle

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: Initial Study [] FONSI

Golden State Office of Planning & Research

MAY 18 2020

Local Action Type:

[] General Plan Update [X] Specific Plan [] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [X] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

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Development Type:

[] Residential: Units Acres
[X] Office: Sq.ft. Acres 4.6 Employees
[X] Commercial: Sq.ft. 45,000 Acres 23.5 Employees
[X] Industrial: Sq.ft. 800,000 Acres 200.3 Employees
[] Educational:
[X] Recreational/Open Space: 140.3 acres
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: 0.9 acres of Public Facilities

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

South Campus Specific Plan (including Office, Commercial, Mixed Use, Business Park, Industrial, and Park/Open Space)

Project Description: (please use a separate page if necessary)

The proposed Project involves an amendment to the South Campus Specific Plan, originally approved in 2003. The proposed Project includes Plot Plan approvals for the following components of the South Campus Specific Plan: development of a Commercial Parcel; construction of 800,000 square-foot Building D; construction of a 6.2-acre Dog Park and Paseo; construction of Caroline Way; and the addition of Village West Drive Extension. In addition, the EIR will analyze up to 700,000 square feet of high-cube cold storage warehousing, request a revision to the definition of "Business Enterprise" in the Specific Plan, and include a definition for "Grocery Store" in the Specific Plan. The following discretionary approvals would be required: 1) General Plan Amendment: GP 20-01; 2) Specific Plan Amendment (SP-1, Amendment 8): SP 20-01; 3) Plot Plan: PP 20-03 for 45,000 square feet Grocery Store and two shop buildings and Village West Drive extension; 4) Plot Plan: PP 20-04 Building D within the South Campus and Caroline Way; 5) Plot Plan: PP 20-05 South Campus Dog Park and Paseo; 5) Conditional Use Permit: CUP 20-02 for Alcohol sales at 45,000 square foot Grocery Store; 6) Tentative Parcel Map: TPM 20-02 South Campus.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>8</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date Monday, May 18, 2020 Ending Date Friday, June 19, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Meridian Park South, LLC</u>
Address: <u>38 North Marengo Avenue</u>	Address: <u>1156 N. Mountain Avenue</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Upland, CA 91785</u>
Contact: <u>Nicole Cobleigh, Senior Project Manager</u>	Phone: <u>(909) 579-1294</u>
Phone: <u>(626) 204-9829</u>	

Signature of Lead Agency Representative: Lauren Sotelo Digitally signed by Lauren Sotelo
Date: 2020.05.08 11:12:33 -07'00' Date: 05/08/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.