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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021110304

Project Title: West Campus Upper Plateau Project

Lead Agency: March Joint Powers Authority

Contact Name: Dan Fairbanks

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Project Location: Cactus Avenue/Barton Street, Riverside, Riverside County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed Project requests a General Plan Amendment, Specific Plan, Zone Change, Tentative Parcel Map, two Plot Plans, and a Development Agreement to redevelop the former munitions bunkers and adjacent land from the March AFB. The Project consists of the following components: Specific Plan Area, including a Campus Development with a buildout scenario including ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facility parcels, and three open space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial Parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. A proposed park component of the Project, consisting of 60.28-acre park west of the Barton Street extension is included under the Specific Plan buildout scenario. Infrastructure improvements would include the installation of utility and roadway networks connecting to and throughout the Specific Plan Area, the construction of a new sewer lift station, the construction of a new electrical substation, and the construction of a new 0.5 million gallon reclaimed water tank. A Conservation Easement of approximately 445.43 acres of undisturbed land surrounding the Specific Plan Area would be placed under a conservation easement, consistent with prior determinations made as part of the CBD Settlement Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts were identified for the following environmental topic 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 (Operation), Transportation, Tribal Cultural Resources, and Wildfire.

Mitigation was incorporated and reduced potentially significant impacts to a less than significant level for the following environmental topic areas: Aesthetics, Air Quality (Construction), Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Transportation, and Wildfire

Even with mitigation incorporated, the following environmental topic areas remained significant and unavoidable: Air Quality (Operation), Cultural Resources (Historical and Archaeological), Noise (Traffic Noise), and Tribal Cultural Resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Discussion at the December 8, 2021, Scoping Meeting included concerns regarding transportation and traffic impacts on surrounding roadways. NOP comments included the following topics: proximity to March ARB; construction and operational air quality impacts; mobile source health risks; access to proposed Mixed Use areas; circulation of Barton Drive and Cactus Avenue; police station services; traffic; recreation opportunities; park development timeline; wildfire risk; unexploded ordinance survey; cumulative impacts to Moreno Valley; storm drain use; proposed Industrial acreage; solid waste capacity; drainage impacts; impacts to Western Riverside County Multiple Species Habitat Conservation Plan; community benefits of the Project; and fire station services.

Provide a list of the responsible or trustee agencies for the project.

• State Water Resources Control Board (SWRCB) – A National Pollutant Discharge Elimination System Construction General Permit (permit registration documents include a Stormwater Pollution Prevention Plan [SWPPP])
• Regional Water Quality Control Board, Santa Ana Region – 401 Water Quality Certification or a Waste Discharge Requirement Permit from the Regional Water Quality Control Board (401 certification is needed if a U.S. Army Corps of Engineers Section 404 permit is needed)
• U.S. Army Corps of Engineers – A Jurisdictional Determination to identify and locate the boundaries of jurisdictional waters of the United States on the Project site, and, if jurisdictional waters are impacted, a permit pursuant to Section 404 of the Clean Water Act
• California Department of Fish and Wildlife – A 1602 Streambed Alteration Agreement