

# 3 Project Description

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This ~~recirculated~~ chapter describes the objectives of the proposed West Campus Upper Plateau Project (Project) and Environmental Impact Report (EIR) and provides a detailed description of Project characteristics. This chapter also discusses the discretionary actions required and includes a brief description of the environmental effects, which are evaluated in Chapter 4, Environmental Impact Analysis, through Chapter 6, Alternatives, of this EIR.

## 3.1 Project Location

The proposed Project site includes the Specific Plan Area and the Conservation Easement, as described in greater detail in Section 3.5, Proposed Project. The Project site comprises approximately 818 acres within the March Joint Powers Authority (JPA) planning area, located approximately half a mile west of Interstate (I) 215. The approximately 818-acre area is comprised of 370 acres for the Specific Plan Area, 3 acres for an existing public facility, and 445 acres for the Conservation Easement. More specifically, the Project site is in the western portion of the March JPA planning area, west of Cactus Avenue's current terminus, to the east and south of the Mission Grove neighborhood, and to the north of the Orangecrest neighborhood in the City of Riverside, California (Figure 3-1, Project Location). The Specific Plan Area would include the extensions of Cactus Avenue, Brown Street, and Barton Street. The latitude and longitude of the approximate center of the Project site is 33.906375" north and -117.305077" west. The Project site is in Township 3 South, Range 4 West, including Sections 15, 16, 17, 20, 21, 22 within the Riverside East 7.5-minute quadrangle, as mapped by the U.S. Geological Survey. The Specific Plan Area is located within the following 13 Assessor's Parcel Numbers: 276-120-001, 276-170-007, 294-020-001, 297-080-003, 297-080-004, 297-090-001, 297-090-002/-003/-004/-007/-008/-009, and 297-100-093. The Conservation Easement is located within the following 19 Assessor's Parcel Numbers: 276-120-001, 276-170-007, 294-020-001/-002, 294-040-031/-038, 297-080-002/-003/-004/-005, 297-090-002/-003/-004/-005/-006/-007/-008/-009, and 297-110-036.

Existing development within the Project site consists of a non-operational water tower, an existing Eastern Municipal Water District (EMWD) water tank, paved and dirt access roads, and 146 bunkers and related structures that were previously used for munitions storage by the Air Force prior to March AFB's selection for realignment in 1993. All of the bunkers are currently used by Pyro Spectaculars Inc. for the storage of fireworks. While the Specific Plan Area primarily encompasses existing development and previously disturbed land, the Conservation Easement primarily consists of open space and undeveloped land.

The Project site is surrounded by residential uses to the north, west, and south; the Meridian West Campus Lower Plateau development area, located within the March JPA planning area, to the east; and two new industrial buildings built by Exeter, located in Riverside County, to the east and north. The residential uses to the north are located within Riverside County. The residential uses to the northwest and west are part of the Mission Grove neighborhood in the City of Riverside. The residential uses to the south are part of the Orangecrest neighborhood in the City of Riverside. The closest schools to the Project site, Benjamin Franklin Elementary School and Amelia Earhart Middle School, are located south of the Project site in the Orangecrest neighborhood. The Benjamin Franklin Elementary School is located approximately 3,064 feet south of the Specific Plan Area and the Amelia Earhart Middle School is located approximately 3,315 feet south of the Project site. Additionally, Grove Community Church Preschool is located on the Grove Community Church campus, which is approximately one-quarter mile south of the Specific Plan Area.

The parcels immediately to the east of the Project site are designated as Business Park (BP) and Industrial (IND). The parcels immediately to the north, west, and south of the Project site are not part of the March JPA planning area. The nearest residential area is located approximately 300 feet north of the Specific Plan Area.

As shown on Figure 3-2, March JPA General Plan Existing and Proposed Land Use Designations, the Project site is designated as Business Park (BP), Industrial and Park/Recreation/Open Space (P/R/OS). The March JPA General Plan includes warehousing in the definition of Business Park uses (March JPA 1999). The Project site has not been assigned a zoning designation per the official March JPA Zoning Map, as shown on Figure 3-3, March JPA Zoning Designations.

### 3.2 Project Background

In 1993, the federal government, through the Defense Base Closure and Realignment Commission, mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was redesignated as an Air Reserve Base (ARB). The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities being declared surplus and available for disposal actions. To oversee the dispensation and management of the surplus land, the cities of Moreno Valley, Perris, and Riverside, and the County of Riverside formed the March JPA in 1993, which continues to serve as the reuse authority of March ARB.

In March 1997, March JPA assumed land use control for all surplus property identified and began preparation of a General Plan for the planning area. In 1999, March JPA approved the March JPA General Plan and Master EIR (State Clearinghouse No. 97071095) for the March JPA planning area, which includes March ARB. The General Plan now serves as the land use and development guidance document for development within the March JPA planning area.

The Project site has been analyzed under both CEQA and NEPA in the following documents:

- March Air Force Base Master Reuse Plan, March JPA (October 2, 1996)
- 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 (July 1996)
- March Joint Powers Authority Development Code (July 1997)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- Final Air Installations Compatible Use Zone Study, March Air Reserve Base (2018)

As stated previously, the Project site is designated as Business Park (BP), Industrial (I) and Park/Recreation/Open Space (P/R/OS) under the existing General Plan Land Use Map (see Figure 3-2). Meridian Park LLC is now pursuing development of the site with Specific Plan, Parks/Recreation/Open Space and Public Facility General Plan land use designations. The application also includes amendments to the General Plan Transportation Element to identify the completion of Cactus Avenue, Barton Street and Brown Street within the Project.

On September 12, 2012, a Settlement Agreement was entered between and among the Center for Biological Diversity (CBD), the San Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.* (Appendix S-1). The CBD Settlement Agreement contemplated the division of western acreage under the jurisdiction of the March JPA,

including the Project site, into a conservation area, developable area, and a water quality/open space area (see Figure 3-4, CBD Settlement Agreement). The CBD Settlement Agreement covers more acreage than is included in the Project site.

The analysis in this EIR addresses the following two components of the proposed Project: the proposed buildout of the Specific Plan Area as allowed in the Specific Plan and the placement of the Conservation Easement under a conservation easement pursuant to, and consistent with, the CBD Settlement Agreement (Appendix S-1).

### 3.3 Project Objectives

The proposed Project requests a General Plan Amendment, Specific Plan, Zone Change, Tentative Parcel Map, two Plot Plans, an Amendment to the Disposition and Development Agreement, and a Development Agreement to redevelop the former munitions bunkers and adjacent land from the March AFB. The primary objectives of the Project include the following:

- Provide increased job opportunities for local residents through the provision of employment-generating businesses.
- Provide open space amenities to serve the region.
- Provide an active park consistent with the 2009 Safety Study prepared by March JPA.
- Complete the buildout of the roadway infrastructure by extending Cactus Avenue to the Specific Plan Area from its existing terminus, extending Barton Street from Alessandro Boulevard to Grove Community Drive, and extending Brown Street from Alessandro Boulevard to Cactus Avenue.
- Remove and redevelop a majority of the former munitions storage area of the March AFB.
- Encourage the use of alternative modes of transportation through the provision of a pedestrian and bicycle circulation system that is safe, convenient, and comfortable.
- Implement the terms and conditions agreed upon in the September 12, 2012, Settlement Agreement entered into between and among the CBD, the San Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC, as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.* to preserve open space through establishing a Conservation Easement.

### 3.4 Existing Conditions

Existing development within the Project site consists of a non-operational water tower, asphalt paved and dirt access roads, seven buildings in various states of abandonment, chain-link fencing, and 146 bunkers that were previously used for munitions storage by the Air Force. All of the bunkers are currently used by Pyro Spectaculars Inc. for the storage of fireworks. The remainder of the Project site is generally unoccupied. While the Specific Plan Area primarily encompasses existing development and previously disturbed land, the Conservation Easement primarily consists of open space and undeveloped land. The CBD Settlement Agreement identified publicly accessible trails in areas of the Project site that would be within the Conservation Easement (Appendix S-1). This area has been utilized by the public for passive recreation for more than 10 years.

## 3.5 Proposed Project

The following terminology is used throughout this EIR to discuss the Project, Project impacts, and impacts of various components of the Project:

- **Specific Plan Area** = Consists of the Upper Plateau Campus Development, Park, and Infrastructure Improvements.
- **Campus Development** = Under the Specific Plan buildout scenario analyzed in this ~~Draft~~ Final EIR, the Upper Plateau Campus would be developed with 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.
- **Park** = Proposed park component of the Project, consisting of 60.28-acre park west of the Barton Street extension under the Specific Plan buildout scenario. The recreational amenities analyzed include a playground; multi-use sports fields that could be used for soccer, football, and field hockey; and trails with cardio stops for recreational users.
- **Infrastructure Improvements** = 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.
- **Conservation Easement** = Approximately 445.43 acres of undisturbed land surrounding the Specific Plan Area, referred to as the Conservation Easement, would be placed under a conservation easement, consistent with prior determinations made as part of the CBD Settlement Agreement (Appendix S-1).

For analysis purposes in this EIR, the proposed Project consists of two components, pursuant to and consistent with the CBD Settlement Agreement (Appendix S-1): the Specific Plan Area and the Conservation Easement. Additionally, the existing EMWD water tank located north of the Specific Plan Area would be assigned a General Plan land use designation of Public Facility; no physical changes to this water tank would occur. As such, the specifics for each Project component are shown in Table 3-1 and discussed below.

**Table 3-1. Project Components**

Land Use	Acreage
<b><i>Specific Plan Area</i></b>	
Business Park	65.32
Industrial	143.31
Mixed Use	42.22
Public Facility	2.84
Parks, Recreation, and Open Space	78.00
Streets	37.91
<i>Subtotal</i>	369.60
<b><i>Conservation Easement</i></b>	
Open Space	445.43
<i>Subtotal</i>	445.43

**Table 3-1. Project Components**

Land Use	Acreage
<b>Existing Eastern Municipal Water District Water Tank</b>	
Public Facility	2.87
<i>Subtotal</i>	2.87
<b>Total Project Site</b>	<b>817.90</b>

Source: See Figure 3-5, Site Plan.

### 3.5.1 Specific Plan Area

Given the land uses planned for the Project area, as outlined in the Specific Plan, this ~~Draft~~ Final EIR assumes the following buildout of the Specific Plan Area for analysis throughout the EIR. These uses are consistent with the permitted uses shown in Table 3-2.

- Building B – 1,250,000 square feet (SF) of high-cube fulfillment center warehouse use
- Building C – 587,000 SF of high-cube fulfillment center warehouse use
- Industrial Area – 725,561 SF of high-cube fulfillment center warehouse use
- Industrial Area – 500,000 SF of high-cube cold storage warehouse use
- Business Park Area – 1,280,403 SF of business park use
- Mixed Use Area – 160,921 SF of retail use (25%)
- Mixed Use Area – 482,765 SF of business park use (75%)
- 60.28-acre park (with Active and Passive uses)
- 17.72 acres of Open Space use
- Public Facility – 2.84 acres for future sewer lift station and electrical substation (within the Specific Plan Area)

Based on the total acreage and land uses proposed, the Specific Plan Area is anticipated to result in approximately 2,600 employees at buildout<sup>1</sup> (see ~~Draft~~ Final EIR Section 4.12, Population and Housing, and Appendix O, Water Supply Assessment, for more details).

Table 3-2 lists the permitted, conditionally permitted, ancillary, and prohibited uses per each proposed land use designation of the Specific Plan.

**Table 3-2. Land Uses by Land Use Designation**

Uses	Business Park <sup>1</sup>	Industrial <sup>2</sup>	Mixed Use	P/R/OS	Public Facility
<b>Industrial</b>					
Bio-Medical Waste Treatment Facility	—	C	—	—	—
Manufacturing - Custom	P	P	C	—	—

<sup>1</sup> Employment buildout is based on estimates provided in the Water Supply Assessment (Appendix O), which states the Specific Plan Area’s projected water demand is 382.47 acre-feet per year (AFY). The Specific Plan Area’s estimated indoor water demand is 124.33 AFY. This calculation is based on an estimated 60 gallons per employee, per day, and multiplied by 260 working days annually for 2,595 employees. This ~~Draft~~ Final EIR rounds up to a conservative estimate of 2,600 employees for the Specific Plan Area.

Table 3-2. Land Uses by Land Use Designation

Uses	Business Park <sup>1</sup>	Industrial <sup>2</sup>	Mixed Use	P/R/OS	Public Facility
Manufacturing - Light	P	P	C	—	—
Manufacturing - Medium	P	P	—	—	—
Manufacturing - Heavy	—	—	—	—	—
Newspaper Publishing Plants	P	P	—	—	—
Research and Development	P	P	P	—	—
Trucking/Transportation Terminals	—	—	—	—	—
<b>Storage/Distribution</b>					
Public Storage/Mini-Warehouse (Indoor)	C	C	C	—	—
Business Enterprise	P	P	P	—	—
Warehouse - Medium	—	P	—	—	—
Warehouse - Heavy	—	P	—	—	—
High Cube Transload and Short-Term Storage Warehouse	—	P	—	—	—
High Cube Fulfillment Warehouse	—	P	—	—	—
High Cube Cold Storage Warehouse <sup>3</sup>	—	P	—	—	—
Parcel Delivery Terminal	—	—	—	—	—
<b>Office</b>					
Financial Institutions	P	—	P	—	—
Fire Stations	P	P	P	P	P
Government	P	P	P	—	—
Medical Clinics	P	P	P	—	—
Offices, Business and Professional	P	C	P	—	—
Police Stations and Sub-Stations	P	P	P	P	P
Regional and Corporate Headquarters	P	C	P	—	—
<b>Commercial</b>					
Agricultural Equipment Repair Shops	C	P	—	—	—
Agricultural/Nursery Supplies and Services	C	C	P	—	—
Alcoholic Beverage Outlets	C	C	C	—	—
Animal Care/Pet Hotels	P	P	C	—	—
Assembly and Entertainment	—	—	—	—	—
Automotive Parts and Accessory Sales	—	—	P	—	—
Automotive Fleet Storage	C	C	C	—	—
Automotive Service Stations	—	—	—	—	—
Automotive/Truck Repair - Major	C	P	—	—	—
Automotive/Truck Repair - Minor	P	P	C	—	—
Building and Site Maintenance Services	P	P	P	—	—
Building Contractor's Storage Yard	P	P	C	—	—
Building Material and Equipment Sales	P	—	P	—	—
Business Supply/Equip Sales/Rentals	C	C	C	—	—
Business Support Services	P	P	P	—	—
Food Catering	C	—	C	—	—
Child Care Facilities	—	—	—	—	—

Table 3-2. Land Uses by Land Use Designation

Uses	Business Park <sup>1</sup>	Industrial <sup>2</sup>	Mixed Use	P/R/OS	Public Facility
Churches and Places of Religious Assembly	—	—	—	—	—
Communication Facilities, Antennas and Satellite Dishes	C	C	C	—	—
Consumer goods, Furniture, Appliances, Equipment Sales	C	—	P	—	—
Convenience Sales	C	—	C	—	—
Energy Generation and Distribution Facilities	—	—	—	—	—
Exhibit Halls and Convention Facilities	—	—	—	—	—
Fairgrounds	—	—	—	—	—
Food And Beverage Sales	C	A	C	—	—
Funeral and Mortuary Services	—	—	—	—	—
General Retail Establishments	—	—	P	—	—
Golf Courses, Driving Ranges and Pitch and Putt Courses	—	—	—	—	—
Grocery Stores	—	—	—	—	—
Health Club – Under 5,000 s.f.	C	—	C	—	—
Health Club – Larger than 5,000 s.f.	—	—	—	—	—
Heavy Equipment Sales and Rentals with Outside Merchandising	C	C	C	—	—
Horticulture Nurseries and Greenhouses	C	P	—	—	—
Hospitals, Intermediate Care Facilities and Nursing Facilities	—	—	—	—	—
Hotel/Motel	—	—	—	—	—
Instructional Studios – Under 5,000 s.f.	C	—	C	—	—
Instructional Studios – Larger than 5,000 s.f.	—	—	—	—	—
Interpretive Center	C	—	C	—	—
Laundry Services	P	P	C	—	—
Maintenance and Repair	P	P	P	—	—
Major Transmission, Relay or Communications Switching Stations	P	P	C	—	—
Museums	—	—	—	—	—
Bar and Grill, Microbrewery – Under 5,000 s.f.	—	—	C	—	—
Open Air Markets for the Sale of Agriculture-related Products and Flowers	C	—	C	C	—
Outdoor Commercial	—	—	C	—	—
Outpatient Medical Clinic	—	—	P	—	—
Parking Facilities as a <i>Primary Use</i>	C	C	C	—	—
Personal Services	—	—	P	—	—
Petroleum Products Storage	A	A	—	—	—
Pets and Pet Supplies	—	—	C	—	—

Table 3-2. Land Uses by Land Use Designation

Uses	Business Park <sup>1</sup>	Industrial <sup>2</sup>	Mixed Use	P/R/OS	Public Facility
Private Clubs, Lodges and Fraternal Organizations	—	—	—	—	—
Radio and Television Studios	P	P	P	—	—
Recreational Facilities	—	—	—	—	—
Recycling Facilities (Outdoor Storage not to Exceed Building Area)	C	C	C	—	—
Repair Services	P	P	P	—	—
Restaurants (Fast Food)	C	—	C	—	—
Restaurant (Sit Down)	C	—	C	—	—
Social Service Institutions	P	P	P	—	—
Sundries, Pharmaceutical and Convenience Sales	—	—	P	—	—
Trade Schools	—	—	—	—	—
Vehicle, Boat and Trailer Sales	C	—	C	—	—
Vehicle Storage	C	C	C	—	—
Veterinary Clinics and Animal Hospitals	C	—	P	—	—
<b>Other Uses</b>					
Parks and Recreational Facilities (Public)	—	—	—	P	—
Public Utility Stations, Yards, Wells and Similar Facilities, Excluding Offices	—	—	—	P	P

**Source:** West Campus Upper Plateau Specific Plan, Table 3-1

**Notes:** P = Permitted; C = Conditional Use Permit; A = Ancillary; — = Prohibited.

Notwithstanding Table 3-1, all uses are subject to the density/intensity standards and additional criteria set forth in the most current version of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as may be amended from time to time. Certain uses listed in this table may be limited in density/intensity or prohibited as a result of the Compatibility Plan standards. Development within the West Campus Upper Plateau is subject to the March Air Reserve Base/Inland Port Airport Compatibility Zone Study, as updated from time to time.

~~All uses subject to the density/intensity standards and additional criteria set forth in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Certain uses listed in this table may be limited in density/intensity or prohibited as a result of the Compatibility Plan standards. Development within the West Campus Upper Plateau is subject to the March ARB/IP Airport Compatibility Zone Study effect, as updated from time to time.~~

- ~~1~~ Within the Business Park zone, a conditional use permit is required for uses that provide outdoor storage in excess of 10% of the primary building gross square footage.
- ~~2~~ Within the Industrial zone, a conditional use permit is required for uses that provide outdoor storage. Outdoor storage areas shall not exceed 25% of the total building area.
- ~~3~~ Buildings intended for Cold Storage use shall have a ~~m~~Maximum cumulative Cold Storage building area shall not exceed a ~~maximum~~ building area of 500,000 SF combined.

### Business Park

A total of 65.32 acres would be designated as Business Park. The seven Business Park parcels to the north would total 34.51 acres, the Business Park parcel to the southeast would be 9.14 acres, and the two Business Park parcels to the south would collectively total 21.67 acres. See Figure 3-5, Site Plan. Access to the Business Park parcels to the north would be via Arlight Drive, access to the Business Park parcel located in the southeast portion of the Specific Plan Area would be via Linebacker Drive, and access to the two southern Business Park parcels would be via Bunker Hill Drive. For buildout scenario analysis throughout this EIR, a total of 1,280,403 SF of



Business Park use is assumed and analyzed in this EIR as 75% warehouse use and 25% office and non-warehouse uses. A list of permitted land uses under the Business Park land use designation is provided in Table 3-2.

#### **Industrial**

At the center of the proposed Project would be three Industrial parcels, collectively totaling 143.31 acres. The northwest Industrial parcel would be 56.27 acres, the Industrial parcel to the northeast would be 27.49 acres, and the Industrial parcel south of Cactus Avenue would be 59.55 acres, as shown in Figure 3-5. Access to all three Industrial parcels would be via Cactus Avenue with the larger loop road system surrounding the two larger Industrial parcels. A list of permitted land uses under the Industrial land use designation is provided in Table 3-2. For buildout scenario analysis throughout this EIR, a total of 3,062,561 SF of Industrial use is assumed, including 1,250,000 SF for Building B, 587,000 SF for Building C, 500,000 SF of high-cube cold storage warehouse use, and 725,561 SF of Industrial high-cube fulfillment center warehouse use as envisioned within the Specific Plan. Cold storage use within the Campus Development would be limited to a maximum of 500,000 SF of the total Industrial square footage; however, as a conservative measure, the analysis assumes that the cold storage use could be located in Building B, Building C, or the remaining Industrial parcel.

#### **Mixed Use**

The six Mixed Use parcels would collectively total 42.22 acres, with the parcels separately being 5.75 acres, 5.45 acres, 9.26 acres, 9.12 acres, 7.84 acres, and 4.80 acres. Five parcels would be located along the west side of the Specific Plan Area, just east of the Barton Street extension and west of Airman Drive. These Mixed Use parcels would not have access to, or be accessible from, Barton Street. The smallest parcel would be located along the southeast corner of the Specific Plan Area where Bunker Hill Drive intersects with Linebacker Drive, as shown in Figure 3-5. For buildout scenario analysis throughout this EIR, a total of 643,686 SF of Mixed Use is assumed: 25% as retail and non-warehouse uses totaling 160,921 SF, 75% as business park uses totaling 482,765 SF. A list of permitted land uses under the Mixed Use land use designation is provided in Table 3-2.

#### **Public Facility**

Two Public Facility parcels, collectively totaling 2.84 acres, would consist of a 1.74-acre WMWD sewer lift station to be developed along the southeast side of the Specific Plan Area just south of Cactus Avenue and a 1.10-acre utility facility (electrical substation) to be developed southwest of the WMWD facility. Additionally, a 2.87-acre parcel that is occupied by an EMWD water tank would be designated as Public Facility in order to make the land use designation consistent with the development on the site, but no physical changes or additional development is proposed. A list of permitted land uses under the Public Facility land use designation is provided in Table 3-2.

#### **Sewer Lift Station**

To account for additional wastewater generated by the Project, there is the potential that a new Sewer Lift Station could be required. As such, to address the potential future need for the lift station, the EIR evaluates the construction and operation of a new Sewer Lift Station that would be operated by WMWD on a 1.74-acre site in the eastern portion of the Specific Plan Area. The Sewer Lift Station would be immediately east of the 9.14-acre Business Park parcel, south of Building C and Cactus Avenue. Access to the lift station site would be provided via Cactus Avenue. During site grading, wastewater utility lines will be installed to provide connection to the lift station.

### ***Electrical Substation***

A new aboveground electrical substation, which would be operated by Southern California Edison, would be constructed on a 1.10-acre parcel in the eastern portion of the Specific Plan Area, east of the southeast corner of the Building B site. Access to the substation would be via a driveway off of Linebacker Drive. Four inches of gravel would be placed above the graded site and up to 10 electrical transformers would be installed on the site. The substation would be surrounded by a block wall to visually shield and restrict public access to the electrical systems and transformers within the substation. The height of the concrete block wall surrounding the substation would be 6 feet. Construction of the substation would occur concurrent with the development of the remainder of the Project site.

### **Parks, Recreation, and Open Space**

The 78 acres of park/recreation/open space would consist of one 60.28-acre parcel west of Barton Street and three smaller parcels buffering the northern and southern portions of the Specific Plan Area, as shown in Figure 3-5. The 60.28-acre parcel would be developed as an Active Park, including a playground, multi-use sports fields that could be used for soccer, football, and field hockey, and trails with cardio stops for recreational users. Access to the park would be via Barton Street. An approximately 11.98-acre parcel would provide a buffer between the seven Business Park parcels to the north and the surrounding Conservation Easement. A 2.40-acre parcel would be located south of Bunker Hill Drive, between the most southwesterly Mixed Use parcel and the two southern Business Park parcels. A 2.38-acre parcel would provide additional buffer along the southern perimeter of the proposed Specific Plan Area from Barton Street to Cactus Avenue. The open space parcels would provide a further buffer for the Conservation Easement and surrounding areas. For buildout scenario analysis throughout this EIR, the 78 acres of park/recreation/open space is analyzed as 42.2 acres of Active Park use (with sports fields) and 35.8 acres of park/open space use, including trails with cardio stops. As a Condition of Approval for this Project, an updated Parks Needs Assessment Report will be prepared to finalize the design and amenities included within the 60.28-acre park. For purposes of the analysis within this EIR, the most intensive park uses are assumed in order to provide a conservative estimate of potential environmental impacts associated with construction and operation of the park.

### **Circulation and Infrastructure**

#### ***Roadways and Circulation***

Buildout of the Specific Plan Area would also include the extension of Cactus Avenue from its existing western terminus to provide access to the proposed Industrial parcels and the internal roadway system, consisting of Airman Drive on the west, Arlight Drive on the north, Linebacker Drive on the east, and Bunker Hill Drive on the south, as shown in Figure 3-5. Barton Street would also be extended from Alessandro Boulevard to the north to connect to Grove Community Drive to the south, consistent with the Circulation Element of the City of Riverside's General Plan. An emergency vehicle access driveway, with a Knox box-controlled access gate that can only be locked and unlocked by emergency service providers, would be provided at the western terminus of Cactus Avenue to provide an emergency connection to Barton Street. This emergency vehicle access driveway would also serve as a pedestrian and bicyclist connection from Barton Street to Cactus Avenue to provide a linkage to the Specific Plan Area and the Metrolink station to the east of the Project site.

The Specific Plan Area would be accessed through the extension of existing streets that have been planned in the March JPA General Plan. Access to the Specific Plan Area would be provided from the east via Cactus Avenue, which would be extended to the west from its current western terminus through the Specific Plan Area. The new park would be accessed from the north and south by extending Barton Street to connect from Alessandro Boulevard in

the north to Grove Community Drive in the south. Secondary access to the Specific Plan Area would be via Brown Street, which would be extended south to connect from Alessandro Boulevard to the new extension of Cactus Avenue. Truck routes are proposed along Cactus Avenue to I-215, as well as along Linebacker Drive, Arclight Drive, Airman Drive, and Bunker Hill Drive (see Figure 3-6, Proposed Truck Routes), all of which would connect to existing truck routes along Alessandro Boulevard, Meridian Parkway, and Cactus Avenue (east of Meridian Parkway). As shown in Figure 3-6, trucks from the Specific Plan Area would be prohibited along the Barton Street extension. Trucks would also be prohibited from turning left on Brown Street to access Alessandro Boulevard.

#### **Utilities**

On-site trenching would occur to connect with existing water, recycled water, wastewater, natural gas, and electrical facilities that are currently stubbed out at the western terminus of Cactus Avenue, and a primary water connection extension from the intersection of Barton Street and Grove Community Drive. The proposed development would extend these utilities along Cactus Avenue to the Specific Plan Area (Figures 3-7A(1) through 3-7H, Utility Extensions). Electrical facilities, fiber optic, and CATV would also provide looped connections to both ends of the Barton Road extension. In addition, buildout of the Specific Plan Area would require the relocation of several existing on-site utilities, including a 30-inch gas line, owned and operated by the Southern California Gas Company (SoCal Gas), that traverses the Project site. As part of grading activities for the Specific Plan Area, the alignment of the gas line would be adjusted to be consistent with the grading activities completed at the Project site. SoCal Gas will be responsible for carrying out the pipeline improvements; however, this EIR will provide the environmental review and clearance for SoCal Gas to proceed with the adjustment of the grade of the gas line to the proposed finished grading surface.

Additionally, the existing recycled/reclaimed water line, which is located along Meridian Parkway and Cactus Avenue, would be extended to the west along Cactus Avenue to provide recycled water to the Specific Plan Area and connected to a new reclaimed water tank, located off site and adjacent to an existing WMWD domestic water tank in the Orange Terrace community south of the Specific Plan Area. The tank site is located south of the Project site and accessed from Grove Community Drive. The new tank would consist of an aboveground 0.5 million gallon prefabricated, bolted steel tank on a poured concrete slab next to an existing water tank on an already disturbed and graded site. As shown in Figure 3-7C, the new tank would be connected to ~~an existing~~ a new reclaimed water line ~~running to be installed along Grove Community Drive, and a new line would also be installed along the southern boundary of the Project Site,~~ traveling west to connect to Barton Street, and traveling north to connect with the Specific Plan Area. Construction would occur beginning in 2023 and would involve remedial grading, pouring a concrete pad, assembling the tank, trenching and utility line installation, and connections to provide the reclaimed water to the Project site. Water service (domestic and fire) and sewer service would also be provided by WMWD and utility lines to provide service throughout the site would be installed during the grading activities at the Specific Plan Area.

#### **Landscaping**

Buildout of the proposed Specific Plan Area would include perimeter landscaping consisting of a minimum 30-foot-wide landscape buffer along the northern, western, and southern Specific Plan Area boundaries maintained by a Landscape Lighting and Maintenance District. As such, implementation of landscape design guidelines would not be within the proposed Conservation Easement. In addition, perimeter slopes and street parkways would be maintained by the Landscape Lighting and Maintenance District. All landscape planting would be drought tolerant and irrigated by recycled water. Streetscape landscaping is proposed for all streets within the Specific Plan Area, presenting a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. The plant palette for the proposed Project would include colorful shrubs and groundcovers, ornamental grasses and

succulents, and evergreen and deciduous trees that are commonly used throughout Southern California and the Inland Empire region. A list of plant materials approved for use in the Specific Plan is provided for in Appendix B, Landscape Plant Palette, of the Specific Plan. Additionally, the Landscape Plant Palette would comply with the Multiple Species Habitat Plan and will not include any listed invasive species.

### 3.5.2 Project Design Features

The following Project Design Features (PDFs) have been incorporated into the Project and analysis throughout this EIR. Although the PDFs are already part of the Project, they will also be included as separate conditions of approval and included in the Mitigation Monitoring and Reporting Program (MMRP). March JPA will monitor compliance through the MMRP.

#### Aesthetics

- PDF-AES-1** Development shall comply with the Specific Plan Design Standards which dictate building heights, setbacks, color palettes ~~palettes~~ and materials intended to minimize visual obstructions and maximize visual compatibility.
- PDF-AES-2** All exterior lighting shall minimize glare and “spill over” light onto public streets, adjacent properties, and Conservation Easement by using downward- directed lights and/or cutoff ~~devices~~ devices on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas. Where desired, illuminate trees and other landscape features by concealed uplight fixtures (on- and off-site).
- PDF-AES-3** Limit light spillover or trespass to one-half foot-candle or less, measured at the property line for development adjacent to the Conservation Easement (off-site). This shall be confirmed through point-by-point photometric study.
- PDF-AES-4** Limit light spillover or trespass to one-half foot-candle or less, measured from within five feet of any adjacent property line for development adjacent to nonresidential uses (on-site). This shall be confirmed through point-by-point photometric study.
- PDF-AES-5** Lighting fixtures shall have a similar design, materials, fixture color, and light color. Use of LED lighting shall be required for parking lot lighting; parking lot lighting shall be within 100 Kelvin of 2700 Kelvin; other lighting techniques for accent lighting shall be allowed (on- and off-site).
- PDF-AES-6** Lights shall be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures (on- and off-site).
- PDF-AES-7** Neon and similar types of lighting are prohibited in all areas with the Specific Plan Area (on-site).
- PDF-AES-8** Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plan materials (on- and off-site).
- PDF-AES-9** Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted (on-site).

- PDF-AES-10 Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian-scaled, are encouraged (on-site).
- PDF-AES-11 Use exterior lights to accent entrances, plazas, activity areas, and special features (on-site).
- PDF-AES-12 High-Pressure (HPS) light fixtures are prohibited for site lighting (on-site).
- PDF-AES-13 Lighting is prohibited that could be mistaken for airport lighting or that would create glare in the eyes of pilots of aircraft using the nearby March Air Reserve Base (on-site).
- PDF-AES-14 All exterior on-site light fixtures shall be fully shielded with no light emitted above the horizon (on-site).
- PDF-AES-15 Maximum on-site lighting wattage is 750 (on- and off-site).
- PDF-AES-16 Maximum height of on-site exterior lighting for buildings is 25 feet; sports fields lighting may have a maximum height of 50 feet and shall be located no closer than 450 feet from residences (on-site).

**Air Quality**

~~PDF-AQ-1 Offroad equipment used during construction shall meet CARB Tier 4 Final emission standards or better.~~

~~PDF-AQ-2 **Construction Budget.** To ensure construction activities occur within the assumptions utilized in the Air Quality Impact Analysis (AQIA) (Appendix C-1) and disclosed in the EIR, the following shall be implemented:~~

- ~~• During each Phase of Project construction, the operating hours of construction equipment on site shall not exceed the assumptions set forth in Table 5-2 of the AQIA. In the event alternate equipment is required, the applicant shall provide documentation demonstrating equivalent or reduced emissions based on horsepower and hours of operation. The construction contractor shall submit a construction equipment hours log to the March JPA every 2 weeks to ensure compliance.~~
- ~~• During Phase 1, areas of active ground disturbance shall not exceed a maximum of 20 acres per day for Mass Grading and 20 acres per day for Blasting & Rock Handling. During Phase 2, the area of active ground disturbance shall not exceed a maximum of 20 acres per day for Remedial Grading. The construction contractor shall submit a grading log to the March JPA every two weeks documenting acreage graded or equivalent cubic yardage to ensure compliance. “Active disturbance” does not include moving of equipment from staging area(s) to grading areas.~~

~~PDF-AQ-3 **Future Site Plans.** All Specific Plan Area site plans shall include documentation confirming the site plan’s environmental impacts do not exceed the impacts identified and disclosed in this EIR. Absent such documentation, additional environmental review shall be required.~~

PDF-AQ-14 **No Natural Gas Use.** Specific Plan Area development shall not utilize natural gas. In the event a future structure requires access to any available natural gas infrastructure, additional environmental review shall be required.

#### Cultural Resources

**PDF-CUL-1** Two Weapons Storage Area igloos will be retained on the Project site. These igloos will remain visually accessible to the public and signage will be incorporated to share the ~~historical nature and former~~ use of these facilities as part of the former March Air Force Base.

#### Greenhouse Gas Emissions

**PDF-GHG-1** Conduit shall be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available.

#### Hazards and Hazardous Materials

**PDF-HAZ-1** As required by the Riverside County Airport Land Use Compatibility Plan (ALUCP), as detailed plans become available, they will be reviewed for consistency with the Riverside County ALUCP. In addition, the following conditions as a result of ALUC Development Review (File No. ZAP1515MA22, Appendix L) shall apply:

- Any new outdoor lighting that is 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.
- A “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice. A copy of this notice is attached to the conditions for ALUC Development Review (File No. ZAP1515MA22).
- The Project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries. Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.  
  
A notice sign shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.
- Temporary construction equipment used during actual construction of the structure(s) shall not exceed the prescribed heights as identified in the aeronautical studies, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

**PDF-HAZ-2** Stormwater management facilities will be designed such that any modifications to open channels or native flow lines do not support potentially hazardous wildlife through the incorporation of vegetation that could provide food, shelter, or nesting habitat for wildlife. Stormwater management facilities will also be consistent with Riverside County ALUCP Condition 4 related to stormwater management facilities and detention basins (see also PDF-HAZ-1).

**PDF-HAZ-3** Solid waste that is stored on site for recycling and disposal will be contained in covered receptacles that remain closed at all times.

**PDF-HAZ-4** Grading plan standards related to potential ditches, terrace drains, or other minor swales will require that seed mixes used for soil stabilizations are reviewed by a QAWB and revised as necessary to exclude the use of grains or other constituents that may attract potentially hazardous wildlife.

#### Noise

**PDF-NOI-1** **Hours of Construction.** Project construction activities shall not be conducted during the period from ~~10~~7:00 p.m. on a given day until ~~6~~7:00 a.m. on the following day. Additionally, outdoor construction and grading activities, including the operation of any tools or equipment associated with construction, drilling, repair, alteration, grading/grubbing or demolition work within 500 feet of the property line of a residential use, shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, between 5:00 p.m. and 8:00 a.m. on Saturdays, and at any time on Sunday or a Federal Holiday.

**PDF-NOI-2** **Blasting and Drilling Limits.** No blasting shall occur within 1,000 feet of any residence or other sensitive receptor. In the event bedrock material that is not rippable by bull-dozer is encountered within 1,000 feet of any residence or other sensitive receptor, the construction contractor shall utilize expansive epoxy or other non-explosive demolition agent for any necessary removal operations. In addition to the distance limits, any blasting or drilling activities shall not exceed the City construction noise threshold of 75 dBA Leq for City residents or the County’s construction noise threshold of 65 dBA Lmax for County residents.

**PDF-NOI-3** **Blasting Activities.** All blasting activities shall be designed to meet the regulatory construction noise and vibration thresholds outlined on Table 4.11-7 of this EIR.

**PDF-NOI-4** **Construction Contractor Noise Abatement Best Practices.** Prior to the issuance of each grading permit and building permit, the applicant shall provide evidence that the subject plans contain the following requirements and restrictions:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers’ standards).
- All stationary construction equipment shall be placed in such a manner so that the emitted noise is directed away from any sensitive receivers.
- Construction equipment staging areas shall be located at the greatest feasible distance between the staging area and the nearest sensitive receivers.
- The construction contractor shall limit equipment and material deliveries to the same hours specified for construction equipment for PDF-NOI-1.

- Electrically powered air compressors and similar power tools shall be used, when feasible, in place of diesel equipment.
- No music or electronically reinforced speech from construction workers shall be allowed within 500 feet of the property line of a residential use or sensitive receptor.

#### Transportation and Traffic

**PDF-TRA-1** As part of the Project, the following on-site and site-adjacent roadway improvements will be constructed to accommodate site access.

##### ***Airman Drive and Cactus Avenue:***

- Install a traffic signal.
- Construct a northbound shared through and -right turn lane (225 feet of storage).
- Construct dual southbound left turn lanes (225-feet of storage) and a through lane.
- Construct a westbound left turn lane (300-feet of storage) and a right turn lane.

##### ***Linebacker Drive and Cactus Avenue:***

- Install a traffic signal.
- Construct the northbound approach with a left turn lane (200-feet of storage), through lane, and right turn lane (250-feet) with overlap phasing.
- Construct the southbound approach with dual left turn lanes (325-feet of storage) and shared through-right turn lane.
- Construct eastbound approach with one left turn lane (200-feet of storage), one through lane, and one shared through-right turn lane.
- Construct westbound approach with one left turn lane (300-feet of storage), one through lane, and one right turn lane (trap lane, no pocket length).

##### ***Brown Street and Cactus Avenue:***

- Install a traffic signal.
- Construct the southbound approach with a shared left-right turn lane.
- Construct the eastbound approach with a left turn lane (two-way-left-turn lane) channelized or otherwise signed to prevent trucks from turning left onto Brown Street and two through lanes.
- Construct the westbound approach with a through lane and shared through-right turn lane.

##### ***Cactus Avenue:***

- Construct Cactus Avenue at its ultimate full-section width as a Modified Secondary Highway (98-foot right-of-way, 76-foot curb-to-curb) between Linebacker Drive and the existing terminus west of Meridian Parkway. The right-of-way will accommodate 6-foot sidewalks and 4.5-feet of parkway on both sides along with a 5-foot bike lane, landscaped median



and two traveled lanes in each direction. The West Campus Upper Plateau roadway cross-sections are shown on Exhibit 1-5 of the Project Traffic AnalysisTA.

- Construct Cactus Avenue at its ultimate full-section width as a Modified Industrial Collector (76-foot right-of-way, 54-foot curb-to-curb) west of Linebacker Drive to Airman Drive. The right-of-way will accommodate 5-foot detached sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 16-feet) separated by a 12-foot striped median.
- Construct a gated emergency access only connection between the terminus of Cactus Avenue at Airman Drive and Barton Street.

#### ***Barton Street:***

- Construct Barton Street at its ultimate full-section width as a Collector (66-foot right-of-way, 40-foot curb-to-curb) from the existing northerly and southerly termini consistent with the City of Riverside’s Circulation Element. Once completed, the roadway will provide a connection between the existing Mission Grove community to the north and Orangecrest community to the south. The right-of-way will accommodate a single 13.5-foot travel lane, a 1-foot striped median, and a 6-foot bicycle lane in each direction. A 6-foot curb adjacent sidewalk will be provided on each side of the street. In addition, a 17-foot wide LLMD easement will exist along the west side of the roadway, providing for a 10-foot-wide multi-purpose trail, as well as a 5-foot landscape buffer that will be associated with a 7-foot-wide landscape buffer and drainage swale located within the street right-of-way. 6-foot sidewalks on the east side with 10-foot multipurpose trail and 5-feet of landscape on the other side along with a 5-foot bike lane and a single traveled lane in each direction (of 14.5 feet). The multipurpose trail will only be accommodated for portions of Barton Street adjacent to the open space/parks. Sidewalk improvements will extend to the intersection of Grove Community Drive and Barton Street and bBike racks and bike lockers will be provided near the entrance of the Park.

#### ***Brown Street:***

- Construct Brown Street at its ultimate full-section width as an Industrial Collector (78-foot right-of-way, 56-foot curb-to-curb) between the existing northerly terminus and Cactus Avenue. The right-of-way will accommodate 6-foot sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 17-feet) separated by a 12-foot striped median.

#### ***Internal Streets (Linebacker Drive, Airman Drive, Bunker Hill Drive, and Arclight Drive):***

- Construct these roadways at their ultimate full-section width as an Industrial Collector (76-foot right-of-way, 54-foot curb-to-curb). The right-of-way will accommodate 6-foot sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 16-feet) separated by a 12-foot striped median.

#### **PDF-TRA-2**

The Project will amend the existing March JPA truck routes along Brown Street to Cactus Avenue, and Cactus Avenue west from Meridian Parkway. Internal Project roadways of Linebacker Drive, Arclight Drive, Bunker Hill Drive, and Airman Drive will also be truck routes. Trucks are prohibited

from turning left on Brown Street to access Alessandro Boulevard. No truck access is permitted along Barton Street.

**PDF-TRA-3** **Truck Route Enforcement Program.** To address trucks turning left from Cactus Avenue onto Brown Street or otherwise violating the established truck routes, the Project applicant shall provide the March Joint Powers Authority compensation of \$100,000 to fund a truck route enforcement program for a period of two years commencing with the issuance of the first certificate of occupancy.

**PDF-TRA-4** **Payment of Fair Share Cost.** To address operational deficiencies at off-site intersections, the Project shall contribute approximately \$321,799 as its fair share towards the improvement measures provided in the Table 1-4, Summary of Improvements and Rough Order of Magnitude Costs, of the Project Traffic AnalysisTA (Appendix N-2).

**Wildfire**

**PDF-FIRE-1** The Project shall comply with Chapter 33 of the California Fire Code, which prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during construction operations within a fire hazard severity zone.

**PDF-FIRE-2** The Project’s Fire Protection Plan (FPP) evaluates and identifies the potential fire risk associated with the Project’s land uses. The Project shall implement the FPP’s recommendations for water supply, fuel modification and defensible space, access, building ignition and fire resistance, and fire protection systems, among other pertinent fire protection criteria, which complies with or exceeds existing code requirements for building in a fire hazard severity zone. The Project shall also comply with the fire safety requirements and standards of the Riverside County Fire Department along with Project-specific measures based on the Project site, its intended use, and its fire environment, as defined and memorialized in the FPP.

As described in the Project’s FPP and graphically represented in Figure 6 of Appendix Q, the Fuel Modification Zones would be as follows:

**Zone A: Non-Combustible Zone**

Zone A extends 5-feet from buildings and structures.

The ember-resistant zone is currently not required by law, but science has proven it to be the most important of all the defensible space zones. This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to Project buildings. The following provides guidance for this zone, which may change based on the regulations developed by the Board of Forestry and Fire Protection.

- Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch.
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check roofs, gutters, stairways, etc.
- Limit plants in this area to low growing, nonwoody, properly watered and maintained plants.
- Relocate firewood and lumber to Zone B.

- Replace combustible fencing, gates, and arbors attach to structures with noncombustible alternatives.
- Consider relocating garbage and recycling containers outside this zone.
- Consider relocating boats, RVs, vehicles and other combustible items outside this zone.

#### **Zone B: Paved/Irrigated Zone**

Zone B extends up to 100 feet from buildings and structures.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from landscaping, roof and rain gutters.
- Remove branches that hang over roofs. rooves
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone B.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies, and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as wood piles.

#### **Zone C: Thinning Zone**

Zone C extends from Zone B up to 100 feet from buildings and structures

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal space between shrubs and trees.
- Create vertical space between grass, shrubs and trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.
- All exposed wood piles must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions.

#### **Fire Access Road Zone**

Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources adjacent to open space. Clear and remove flammable growth for a minimum of 10 feet on each side of the access roads. Additional clearance beyond 10 feet may be required upon inspection.

- Required clearance extends a minimum of 10 feet from the edge of any public or private roadway as well as an unobstructed vertical clearance of 20-feet.
- Landscaping and native plants shall be appropriately spaced and maintained.
- Trees found in Appendix E can be planted, if they are far enough from structures and Fire Department accesses, and do not overhang any structures or access at maturity.

Roadside fuel modification for the Project consists of maintaining ornamental landscapes, including trees, clear of dead and dying plant materials. Roadside fuel modification shall be maintained by the Project.

**Undesirable Plants**

Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be physical (structure promotes ignition or combustible) or chemical (volatile chemicals increase flammability or combustion characteristics). The plants included in the FMZ Undesirable Plan List (refer to Appendix E) are unacceptable from a fire safety standpoint and shall not be planted or allowed to establish opportunistically within the FMZs or landscape areas.

**PDF-FIRE-3** March JPA’s Landscape, Lighting and Maintenance District shall provide tenants of the West Campus Upper Plateau Specific Plan Area with a proactive educational component disclosing the potential wildfire risk and the FPP’s requirements. These educational materials shall include information on maintaining the landscape and structural components according to the appropriate standards and embracing a “Ready, Set, Go” stance on evacuation. All educational materials shall be reviewed and approved by the Riverside County Fire Department. The FPP was prepared for the Project in accordance with CFC Title 24, Chapter 49.

3.5.3 Project Construction

For purposes of the technical analyses throughout this EIR, construction was assumed to begin in June 2023 and last through October 2027. For construction assumptions throughout the EIR, a 4.35-year construction period and a 2028 opening year is assumed. Construction staging would be entirely within the construction limits shown in Figure 3-11, Construction Limits. The construction schedule utilized in the analysis, shown in Table 3-3, represents a “worst-case” analysis scenario; as construction would occur after the respective dates, emission factors for construction would decrease as time passes and the analysis year increases due to emission regulations becoming more stringent. The duration of construction activity, as shown in Table 3-3, and associated equipment, as shown in Table 3-4, represent a reasonable approximation of the expected construction fleet as required under CEQA. The duration of construction activity is based on an opening year of 2028.

**Table 3-3. Construction Schedule**

Phase	Construction Activity	Start Date	End Date	Working Days
Phase 1	Mass Grading/Blasting and Rock Hauling	06/01/2023	03/05/2024	199
Phase 2	Remedial Grading	03/06/2024	06/06/2024	67
	Building Construction (including Off-Sites)	06/07/2024	10/15/2026	615
	Architectural Coating	08/01/2026	10/05/2027	307
	Paving	08/09/2027	10/05/2027	42

Table 3-4. Construction Equipment Assumptions

Phase	Construction Activity	Equipment	Amount	Hours/Day	Horsepower	
Phase 1	Mass Grading	D10 Rip Cats	4	8	670	
		D10 Push Cats	4	8	670	
		651 Scrapers	16	8	570	
		824 Dozer	1	8	425	
		631 Water Pulls	3	8	500	
		Farm Tractor	1	8	425	
		Excavator with Breakers	4	8	400	
	Blasting and Rock Hauling	D10 Rip Cats	2	8	670	
		980 Loaders	2	8	400	
		Rock Trucks	3	8	425	
		D9 Cat W/Rock Rake	1	8	600	
		Rock Drills	3	8	360	
	Phase 2	Remedial Grading	D10 Push Cats	2	8	670
			651 Scrapers	8	8	570
824 Dozer			1	8	425	
631 Water Pulls			3	8	500	
Farm Tractor			1	8	425	
Excavator with Breakers			2	8	400	
Building Construction		Cranes	2	8	231	
		Crawler Tractors	3	8	212	
		Forklifts	6	8	89	
		Generator Sets	2	8	84	
		Welders	2	8	46	
Architectural Coating		Air Compressors	2	8	78	
Paving		Pavers	4	8	130	
		Paving Equipment	4	8	132	
		Rollers	4	8	80	

### 3.5.4 Conservation Easement

Under the CBD Settlement Agreement (Appendix S-1), March JPA and Master Developer are required to place approximately 649 acres into conservation via easement to be managed for its wildlife habitat value for sensitive species. In 2014, March JPA placed the southern 141.237 acres (located north of Van Buren Boulevard) under a conservation easement currently managed by the Rivers and Lands Conservancy. Under this Project, approximately 445.43 acres of undisturbed land surrounding the Specific Plan Area, referred to as the Conservation Easement, would be placed under a conservation easement, consistent with prior determinations made as part of the CBD Settlement Agreement (Appendix S-1).<sup>2</sup> The Management Entity for the Conservation Easement would meet the following criteria outlined in the CBD Settlement Agreement:

- The Management Entity has qualifications and experience to work with listed species including appropriate permits for employees and subcontractors under federal and state Endangered Species Acts;
- The Management Entity has a demonstrated background in active wildlife management; and
- The Management Entity has the necessary organizational and fiscal capacity to manage the area in perpetuity.

The Conservation Easement would provide a buffer of at least 300 feet on all sides of the Specific Plan Area, with a larger buffer to the south and east of the Specific Plan Area. In addition, the Conservation Easement would include two bunkers that would be retained for potential ongoing historical preservation. As previously noted, to further protect the Conservation Easement and the surrounding communities, the Project proposes three open space areas, including an additional 30-foot-wide landscaped buffer on the proposed parcels to the north, west, south, and southeast of the Specific Plan Area. The currently existing service roads and trails are utilized by the public for passive recreation within the Conservation Easement consistent with the terms outlined in the CBD Settlement Agreement (Appendix S-1). Under the proposed Project, access to these would remain.

### 3.5.5 California Environmental Quality Act

The baseline for a Project is typically the physical environmental condition that exists in the vicinity of a project when the NOP is published (14 CCR 15125(a)). The NOP for the Project was published on November 19, 2021, which will thus be the environmental baseline for the Project. Currently, existing development within the site consists of a non-operational water tower, dirt, and paved access roads, an existing EMWD water tank and 146 bunkers that were previously used for munitions storage by the Air Force. While the Specific Plan Area contains existing development, the Conservation Easement consists of vacant and undeveloped land, as shown in Figure 3-5.

This EIR was prepared by the March JPA, as the Lead Agency, to inform decision makers and the public of the potential significant environmental effects associated with the Project. This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines; 14 CCR 15000 et seq.) published by the Public Resources Agency of the State of California.

<sup>2</sup> For informational purposes, in order to provide the minimum 649 acres of conservation area, the Applicant and March JPA identified an additional 87.7 acres of open space available for the dedication of a Conservation Easement located between the Project site's southern boundary and Van Buren Boulevard that was not included in the 2014 open space dedication. This is occurring as a separate action and not part of this Project.

The purpose of this EIR is to focus the discussion on those potential effects on the environment of the Project that the Lead Agency has determined may be significant. In addition, feasible mitigation measures are recommended, when applicable, that could reduce significant environmental impacts or avoid significant environmental impacts.

Full buildout of the Specific Plan Area, as discussed throughout this section of the EIR, is assumed in the analysis herein. As such, this EIR evaluates implementation of the Specific Plan at a project level while development specifics for certain parcels and specifically Building B and Building C are more certain at this time. The remainder of the proposed Project is evaluated with an assumed buildout scenario to represent a conservative maximum buildout to fully characterize environmental impacts associated with Specific Plan implementation.

### 3.5.6 Requested Approvals and Entitlements

To facilitate Project approval, the following would be required; details for each component are provided below.

#### **General Plan Amendment 21-01**

The Project proposes to amend the site's General Plan Land Use designations as follows:

- Increase Parks, Recreation, and Open Space (P/R/OS) from approximately 122 gross acres to 523.43 gross acres.<sup>3</sup>
- Eliminate approximately 622.5 gross acres of Business Park designated property.
- Eliminate approximately 63 gross acres of Industrial designated property.
- Adopt the Meridian West Upper Plateau Specific Plan (SP-9) on approximately 369.60 gross acres, approving a mix of Business Park, Industrial, Mixed Use, Public Facility, Streets, and Open Space land uses.
- Amend the General Plan from Business Park to Public Facility on 2.87 acres to accommodate an existing water storage tank operated by EMWD.

In addition, the approximately 445-acre Conservation Easement will be recorded as a permanent Conservation Easement. The amendment would modify the General Plan Land Use Plan, Table 1-1 (March JPA Planning Build Out); Exhibit 2-1, Transportation Plan; and Exhibit 2-3, Transportation Road Systems (March JPA 1999). The amendment to the Transportation Element of the General Plan will incorporate the following changes:

- Extend Cactus Avenue west to Airman Drive, with a gated emergency vehicle access roadway extending to Barton Street.
- Extend Barton Street from Alessandro Boulevard to Grove Community Drive.
- Extend Brown Street from Alessandro Boulevard to Cactus Avenue.
- Add Arclight Drive, Linebacker Drive, Bunker Hill Drive, and Airman Drive.

#### **Specific Plan 21-01 (SP-9)**

The Project proposes adoption of Specific Plan SP-9 consistent with applicable requirements in California Government Code Sections 65450–65457 and March JPA Development Code Chapter 9.13 containing development standards, design guidelines, infrastructure master plans, maintenance responsibilities, phasing schedule, and implementation

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<sup>3</sup> A total of 8.62 acres within the 453.7 gross acres consists of streets located within the Conservation Easement.

procedures necessary to develop the Project site consistent with the requested General Plan Amendment designations. The proposed Specific Plan will address land uses, zoning, and design guidelines.

The proposed land uses within Specific Plan SP-9 include the following:<sup>4</sup>

- 42.22 acres of Mixed Use
- 65.32 acres of Business Park
- 143.31 acres of Industrial
- 37.91 acres of streets and roadways<sup>5</sup>
- 78 acres of undeveloped Parks/Recreation/Open Space
- 2.84 acres of Public Facility

Total gross acreage = 369.60

#### Zoning Designation

The Project site, including both the Specific Plan Area and Conservation Easement, has not previously been given a zoning designation; therefore, the Project proposes zoning consistent with the requested Specific Plan designations of Mixed Use (MU), Business Park (BP), Industrial (IND), Parks/Recreation/Open Space (P/R/OS), and Public Facility (PF) for the Specific Plan Area, Parks/Recreation/Open Space (P/R/OS) for the Conservation Easement, and Public Facility for the existing EMWD water tank.

#### Tentative Parcel Map 38063

Concurrent with the General Plan and Zoning Amendments, the Specific Plan, and the Plot Plans, approval of a Tentative Parcel Map is required for the Specific Plan boundaries. Following the approval of Tentative Parcel Map, a Final Map would become the legal document that identifies developable parcels within the Specific Plan area. See Figure 3-8, Tentative Parcel Map, for more details.

#### Plot Plans 21-03 and 21-04

Concurrent with the General Plan and Zoning Amendments, the Specific Plan, and the Tentative Parcel Map, plot plan approvals are required to construct an approximately 1,250,000-square-foot industrial building on 59.55 acres at 20133 Cactus Avenue and a 587,000-square-foot industrial building on 27.49 acres at 20600 Cactus Avenue. Plot Plans for each of these proposed buildings are included as Figure 3-9, Plot Plan – Building B, and Figure 3-10, Plot Plan – Building C.

#### Development Agreement 21-01

~~Due to the scale and complexity of the proposed Project, a~~ Development Agreement is proposed to vest the Project entitlements and fees, ensure financing of public improvements required by the conditions of approval, and provide certain Community Benefits including compliance with the terms of the CBD Settlement Agreement (Appendix S-1),

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<sup>4</sup> A total of 8.62 acres within the 453.7 gross acres consists of streets located within the Conservation Easement.

<sup>5</sup> Included in this area are 8.62 acres of streets and roadways that are within the Conservation Easement.

~~<sup>4</sup> Minor changes to the SP/Zoning, involving approximately one acre, have been incorporated since the time of the NOP.~~



and provision of new public benefits, including, but not limited to, expansion of employment opportunities for area residents. The Community Benefits include the following:

- Park: Grading of a minimum of 60 acres of the Park site, funding and preparation of a Park Feasibility Study, and construction of Park improvements up to \$3,500,000. The applicant will be required to retain a consultant to prepare the Park Feasibility Study prior to the issuance of the first grading permit for the Project. The applicant will pay the costs to prepare the Study and grading of the 60-acre site, along with offsite utilities, drainage, and any additional permitting, not to exceed \$6.5 million. Separately, the applicant will contribute \$23.5 million to a March JPA-established Park Fund Account. Within 36 months of completion of the Park Feasibility Study and site grading, the applicant will complete construction of the Park. The LLMD will be responsible for the maintenance of the Park once complete.
- Fire Station: Construction of the Meridian Fire Station at the northeast corner of Meridian Parkway and Opportunity Way as evaluated in the 2010 Final Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) (March JPA 2010) and subject to the 2010 SP-5 Mitigation Monitoring and Reporting Program (Appendix T).

The Development Agreement is proposed between March JPA and Meridian Park West LLC with a 15-year term and two potential 5-year extensions.

#### Other Discretionary Approvals

The following additional discretionary permits and approvals *may* be necessary as part of Project approval:

- 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

## 3.6 Environmental Justice Element of the March JPA General Plan

Senate Bill 1000 (Government Code Section 65302[h]) requires jurisdictions to adopt an environmental justice element if the jurisdiction includes a disadvantaged community and two elements of the jurisdiction's General Plan are proposed for amendment. The March JPA planning area is within a disadvantaged community (Census Tract 6065046700) as identified by CalEnviroScreen 4.0. March JPA will need to adopt an Environmental Justice Element for its General Plan to address this requirement prior to considering approval of the Project.

In November 2023, March JPA released a Draft Environmental Justice Element: the Environmental Justice Element was approved by the JPA Commission on April 24, 2024 (March JPA 2024). The Draft Environmental Justice Element incorporates the environmental justice policies of the County of Riverside Healthy Communities Element pursuant to Government Code Section 65301(a) (March JPA 2023). The County of Riverside Board of Supervisors adopted environmental justice policies by Resolution 2021-182 on September 21, 2021. The County’s environmental justice policies apply to the disadvantaged communities within unincorporated territory in the County of Riverside. March JPA’s land use authority will revert back to the County of Riverside on July 1, 2025, in accordance with the 14th Amendment to the March JPA Joint Powers Agreement.

Environmental evaluation of the Environmental Justice Element was a separate process from the Project EIR. On April 24, 2024, in a public meeting, the March JPA Commission considered and adopted Resolution JPA 24-04, which found the Environmental Justice Element categorically exempt from CEQA pursuant to State CEQA Guidelines Class 7 and Class 8, and adopted the Environmental Justice Element. The adopted Environmental Justice Element is substantially similar to the Draft Environmental Justice Element released in November 2023. The Environmental Justice Element is now part of the March JPA General Plan.

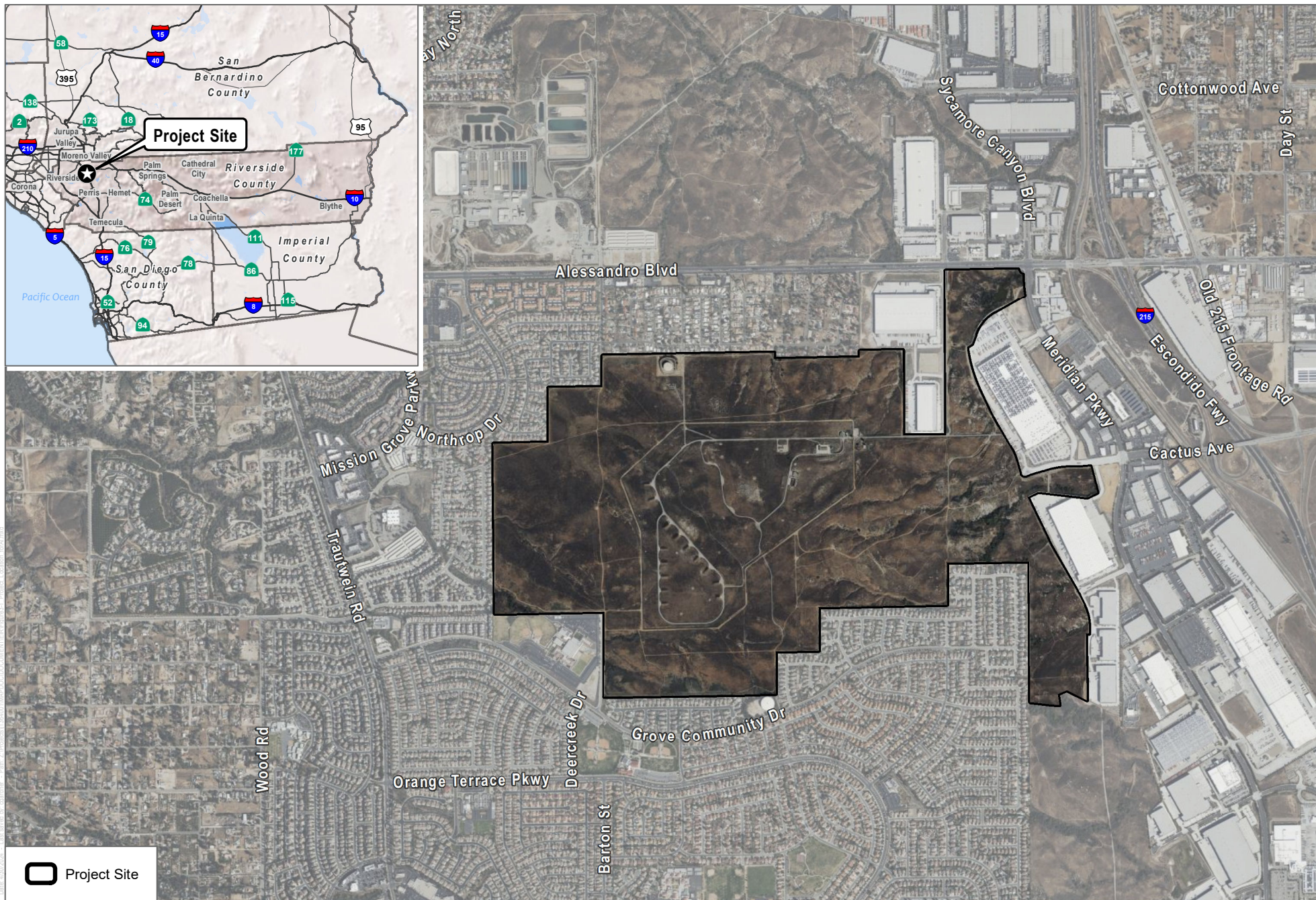
## 3.7 References Cited

March JPA (Joint Powers Authority). 1999. *General Plan of the March Joint Powers Authority*. [https://marchjpa.com/wp-content/uploads/2023/03/General-Plan\\_03-07-2023.pdf](https://marchjpa.com/wp-content/uploads/2023/03/General-Plan_03-07-2023.pdf)

March JPA. 2010. Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report. SCH#20009071069. July 2010.

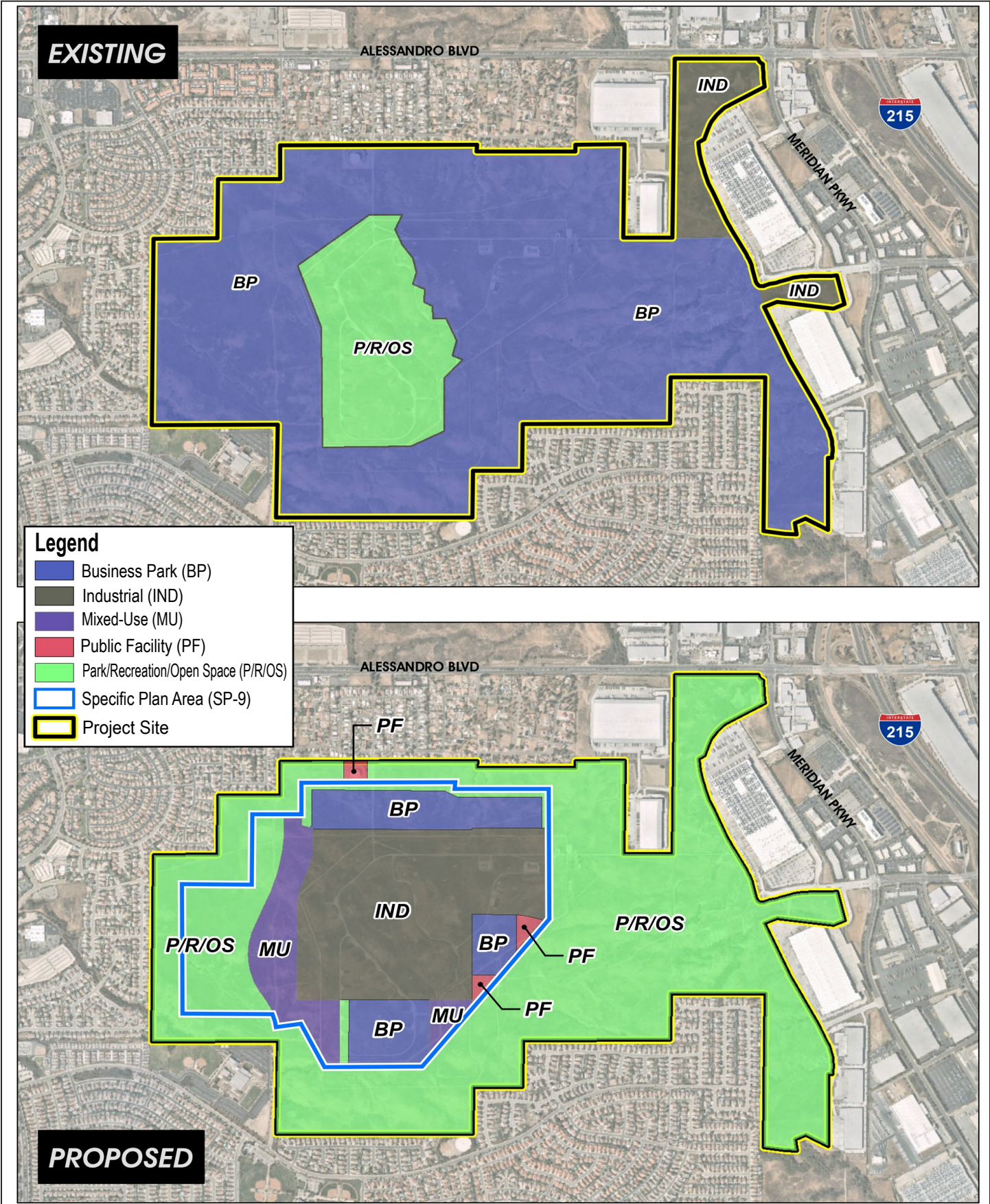
March JPA. 2023. Draft Environmental Justice Element. November 2023. <https://marchjpa.com/wp-content/uploads/2023/11/Draft-Environmental-Justice-Element.pdf>

March JPA. 2024. Environmental Justice Element. April 2024. <https://marchjpa.com/wp-content/uploads/2024/04/Revised-Draft-Environmental-Justice-Element.pdf>



SOURCE: Bing Maps 2021

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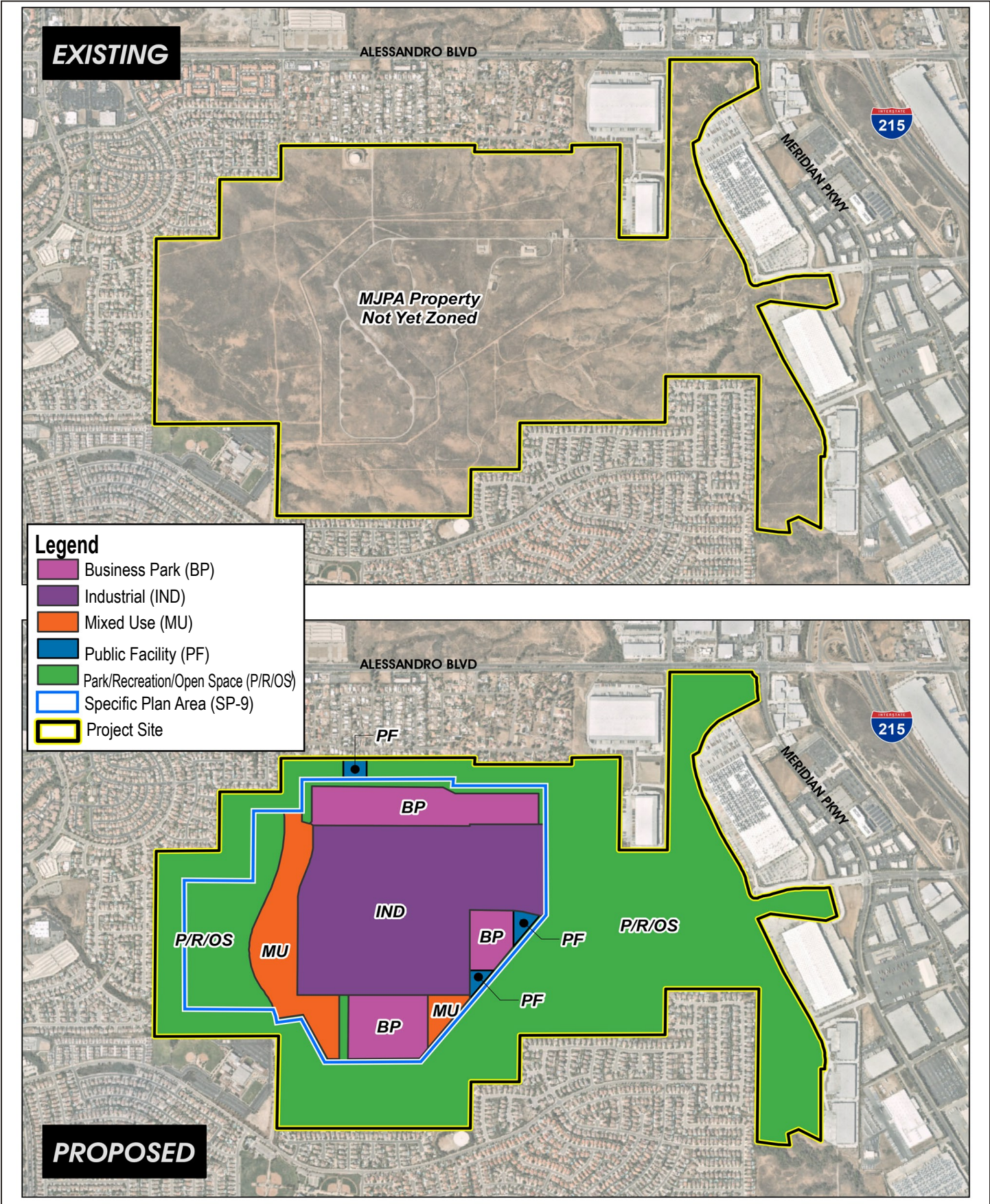
SOURCE: ESRI, March JPA General Plan (2017), Nearmap (2021)

FIGURE 3-2

March JPA General Plan Existing and Proposed Land Use Designations

West Campus Upper Plateau EIR

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SOURCE: ESRI, March JPA General Plan (2017), Nearmap (2021)

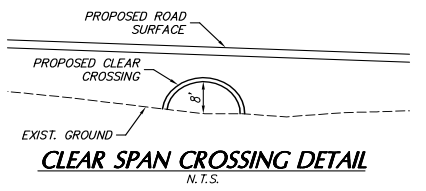
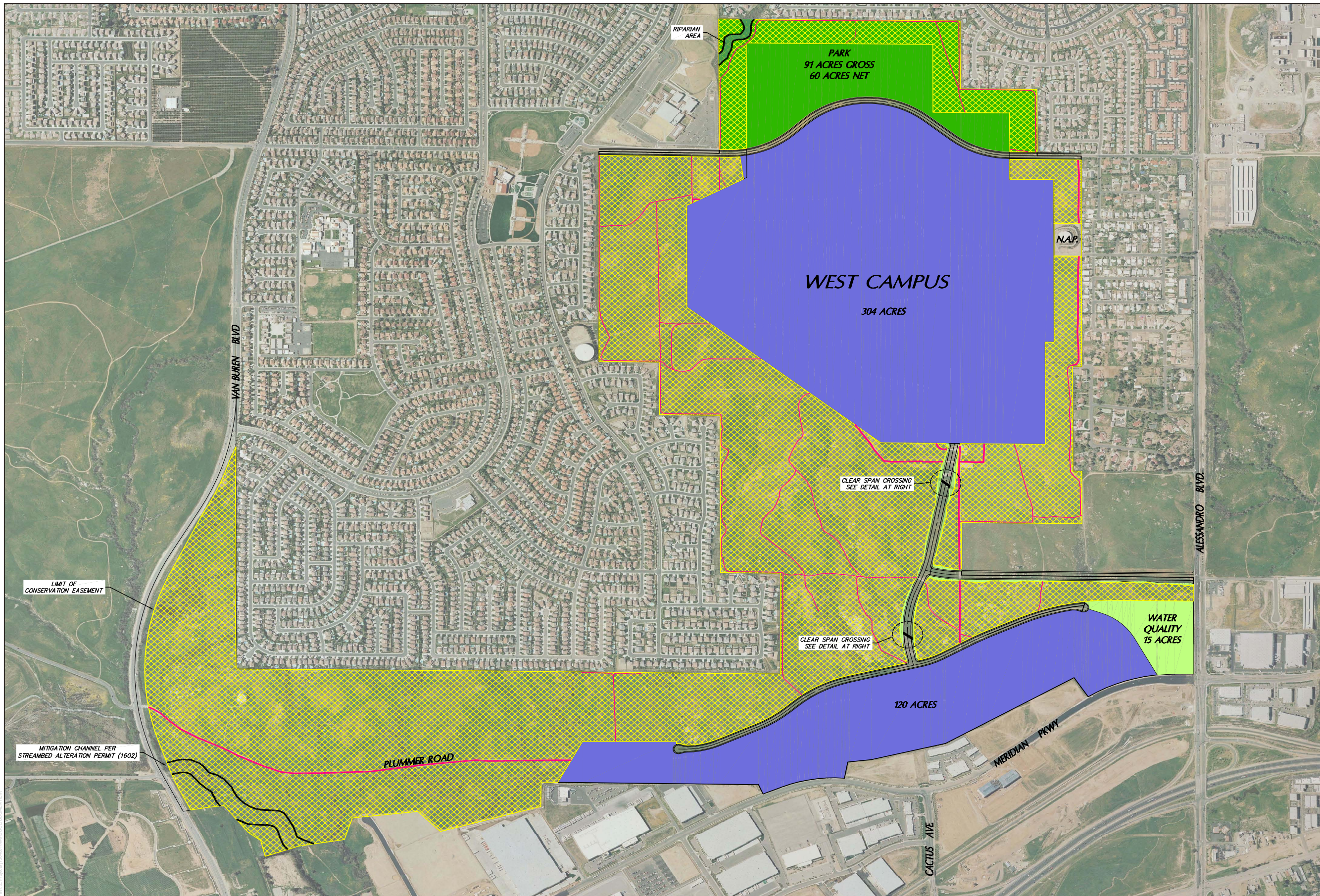
FIGURE 3-3

March JPA Zoning Designations

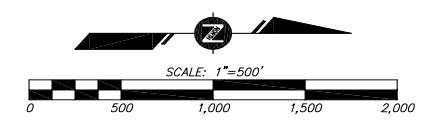
West Campus Upper Plateau EIR

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- EXISTING ROADS, VEHICULAR ACCESS & PASSIVE RECREATIONAL TRAILS
- CONSERVATION EASEMENT 649 ACRES
- DEVELOPABLE AREA 424 ACRES
- PROPOSED PARK AREA 91 ACRES GROSS 60 ACRES NET
- WATER QUALITY OPEN SPACE AREA 15 ACRES

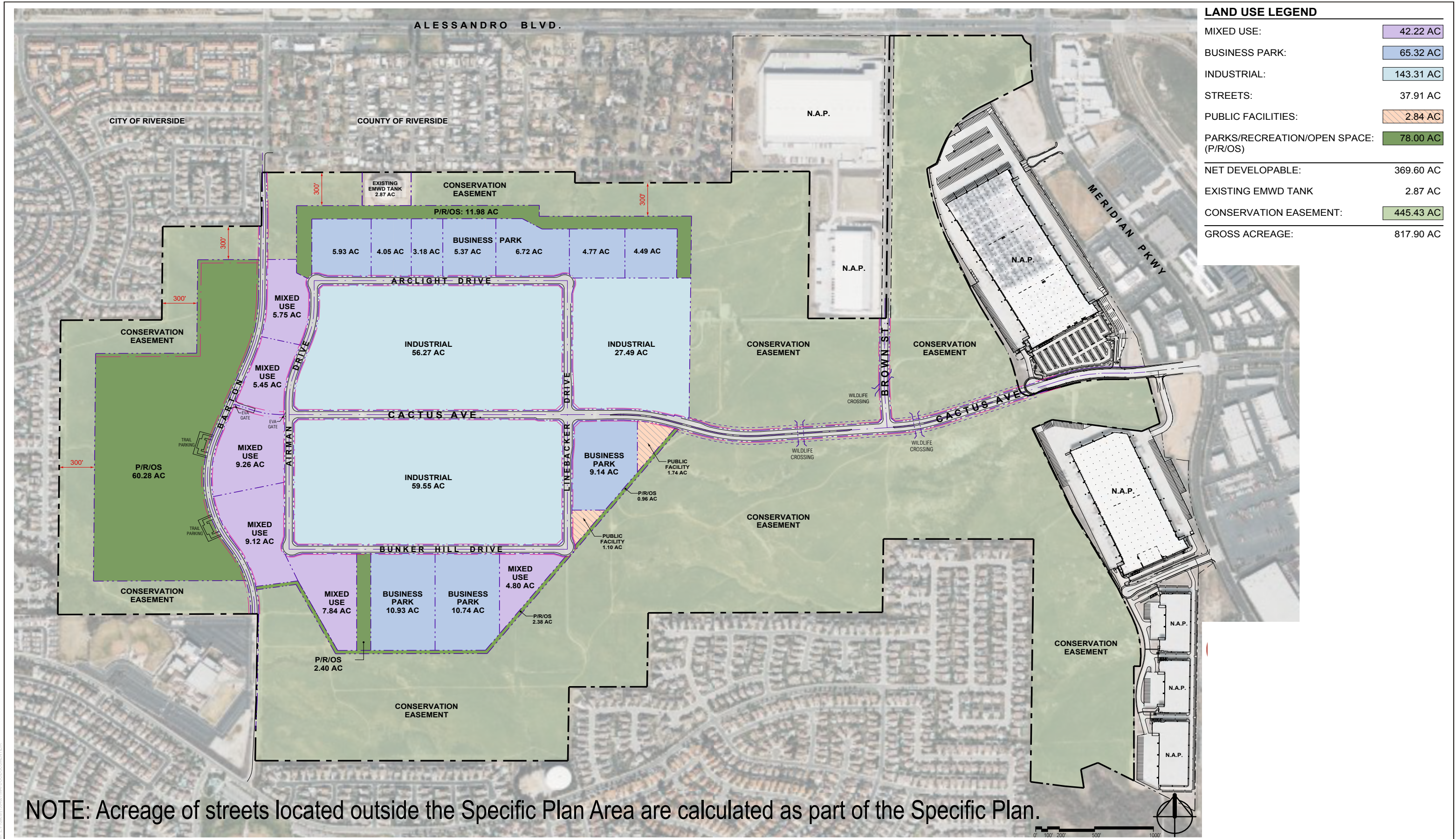


SOURCE: K&A, 2002



**FIGURE 3-4**  
 CBD Settlement Agreement  
 West Campus Upper Plateau EIR

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NOTE: Acreage of streets located outside the Specific Plan Area are calculated as part of the Specific Plan.

SOURCE: RGA 2022



FIGURE 3-5

Site Plan

West Campus Upper Plateau EIR

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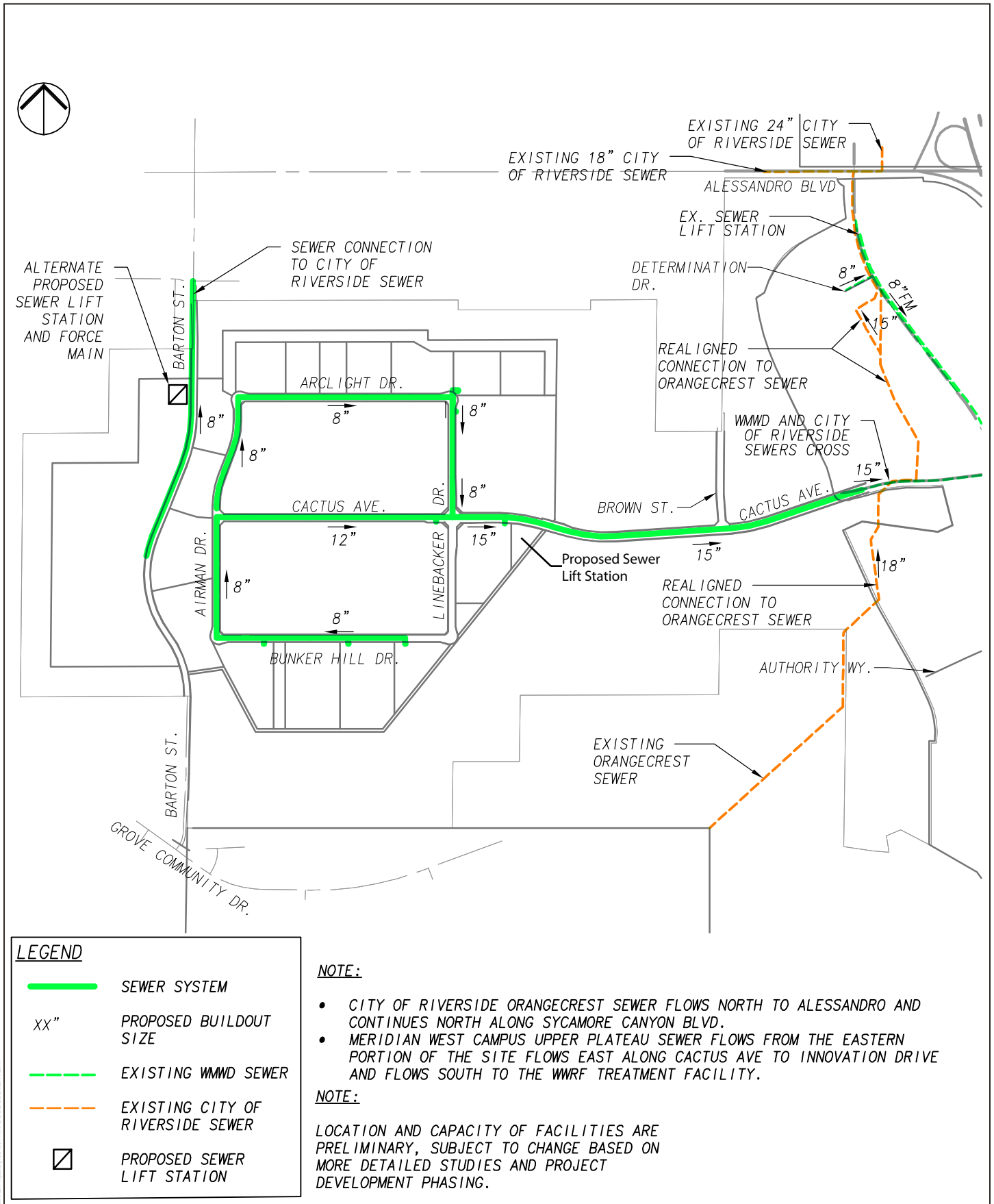
SOURCE: RGA 2021



FIGURE 3-6

Proposed Truck Routes  
West Campus Upper Plateau EIR

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SOURCE: DRC Engineering, 2023

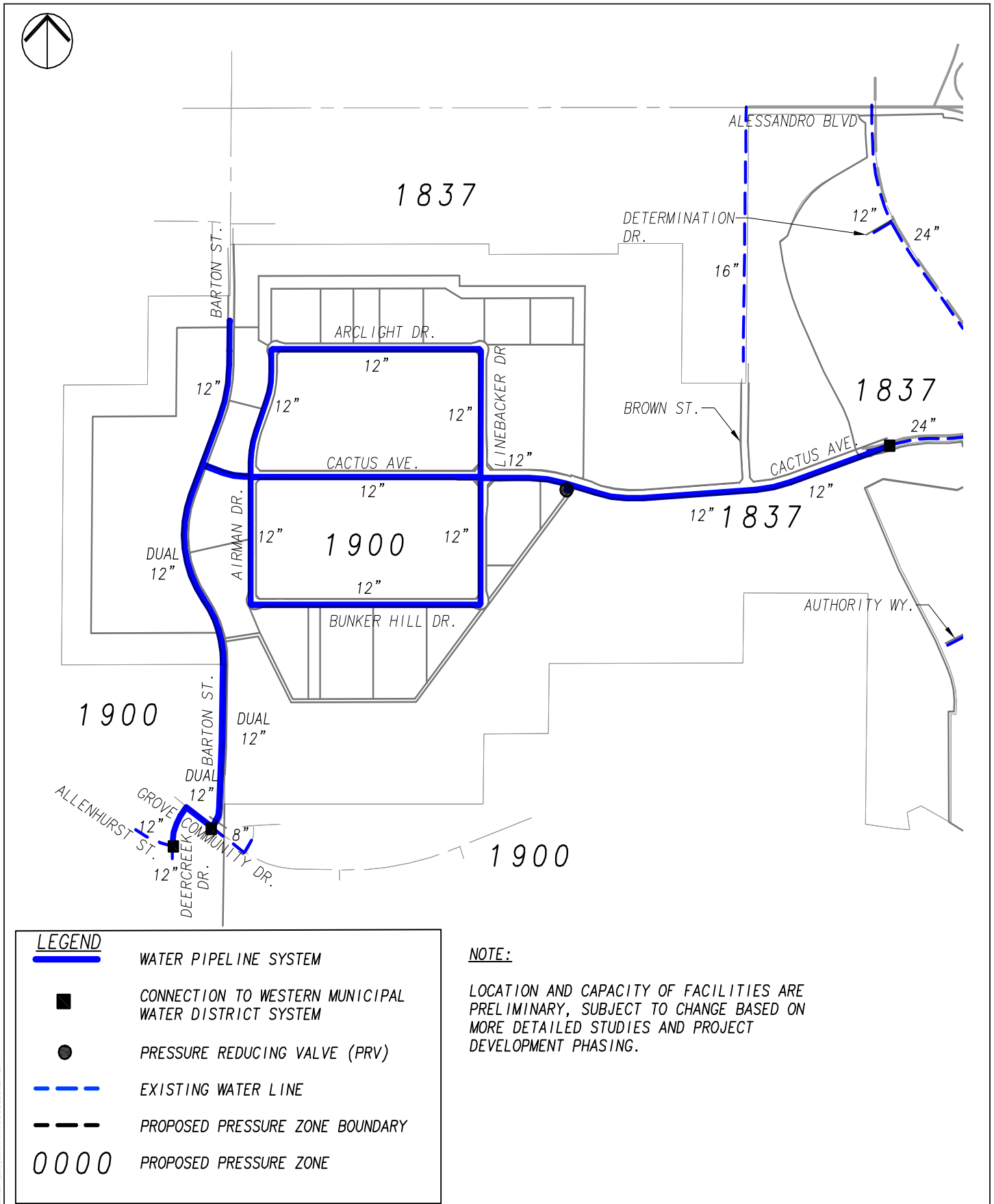
FIGURE 3-7A

Sewer System

West Campus Upper Plateau EIR

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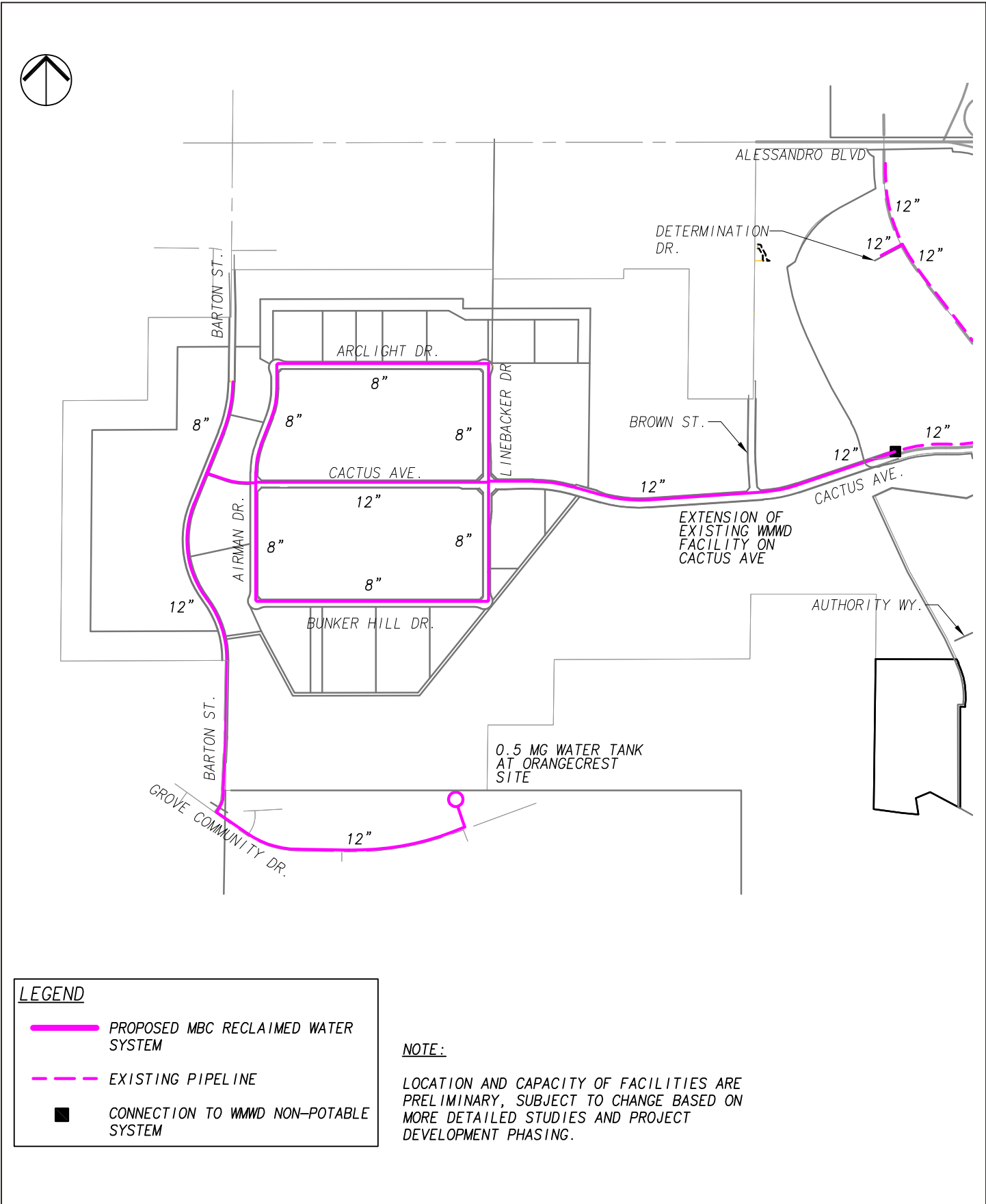




SOURCE: DRC Engineering, 2022

**FIGURE 3-7B**

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**LEGEND**

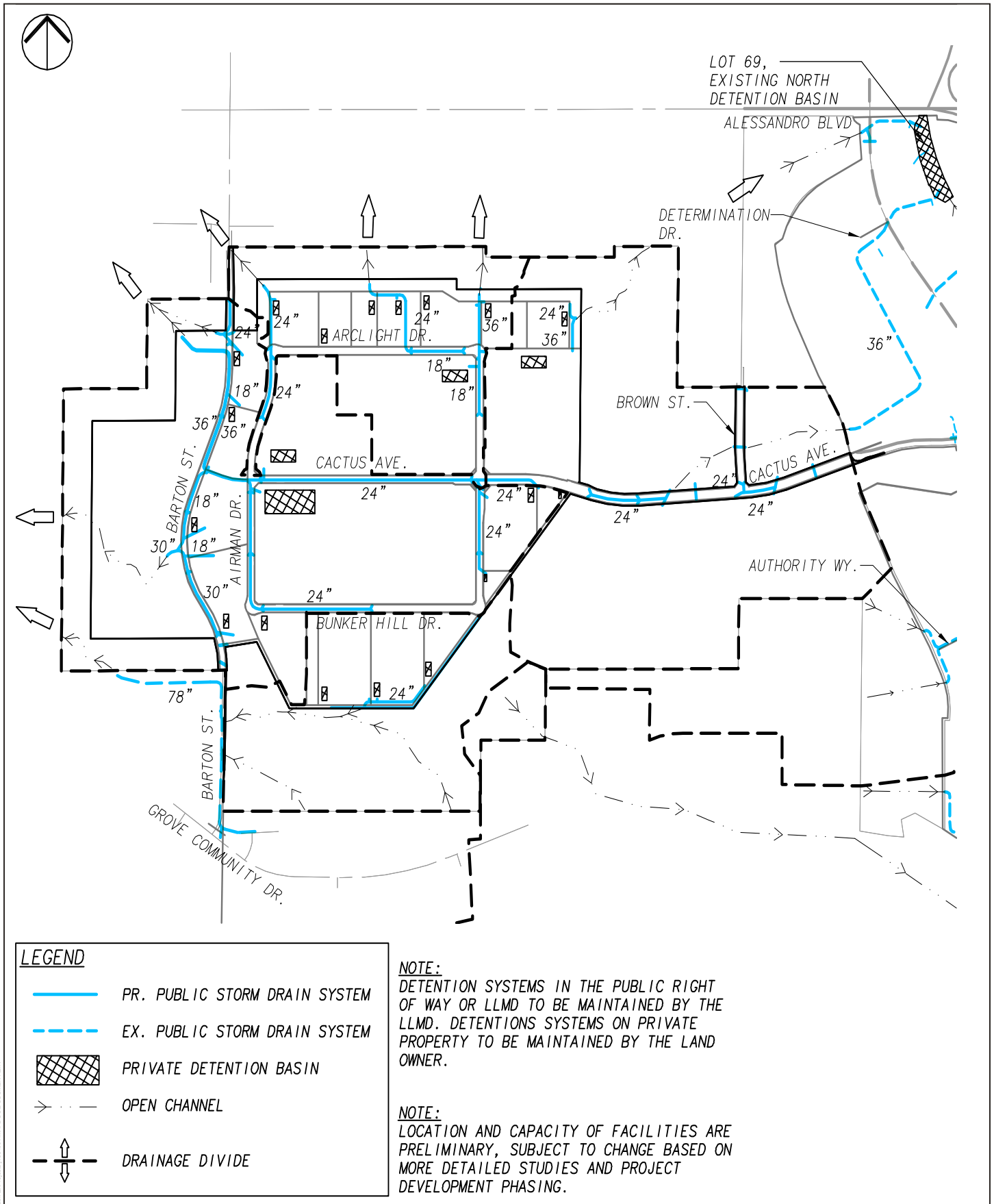
- PROPOSED MBC RECLAIMED WATER SYSTEM
- - - EXISTING PIPELINE
- CONNECTION TO WMWD NON-POTABLE SYSTEM

**NOTE:**  
 LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.

SOURCE: DRC Engineering, 2023

**FIGURE 3-7C**  
 Reclaimed Water System  
 West Campus Upper Plateau EIR

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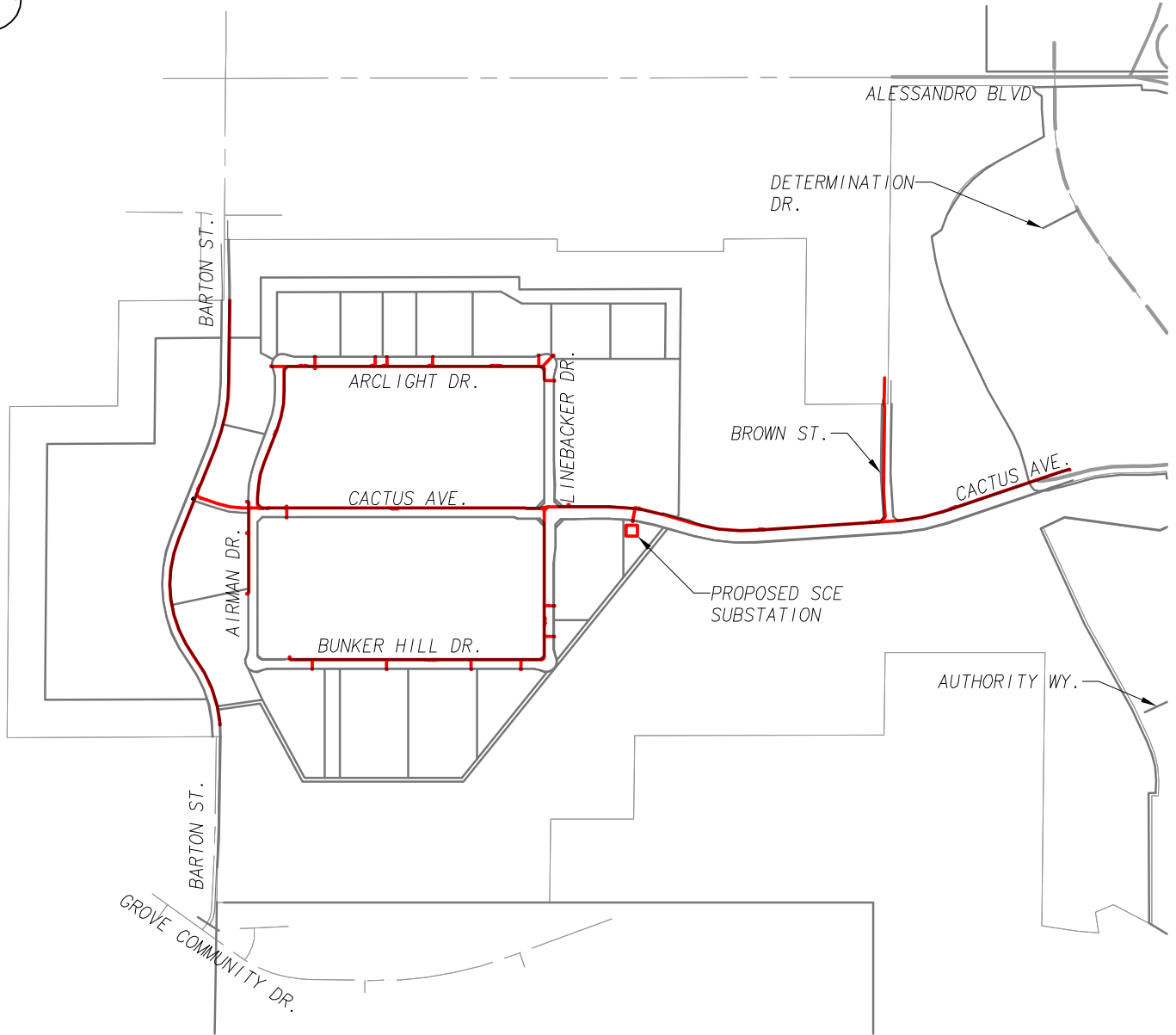
SOURCE: DRC Engineering, 2022

**FIGURE 3-7D**

**Storm Drain System**

West Campus Upper Plateau EIR

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**LEGEND**  
— ELECTRICAL BACKBONE

**NOTE:**  
LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.

SOURCE: DRC Engineering, 2023

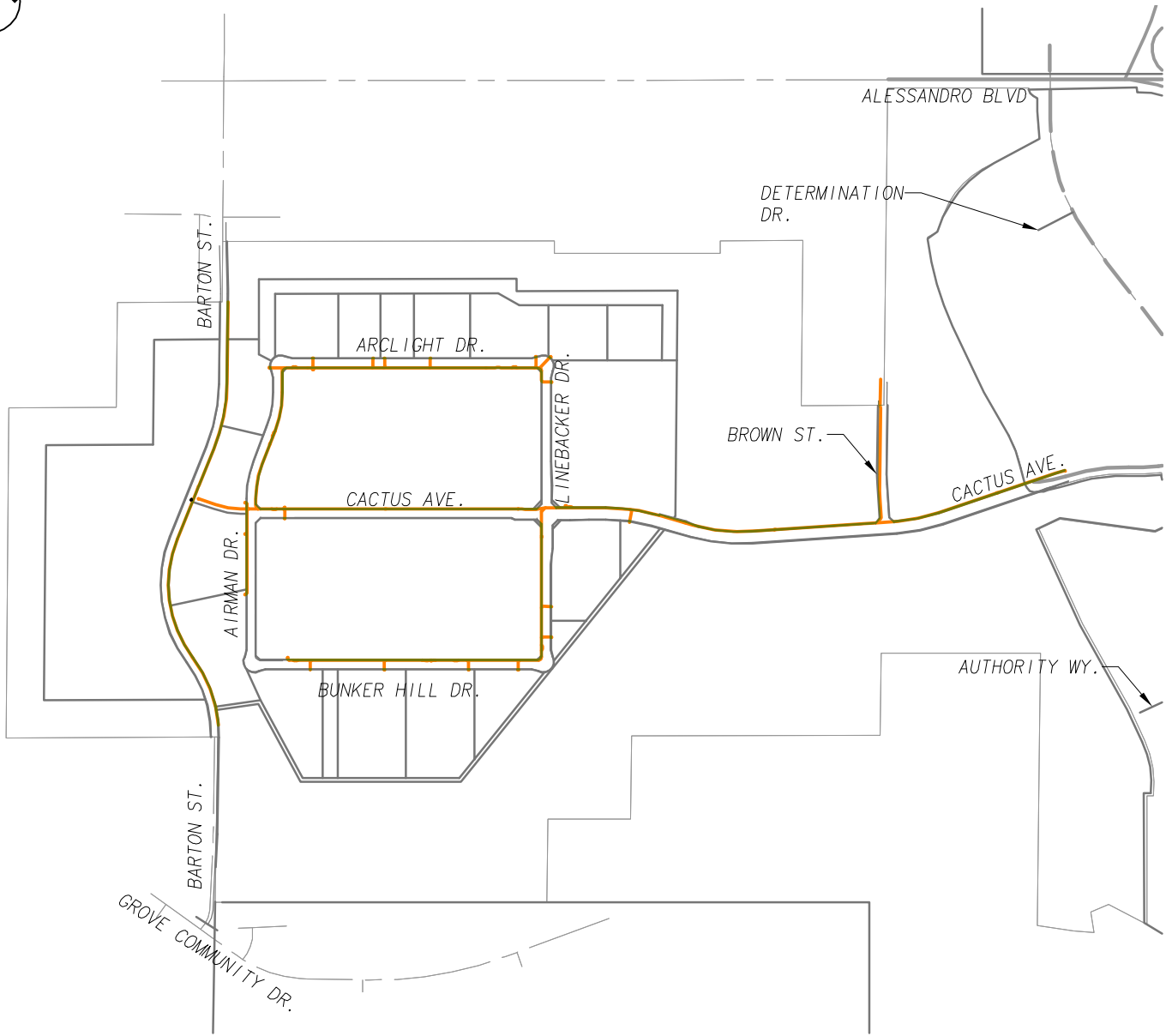
**FIGURE 3-7E**

**Electrical Backbone**

West Campus Upper Plateau EIR

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**LEGEND**

— TELEPHONE BACKBONE (FRONTIER)

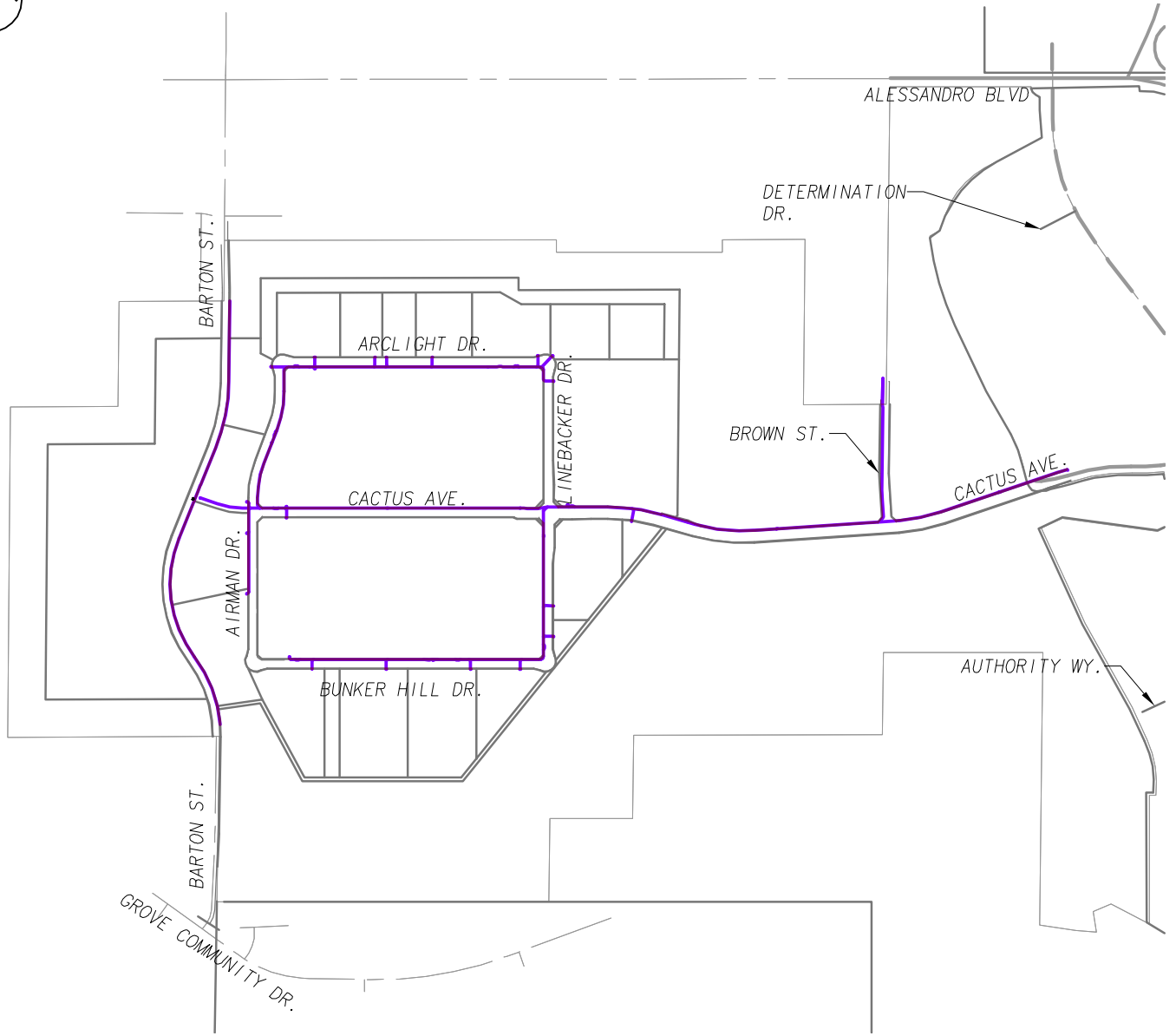
**NOTE:**  
LOCATION AND CAPACITY OF  
FACILITIES ARE PRELIMINARY,  
SUBJECT TO CHANGE BASED ON  
MORE DETAILED STUDIES AND  
PROJECT DEVELOPMENT PHASING.

SOURCE: DRC Engineering, 2023

**FIGURE 3-7F**

Telephone Backbone  
West Campus Upper Plateau EIR

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**LEGEND**  
— CABLE TV BACKBONE (CHARTER)

**NOTE:**  
LOCATION AND CAPACITY OF  
FACILITIES ARE PRELIMINARY,  
SUBJECT TO CHANGE BASED ON  
MORE DETAILED STUDIES AND  
PROJECT DEVELOPMENT PHASING.

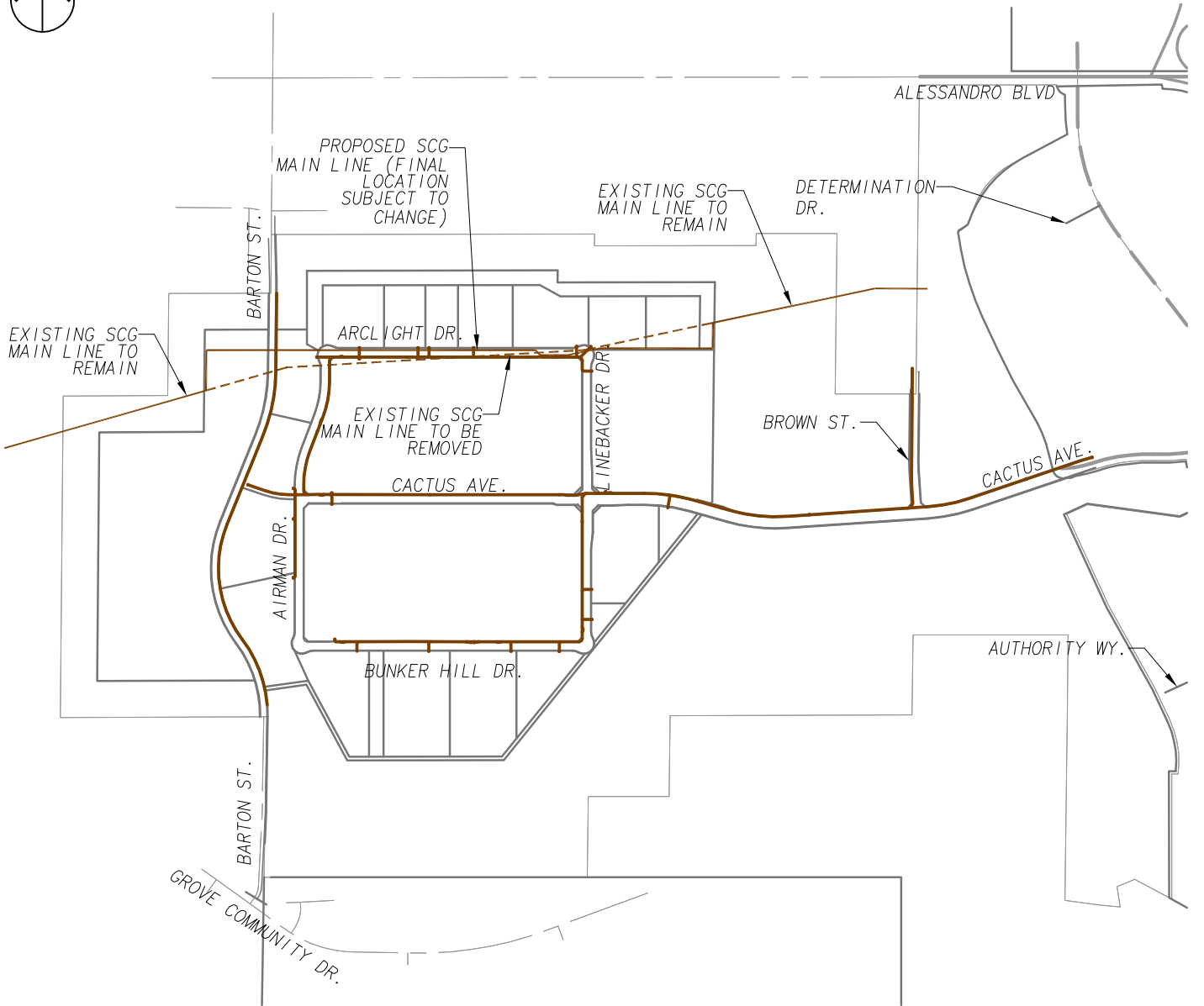
SOURCE: DRC Engineering, 2023

**FIGURE 3-7G**

**Cable TV Backbone**

West Campus Upper Plateau EIR

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**LEGEND**  
— GAS BACKBONE

**NOTE:**  
LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.

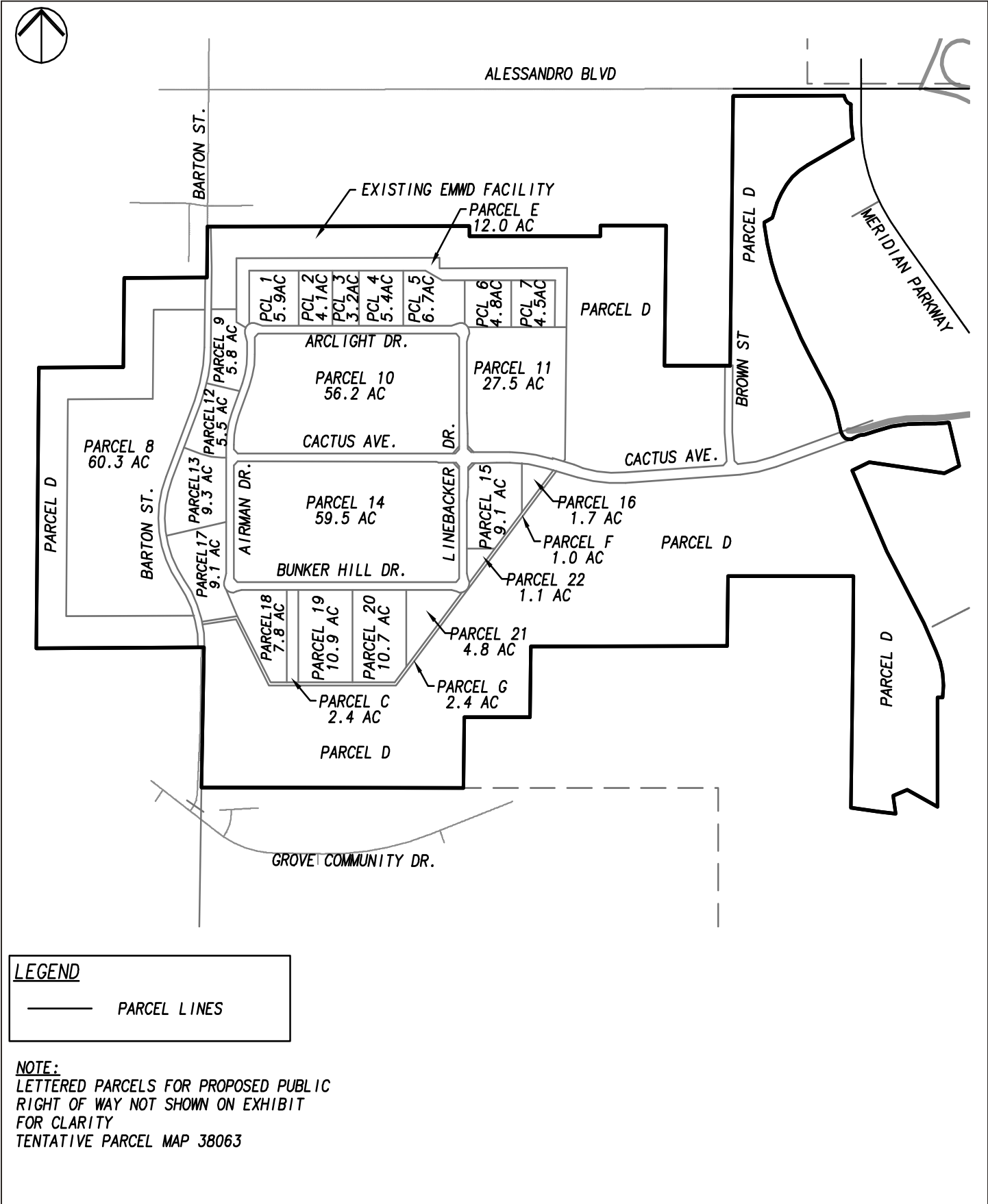
SOURCE: DRC Engineering, 2023

**FIGURE 3-7H**

**Gas Backbone**

West Campus Upper Plateau EIR

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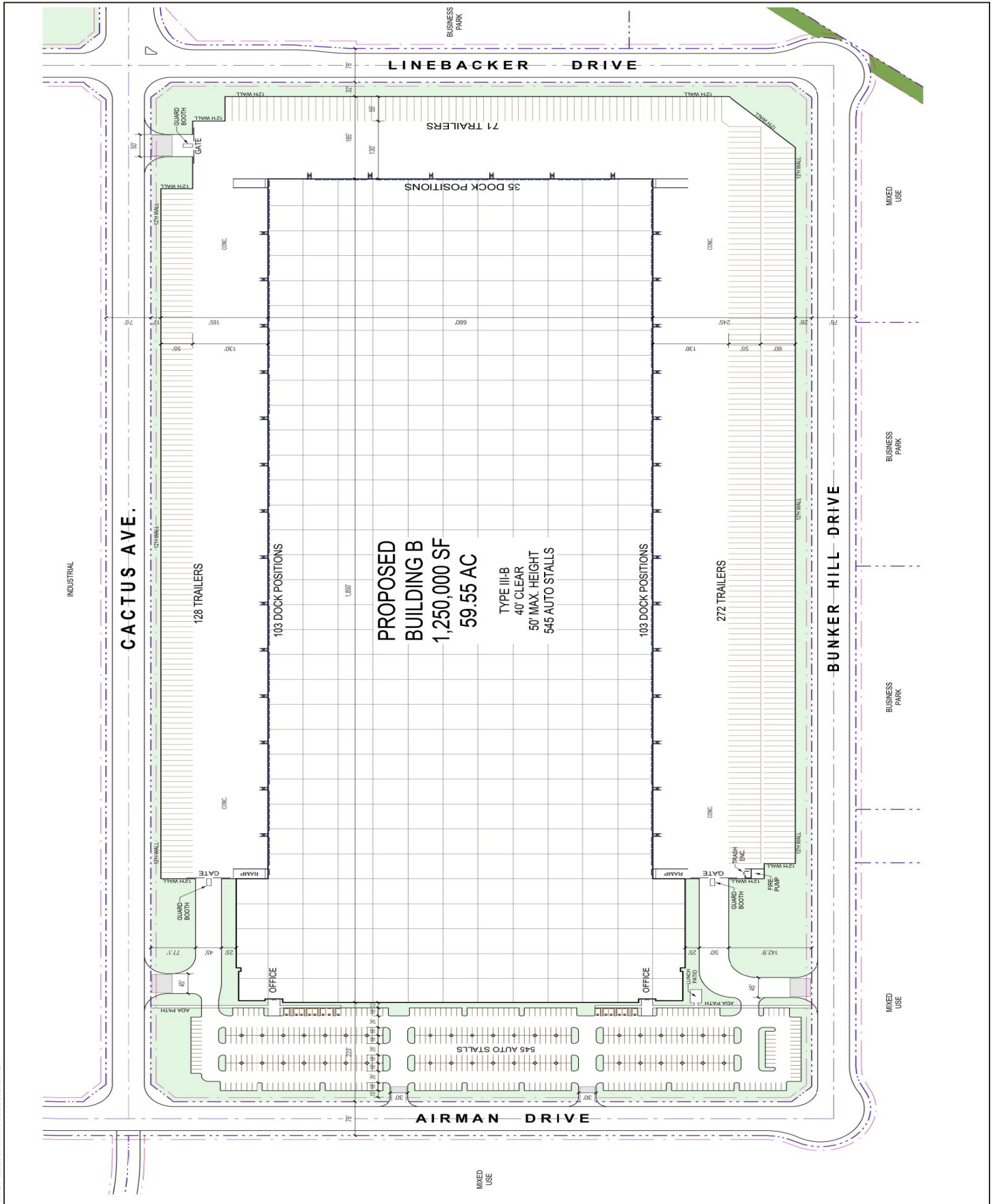
SOURCE: DRC Engineering, 2022

FIGURE 3-8

Tentative Parcel Map  
 West Campus Upper Plateau EIR

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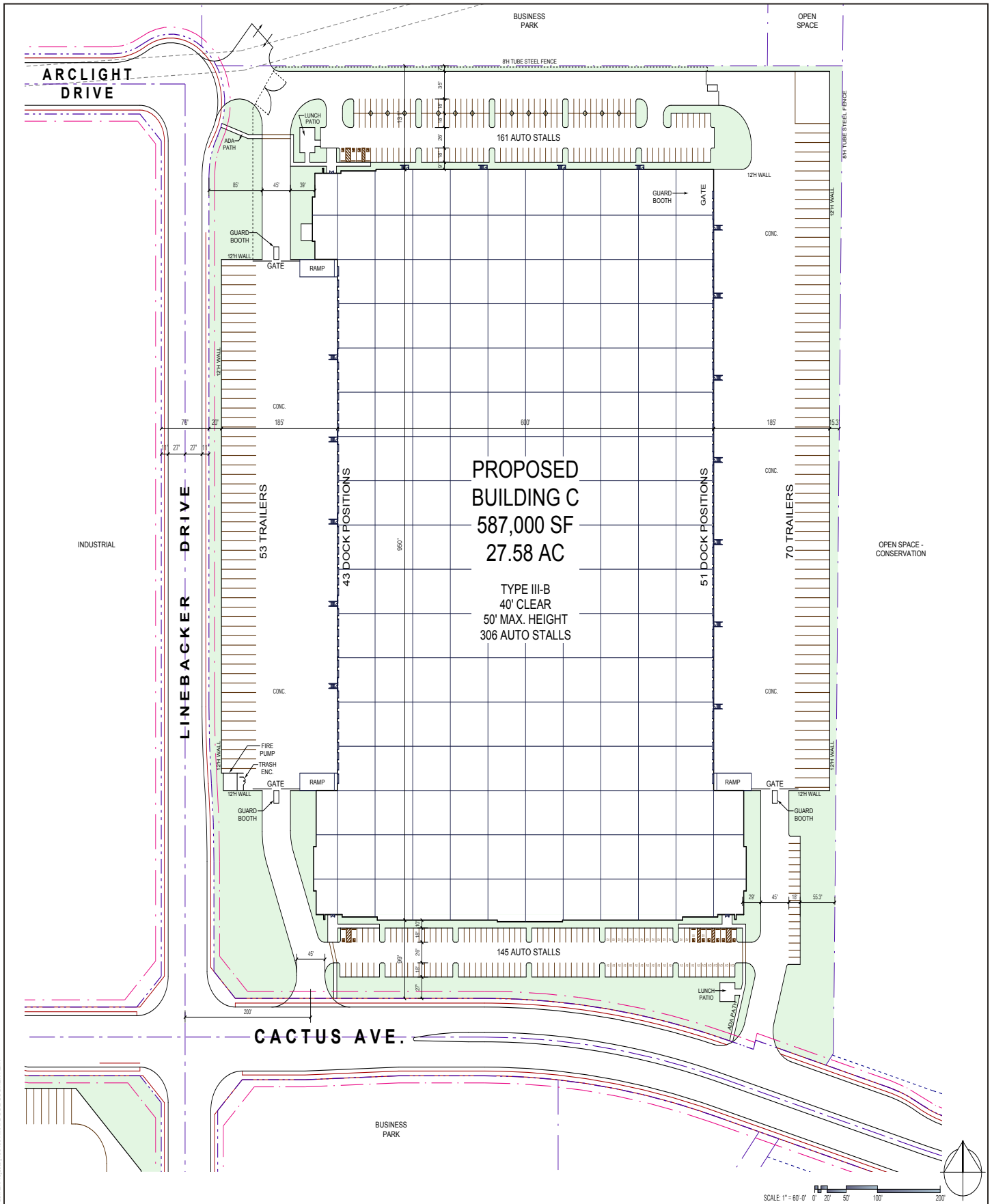
SOURCE: RGA

**FIGURE 3-9**

**Plot Plan – Building B**

West Campus Upper Plateau EIR

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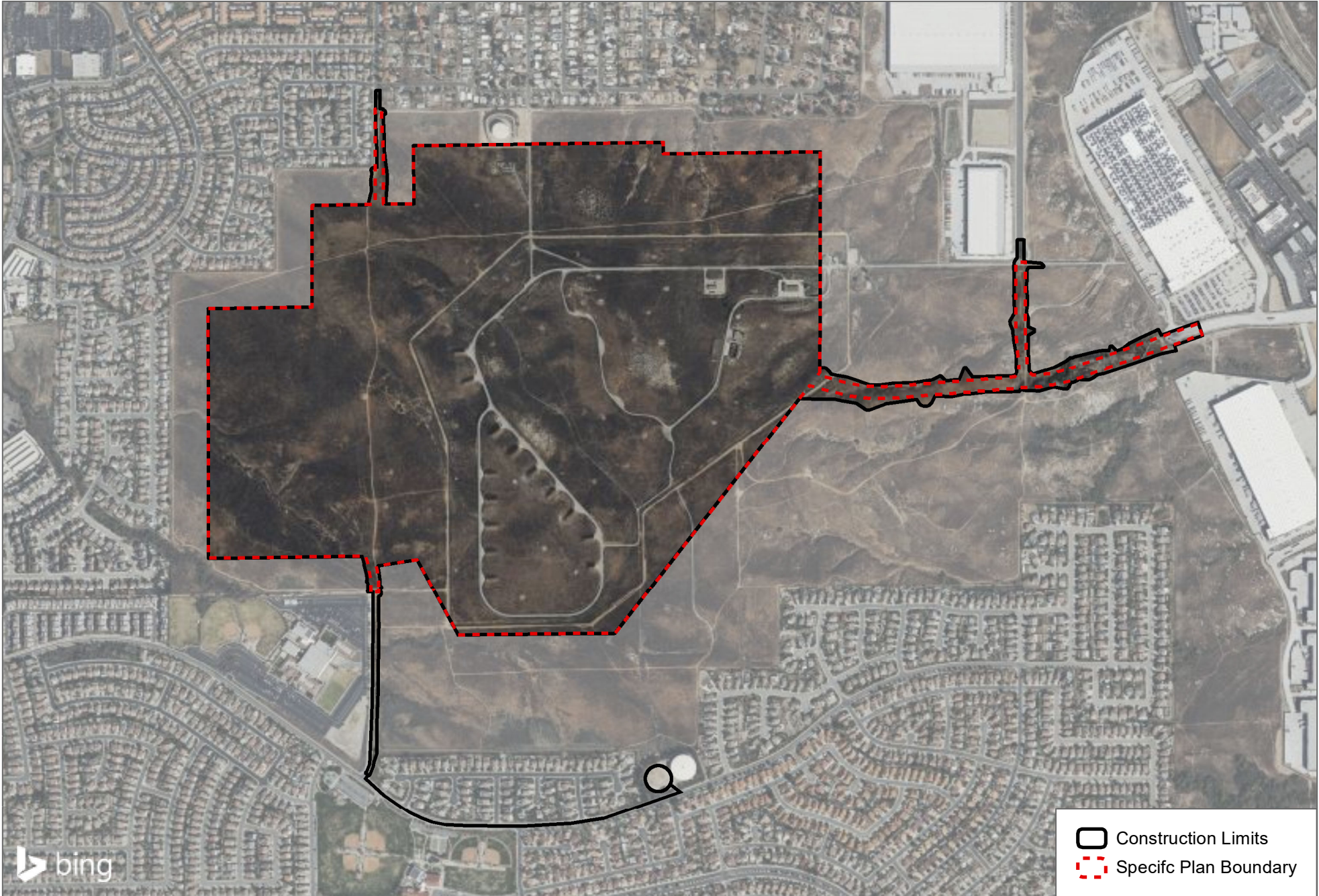


SOURCE: RGA

**FIGURE 3-10**

**Plot Plan – Building C**  
 West Campus Upper Plateau EIR

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SOURCE: Bing Imagery 2023

Construction Limits  
Specific Plan Boundary

**FIGURE 3-11**  
Construction Limits  
West Campus Upper Plateau EIR

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