

2 Introduction

2.1 Preface

2.1.1 Purpose

This Final Environmental Impact Report (EIR) has been prepared by the March Joint Powers Authority (March JPA) for the West Campus Upper Plateau Project (Project or proposed Project). This Final EIR has been prepared in conformance with the California Environmental Quality Act of 1970 (CEQA) statutes (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq.).

Before approving a project, CEQA requires the lead agency to prepare and certify a Final EIR. March JPA has the principal responsibility for approval of the proposed Project and is therefore considered the lead agency under CEQA Section 21067. According to the CEQA Guidelines, Section 15132, the Final EIR shall consist of:

- The Draft EIR or a revision of the Draft EIR
- Comments and recommendations received on the Draft EIR either verbatim or in summary
- A list of persons, organizations, and public agencies commenting on the Draft EIR
- The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the lead agency

2.1.2 Format of the Final EIR

This Final EIR consists of revisions to the Draft EIR and Recirculated Draft EIR sections incorporated in double underline (additions) and strike-through (deletions) text as well as the following additional chapters:

8.0 Mitigation Monitoring and Reporting Program. This section of the Final EIR provides the mitigation monitoring and reporting program (MMRP) for the proposed Project. The MMRP is presented in table format and identifies project design features and mitigation measures for the proposed Project, the implementation period for each measure, the monitoring/reporting method, and the enforcing agency. The MMRP also provides a section for verification of compliance.

9.0 Response to Comments on the Draft EIR. During the public review period for the Draft EIR, 987 comment letters were received, along with transcribed public comments from two public meetings. This chapter contains these comment letters and comments, organized by Agency, Organization, Individual, and Public Meeting comments, and March JPA's responses to the comments.

10.0 Response to Comments on the Recirculated Draft EIR Sections. During the public review period for the Recirculated Draft EIR sections, 321 comment letters were received. This chapter contains these comment letters, organized by Agency, Organization, and Individual comments, and March JPA's responses to the comments.

2.1.3 Environmental Review Process

Notice of Preparation

March JPA determined that an EIR would be required for the proposed Project and issued a Notice of Preparation (NOP), which was distributed to the State Clearinghouse, interested agencies, and groups on November 19, 2021. Pursuant to Section 15082 of the CEQA Guidelines, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. The 30-day NOP public review period ended December 20, 2021. Comments received during the NOP public review period were considered during the preparation of the Draft EIR. The NOP and NOP comments are included in Appendix A of the Final EIR.

Noticing and Availability of the Draft EIR

The Draft EIR was made available for public review and comment pursuant to CEQA Guidelines Section 15087. The 60-day public review period for the Draft EIR started on January 9, 2023, and ended on March 10, 2023. At the beginning of the public review period, an electronic copy of the Draft EIR and an electronic copy of the Notice of Completion (NOC) were submitted to the State Clearinghouse. Relevant State agencies, including the California Air Resources Board, Caltrans, the California Department of Conservation, the California Department of Fish and Wildlife, the California Department of Forestry and Fire Protection, the California Governor’s Office of Emergency Services, the California Native American Heritage Commission, the State Office of Historic Preservation, the California Highway Patrol, the California Department of Parks and Recreation, the California Public Utilities Commission, the State Water Resources Control Board and Regional Water Quality Control Board, the California Natural Resources Agency, the California Department of Resources Recycling and Recovery, the Department of Toxic Substances Control and the California Department of Water Resources also received electronic copies of the documents. A Notice of Availability (NOA) was distributed to over 550 interested parties and surrounding property owners, and filed with the Riverside County Clerk. The NOA described where the document was available and how to submit comments on the Draft EIR. The NOA and Draft EIR were also made available for public review, by appointment, at the March JPA offices (14205 Meridian Parkway, Suite 140, Riverside, CA 92518). Additionally, the document was available to be viewed on the March JPA website at:

<https://marchjpa.com/mjpa-meridian-west-campus/>

The 60-day public review period provided interested public agencies, groups, and individuals the opportunity to comment on the contents of the Draft EIR.

Noticing and Availability of the Recirculated Draft EIR Sections

During the circulation of the Draft EIR this time, numerous comment letters were received from government agencies, interested parties, and private individuals. Additionally, March JPA prepared an ~~Draft~~ Environmental Justice Element for the 1999 March JPA General Plan and additional analysis of impacts related to air quality and hazardous materials ~~has been~~ was completed. As such, the following sections of the ~~this recirculated~~ Draft EIR were recirculated in accordance with Section 15088.5 of the CEQA Guidelines, ~~includes the following:~~

- Chapter 2.0, Introduction
- Chapter 3.0, Project Description

- Section 4.2, Air Quality
- Section 4.8, Hazards and Hazardous Materials
- Section 4.10, Land Use and Planning

~~Section 15088.5(a) of the CEQA Guidelines states, “[a] lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification.” Section 15088.5(a) further states that “new information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect.” Because March JPA has prepared an Draft Environmental Justice Element for the 1999 March JPA General Plan, and because additional analysis of impacts related to air quality and hazardous materials has been completed, select portions of the Draft EIR are being recirculated to provide the public with a meaningful opportunity to comment on these environmental topics.~~

In accordance with Section 15087 of the CEQA Guidelines, these revised sections of the Draft EIR ~~will be~~ were available for review and comment by the public and other interested parties, agencies, and organizations for ~~45~~ 86 days. As part of the Final EIR, March JPA ~~will~~ is responding to comments specifically and solely focused on the recirculated sections of the Draft EIR. Additionally, March JPA ~~will~~ is providing responses to comments received during the earlier circulation period regarding the environmental topics, EIR sections, or appendices.

Summary of Revisions

~~Section 15088.5(g) of the CEQA Guidelines requires that, “when recirculating a revised EIR, either in whole or in part, the lead agency shall, in the revised EIR or by an attachment to the revised EIR, summarize the revisions made to the previously circulated Draft EIR.” This section provides the information required by Section 15088.5(g) of the CEQA Guidelines. Revisions are identified throughout the recirculated sections as follows: deletions are marked with strikeout and additions are marked with double underline.~~

Chapter 2, Introduction

~~This chapter of the Draft EIR is being revised to include the following:~~

- ~~• Explanation of recirculation~~
- ~~• Summary of revisions to the Draft EIR~~

Chapter 3, Project Description

~~This chapter of the Draft EIR is being revised to include the following:~~

- ~~• Corrected number of bunkers currently located on the Project site~~
- ~~• Explanation of cold storage analysis for Industrial parcels~~
- ~~• Correction in text and figure regarding construction activities related to the off site 0.5 million gallon reclaimed water tank~~
- ~~• Update to Project Design Features to reflect revisions made in Section 4.2, Air Quality~~
- ~~• Addition of text and figure regarding construction staging areas~~

- ~~Revisions to Project construction timeframes to be consistent with assumptions and text in Section 4.2, Air Quality~~
- ~~Addition of Development Agreement details regarding the Park and construction of the Meridian Fire Station~~
- ~~Explanation of the Draft Environmental Justice Element of the 1999 March JPA General Plan~~
- ~~Corrected figures in order to consistently present the Project site plan~~

Section 4.2, Air Quality

This section of the Draft EIR is being revised to include the following:

- ~~Incorporation of revised analysis from the revised Air Quality Technical Report (Appendix C-1) and revised Health Risk Assessment Technical Report (Appendix C-2)~~
- ~~Addition of the South Coast Air Quality Management District and San Joaquin Valley Unified Air Pollution Control District Amicus Curiae Briefs in *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502 (Appendix C-3)~~
- ~~Addition of applicable policies of the March JPA Draft Environmental Justice Element and City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities~~
- ~~Conversion of **PDF AQ 1** through **PDF AQ 3** from Project Design Features to Mitigation Measures~~
- ~~Addition of mitigation measures to further reduce identified air quality impacts~~
- ~~Additional analysis related to cumulative effects~~

- ~~Addition of figure illustrating modeled sensitive receptor locations and distances~~
- ~~Addition of figure illustrating cumulative projects relevant to the cumulative toxic air contaminants impacts analysis~~

Section 4.8, Hazards and Hazardous Materials

This section of the Draft EIR is being revised to include the following:

- ~~Incorporation of Appendix J-5~~
- ~~Incorporation of findings of the 2023 Supplemental Environmental Assessment Report (Appendix J-6)~~
- ~~Incorporation of previously completed unexploded ordnance analysis~~
- ~~Incorporation of additional references cited in the analysis~~

Section 4.10, Land Use and Planning

This section of the Draft EIR is being revised to include the following:

- ~~Discussion of the March ARB Master Reuse Plan~~
- ~~Expanded discussion of the March JPA General Plan in relation to the Project site~~
- ~~Discussion of the March JPA Draft Environmental Justice Element~~
- ~~Discussion of the Riverside County Good Neighbor Policy for Logistics and Warehouse/Distribution Uses~~
- ~~Table 4.10-1:~~
 - ~~Consistency analysis for General Plan policies identified in other EIR sections and Draft Environmental Justice Element~~

- Revisions related to recirculated Section 4.2, Air Quality, and Section 4.8, Hazards and Hazardous Materials
- Consistency analysis with the Good Neighbor Policy for the County of Riverside

2.1.4 Final EIR

The Final EIR addresses the comments received during the public review periods and includes minor changes to the text of the Draft EIR and the Recirculated Draft EIR sections. This Final EIR will be presented to March JPA for potential certification as the environmental document for the proposed Project. All agencies who commented on the Draft EIR and the Recirculated Draft EIR sections will be provided with a copy of the Final EIR, pursuant to CEQA Guidelines Section 15088(b). The Final EIR will also be posted on the March JPA website at:

<https://marchjpa.com/mjpa-meridian-west-campus/>

Pursuant to CEQA Guidelines Section 15091, March JPA shall make findings for each of the significant effects identified in this EIR and shall support the findings with substantial evidence in the record. After considering the Final EIR in conjunction with making findings under Section 15091, the lead agency may decide whether or how to approve or carry out the Project. When a lead agency approves a project that will result in the occurrence of significant effects that are identified in the Final EIR but are not avoided or substantially lessened, the agency is required by CEQA to state in writing the specific reasons to support its action based on the Final EIR and/or other information in the record. Because the Project would result in significant and unavoidable impacts, a “statement of overriding considerations” will be prepared pursuant to CEQA Guidelines Section 15093 and supported by substantial evidence in the record.

2.1.5 Revisions to the Draft EIR and Recirculated Draft EIR Sections

The comments received during the public review period for the Draft EIR resulted in several clarifications and modifications in the text of the January 2023 Draft EIR and December 2023 Recirculated Draft EIR sections. In addition, minor editorial corrections have been made in sections of the EIR. These changes are included as part of this Final EIR with additions shown in double underline and deletions shown in ~~strike through~~ text, to be presented to March JPA decision makers for certification prior to Project approval.

CEQA Guidelines Section 15088.5 identifies when a lead agency must recirculate an EIR. A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR but before certification of the Final EIR. Information includes changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not considered significant unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. As defined in CEQA Guidelines Section 15088.5(a), significant new information requiring recirculation includes the following:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project’s proponents decline to adopt it.
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

As stated in CEQA Guidelines Section 15088.5(b), “recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.” As demonstrated in this Final EIR, none of the clarifications, modifications, or editorial corrections presented in this Final EIR constitute significant new information warranting recirculation of the EIR as set forth in CEQA Guidelines Section 15088.5.

2.2 Purpose and Scope

The purpose of this Environmental Impact Report (EIR) is to evaluate and disclose the potential environmental consequences of the proposed West Campus Upper Plateau Project (Project). The proposed Project constitutes a “project” as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15378. The March Joint Powers Authority (JPA) is the lead agency preparing this EIR in accordance with the CEQA statutes (California Public Resources Code Section 21000 et seq.), the California CEQA Guidelines (14 CCR 15000 et seq.) and the March JPA’s 2022 Local CEQA Guidelines (March JPA 2022a).

As discussed in detail in Chapter 3, Project Description, of this EIR, the proposed Project includes the proposed buildout of a Specific Plan Area and the establishment of a Conservation Easement in compliance with the Center for Biological Diversity Settlement Agreement (Appendix S). This EIR evaluates implementation of the Specific Plan at a project level. The proposed Specific Plan Area buildout of the Specific Plan as analyzed in this EIR would include the following:

- 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 Facilities – 2.84 acres for future sewer lift station and electrical substation

Buildout of the Specific Plan Area would also include the extension of Cactus Avenue from its existing western terminus through a loop roadway system surrounding the centrally located Industrial parcels. Additionally, Barton Street would be extended from Alessandro Boulevard to the north to connect to Grove Community Drive to the south to provide access to the new park in the western portion of the Specific Plan Area consistent with the City of Riverside General Plan Circulation Element. The Specific Plan Area’s loop roadway system would include the construction of Arlight Drive, Airman Drive, Bunker Hill Drive, and Linebacker Drive. The Conservation Easement

would provide an additional 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.

2.3 Compliance with CEQA

2.3.1 Format

This chapter of this EIR sets forth the summary requirements of CEQA as required by Section 15123 of the CEQA Guidelines. Chapter 1, Executive Summary, and Chapter 3, Project Description, also comply with CEQA project description requirements by discussing the Project location, providing a statement of the document’s purpose and intended use, and identifying the Project objectives.

Issues identified in the Initial Study prepared for the Project that were found to have no impact or a less than significant impact are provided in Appendix A, Initial Study and Notice of Preparation (NOP), and in Chapter 5, Other CEQA Considerations, of this document. This EIR has been formatted to address the issues found to be potentially significant in the Initial Study. For the issue areas found to be potentially significant in the Initial Study, there is a corresponding EIR section. Each EIR section includes an existing setting discussion that describes the physical environmental conditions within the Project area as they existed at the time the NOP was prepared, in November 2021; these conditions are considered the baseline physical conditions from which the March JPA determines whether an impact is considered to be significant (CEQA Guidelines Section 15125[a]). Section 15125(d) of the CEQA Guidelines requires that an EIR “discuss any inconsistencies between the project and applicable general plans and regional plans,” which ~~will be~~ are addressed in Section 4.10, Land Use and Planning. Each EIR section identifies thresholds of significance and includes an analysis to determine the amount and degree of impact relative to each significance threshold that is associated with the Project. For all significant environmental impacts, mitigation measures, where feasible, are required in order to minimize significant adverse impacts (CEQA Guidelines Section 15126.4[a][1]).

The analysis of impacts and identification of mitigation measures are derived from technical reports that are included as technical appendices to this EIR and from other informational resources as listed at the end, in the references subsection, within each section of this document.

2.3.2 Environmental Procedures

The basic purposes of CEQA are the following (CEQA Guidelines Section 15002):

1. Inform governmental decisionmakers and the public about the potential significant environmental effects of proposed activities;
2. Identify the ways that environmental damage can be avoided or significantly reduced;
3. Prevent significant, unavoidable damage to the environment by requiring changes in the project through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

The EIR process typically consists of three parts: (1) the NOP (including the Initial Study), (2) the Draft EIR, and (3) the Final EIR. Pursuant to Section 15063 of the CEQA Guidelines, the March JPA prepared an Initial Study (Environmental Checklist) for the Project in order to determine if the Project would have a significant effect on the

environment. The NOP was intended to encourage interagency communication concerning the proposed action and provide sufficient background information about the proposed action so that agencies, organizations, and individuals could respond with specific comments and questions on the scope and content of the EIR. Based upon the analysis contained in the Initial Study/NOP, the March JPA concluded that an EIR should be prepared. The NOP for the EIR and a description of potential adverse impacts were distributed to the State Clearinghouse, responsible agencies, and other interested parties on Friday, November 19, 2021. Pursuant to Section 15082 of the CEQA Guidelines, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. During the 30-day public review period of the NOP, March JPA held a Scoping Meeting on December 8, 2021, to gather additional public input on the Project. Copies of the NOP (including the Initial Study) and the NOP distribution list are provided in Appendix A. All comments received during the NOP public notice period were considered during the preparation of this EIR. Written comments received on the NOP are included in Appendix A of this EIR.

Based on the scope of analysis for this EIR, including comments received during the NOP public scoping period, the following issues were determined to be potentially significant and are therefore addressed in Chapter 4, Environmental Impact Analysis, of this document:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Other potential environmental impact areas, such as agriculture/forestry and mineral resources, were not found to be significant based on the results of the Initial Study. These issues are addressed in Section 5.2, Effects Found Not To Be Significant, of this EIR.

As the lead agency for the Project, the March JPA has assumed responsibility for preparing this EIR. The decision to consider the Project is within the purview of the March Joint Powers Commission. The March JPA will use the information included in this EIR to consider potential impacts to the physical environment associated with the Project when considering approval of the Project. As set forth in Section 15021 of the CEQA Guidelines, the March JPA, as lead agency, has the duty to avoid or minimize environmental damage where feasible. Furthermore, Section 15021(d) states that:

CEQA recognizes that in determining whether and how a Project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors and in particular the goal of providing a decent home and satisfying living environment for every Californian. An agency shall prepare a statement of overriding considerations as described in Section 15093 to reflect the ultimate balancing of competing public objectives when the agency decides to approve a Project that will cause one or more significant effects on the environment.

In accordance with CEQA, the lead agency will be required to make findings for each environmental impact of the Project that cannot be mitigated to a less-than-significant level. If the lead agency determines that the benefits of the Project outweigh significant environmental effects that cannot be mitigated to a less-than-significant level, the agency will be required to adopt a statement of overriding considerations stating the reasons supporting its action notwithstanding the Project’s significant environmental effects.

The Draft EIR was made available for public review for 60 days between January 9, 2023, and March 10, 2023, and ~~this the~~ Recirculated Draft EIR ~~sections were~~ will be made available for review to agencies and the public for ~~45~~ 86 days between December 2, 2023, and February 26, 2024, to provide comments on the “sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the Project might be avoided or mitigated” (CEQA Guidelines Section 15204[a]).

2.3.3 Incorporated by Reference

The General Plan of the March Joint Powers Authority (March JPA 1999a), the Master Environmental Impact Report for the March Joint Powers Authority (March JPA 1999b), the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014), and other references were reviewed in order to assist environmental review of the Project. These aforementioned documents are incorporated by reference (CEQA Guidelines 15150) and are available for review at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, California 92518. Additionally, these documents can be viewed on or downloaded from the March JPA’s website at <https://marchjpa.com/mjpa-meridian-west-campus/>.

2.3.4 NOP Comments and Scoping Meeting

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 water tower, asphalt paved and dirt access roads, seven buildings in various states of abandonment, chain-link fencing, and ~~16~~ 14 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; however, existing trails are used by the public for recreational use consistent with the terms of the 2012 Settlement Agreement. The public review period for the Initial Study/NOP began on November 19, 2021, and ended on December 20, 2021. A number of agencies and organizations commented on the Initial Study/NOP, and those comments can be found in Appendix A. During the 30-day public review period of the NOP, March JPA held a Scoping Meeting on December 8, 2021. Discussion at the December 8, 2021, Scoping Meeting included concerns regarding transportation and traffic impacts on surrounding roadways. Comments raised in comment letters during the 30-day scoping period are summarized in Table 2-1.

Table 2-1. NOP Comments

Commenter	Date	Comments
Riverside County Airport Land Use Commission	11/23/2021	<ul style="list-style-type: none"> The Project site is located within Zones B1, B2, C1, and C2 of the March AIA, and review by ALUC is required Need to complete Application for Major Land Use Action Review
South Coast Air Quality Management District	12/07/2021	<ul style="list-style-type: none"> Construction and operational air quality analysis needed Consider performing a mobile source health risk assessment

Table 2-1. NOP Comments

Commenter	Date	Comments
		<ul style="list-style-type: none"> • Incorporate mitigation measures as necessary
City of Riverside, Community Development Department	12/20/2021	<ul style="list-style-type: none"> • Mixed use areas should have direct access to Barton Drive • Barton Drive and Cactus Avenue should not intersect • Consider a potential future City of Riverside police station on the Project site • The Traffic Engineering Division would like to review the Project's Traffic Impact Analysis Study • Consider including trails in recreational and open space areas • Indicate when the 10-acre park would be developed • Request for a Fire Fuel Management Plan
United States Air Force	12/20/2021	<ul style="list-style-type: none"> • Former landfill area will remain undeveloped by the Project • An unexploded ordinance (UXO) survey and clearance should be conducted
City of Moreno Valley	12/17/2021	<ul style="list-style-type: none"> • EIR needs to address cumulative impacts upon City of Moreno Valley • The City would like to review the Traffic Study Scoping Agreement as well as the Traffic Study
Riverside County Flood Control and Water Conservation District	12/09/2021	<ul style="list-style-type: none"> • The District has not reviewed the proposed Project in detail • The Project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed • An encroachment permit should be obtained for any construction related activities occurring within District right-of-way or facilities, namely the March Business Center Storm Drain and Detention Basin
CARE CA	12/20/2021	<ul style="list-style-type: none"> • Each Project component should have its own specific CEQA review, mitigation measures, and certification • Ensure an accurate and adequate Project Description is included in the EIR • How much Industrial use would be developed, in total • Air quality analyses and mitigation measures needed
Riverside County Department of Waste Resources	12/21/2021	<ul style="list-style-type: none"> • Buildout of the Project may have the potential to increase the amount of waste that could adversely affect solid waste facilities. Draft EIR should assess this • Consider measures to reduce waste at the Project site
Riverside County Flood Control and Water Conservation District	12/21/2021	<ul style="list-style-type: none"> • The EIR should evaluate and address any potential impacts to existing and planned Perris Valley Master Drainage Plan facilities and/or District owned properties • Consider impacts associated with long-term operations and maintenance of facilities if the District will ultimately provide these services • Please list the District as a CEQA Responsible Agency in the EIR if an encroachment permit may be required • The Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), under which the District is a Permittee to the plan

Table 2-1. NOP Comments

Commenter	Date	Comments
Southwest Carpenters	12/20/2021	<ul style="list-style-type: none"> • Additional community benefits should be incorporated into the Project • Local hire and skilled and trained workforce requirements should be incorporated into the Project • An EIR should be prepared in compliance with CEQA
CALFIRE/Riverside County Fire Department	12/17/2021	<ul style="list-style-type: none"> • Station 11 is owned and maintained by the City of Riverside • Does the JPA have a site set aside for a future fire station

Source: March JPA ~~2024~~2022b.

None of the comments received change the issue areas that the Initial Study determined would be discussed in the EIR. All of the issues and concerns raised in the comments have been fully addressed and analyzed in the EIR.

2.4 References Cited

March JPA (Joint Powers Authority). 1999a. *General Plan of the March Joint Powers Authority*.

March JPA. 1999b. *Master Environmental Impact Report for the General Plan of the March Joint Powers Authority*. Final. SCH No. 97071095. September 1999.

March JPA. 2022a. CEQA Guidelines 2022: Local Guidelines for Implementing the California Environmental Quality Act. Accessed October 1, 2021. https://www.marchjpa.com/documents/docs_forms/2022_CEQA_GUIDELINES.pdf

March JPA. ~~2024~~2022b. West Campus Upper Plateau Specific Plan No. 9. Prepared by T&B Planning, Inc. ~~May 2024~~June 2022.

Mead & Hunt. 2014. March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, Volumes I and II. Prepared for the Riverside County Airport Land Use Commission. Santa Rosa, California: Mead & Hunt. November 13, 2014. Accessed October 1, 2021. <http://www.rcaluc.org/Plans/New-Compatibility-Plan>

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