

Final Focused EIR
Appendices



Volume II



SCH No. 2002071089

Lead Agency: March Joint Powers Authority
3430 Bundy Avenue, Suite 107
Riverside, CA 92518

Prepared by:
Kimley-Horn and Associates, Inc.
517 Fourth Avenue, Suite 301
San Diego CA 92101

February, 2003

FINAL

**FOCUSED ENVIRONMENTAL IMPACT REPORT
APPENDICES**

for the

March Business Center

Volume II

SCH# 2002071089

Prepared for:

March Joint Powers Authority
3430 Bundy Avenue, Suite 107
Riverside, California 92518

Prepared by:

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San Diego, CA 92101

095300000

APPENDIX A

- NOP and Comments



NOTICE OF PREPARATION

TO: Responsible/Interested Agency FROM: March JPA
3430 Bundy Ave., Suite 107
Riverside, CA 92518

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

The March Joint Powers Authority will be the Lead Agency and will prepare a focused environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Dan Fairbanks, AICP at the address shown above. We will need the name for a contact person in your agency.

PROJECT TITLE: March Business Center Specific Plan

PROJECT LOCATION: The proposed project is situated west of I-215 and south of Alessandro Boulevard, on approximately 1,285-acres of land that was formerly a part of the March Air Force Base (MAFB) in Riverside, California and is now part of the March Joint Powers Authority Land Use Area. The 1999 March JPA General Plan divided the March JPA property into planning subareas. The March Business Center is located in the northern portion of West March Planning Subarea. The proposed project consists of two elements. The northern portion, referred to as the North Campus, comprises approximately 660 acres, and is bounded by Alessandro Boulevard to the north, I-215 to the east, and Van Buren Boulevard to the south. The South Campus also provides about 625 acres, and is located south of Van Buren Boulevard and west of an existing golf course and cemetery.

PROJECT DESCRIPTION: This EIR is prepared as a focused EIR provided under section 15152(a) of the CEQA Guidelines. The document incorporates by reference information contained in the Master EIR for the General Plan of the March JPA.

The project is planned as an industrial business park including land uses such as Business Park, Industrial, Office, Mixed Use, Commercial and Transportation Center. The proposed project consists of the adoption of a Specific Plan, a tentative map, zoning regulations, a General Plan amendment, and a development agreement for the 1,285-acre industrial business park.

The Specific Plan area would include 990 acres on 150 developable lots. Approximately 300 acres will be allocated for parks, landscape buffers, sensitive resource setbacks, drainage basins, and roads. The land uses for the Specific Plan are shown in the attached exhibit.

The March JPA General Plan Amendment would eliminate the Destination Recreation (DR) land use from the North Campus Area and substitute Industrial land uses in a portion of the area south of Van Buren Boulevard previously designated as Park/Recreation/Open Space. The General Plan amendment will also include a multi-modal transportation center land use to be located north of Van Buren Boulevard. The current General Plan did not include a transportation center land use in the approved land use plan, but did identify this use in Transportation System Policy 1.8.

PROJECT APPLICANT: March Joint Powers Authority

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY HAZARDOUS WASTE LIST: The CERCLIS database identified a small benzene groundwater plume in the North Campus, south of Cactus Avenue and west of I-215. This area is referred to as Site 43, located within the March AFB Operable Unit 2. The U.S Air Force is currently proceeding with the cleanup of Site 43.

Date: July 15, 2002

Signature: 
Title: Planning Director
Telephone: 909-656-7000

Attachments:

- Figure 1: Vicinity Map
- Figure 2: Internal Street Network
- Figure 3: Project Land Uses

Consulting firm retained to prepare draft EIR:

Name: Kimley-Horn and Associates, Inc.

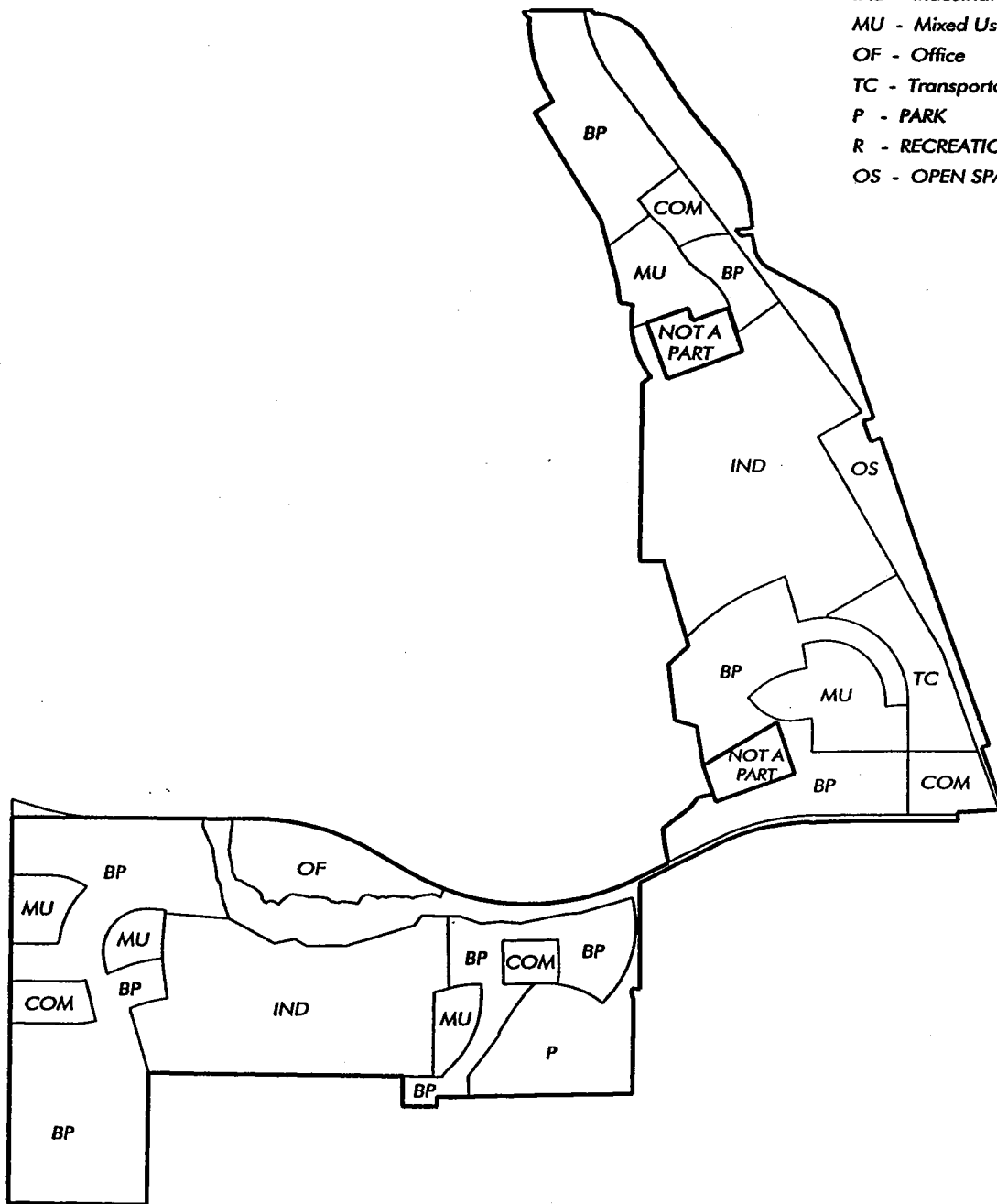
Address: 517 Fourth Avenue, Suite 301

City/State/Zip: San Diego, CA 92101

Contact Person: Karina Fidler



- LEGEND:
- BP - Business Park
 - COM - Commercial
 - IND - Industrial
 - MU - Mixed Use
 - OF - Office
 - TC - Transportation Center
 - P - PARK
 - R - RECREATION
 - OS - OPEN SPACE



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Figure 3

Project Land Uses