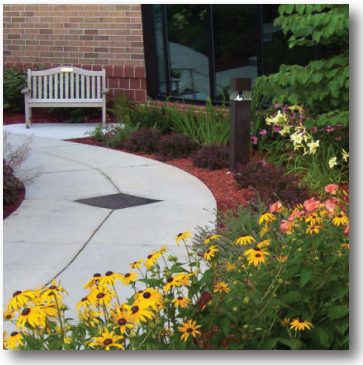






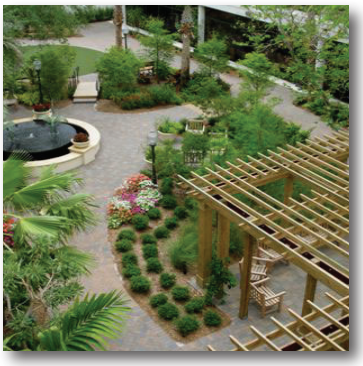


MARCH LIFECARE CAMPUS SPECIFIC PLAN NO. 7

(First Amendment to Specific Plan No. 4)

March LifeCare
Healing Starts Here

March Joint Powers Authority
Bringing good jobs to Riverside County

JUNE 30, 2011

ALBERT A. WEBB ASSOCIATES

March LifeCare Campus Specific Plan

No. 7

(First Amendment to Specific Plan No. 4)

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June 30, 2011

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EXECUTIVE SUMMARY

The March LifeCare Campus Specific Plan (SP-4) was approved on November 18, 2009 and provided for the development of an approximately 236-gross acre integrated, state-of-the art healthcare campus. The campus is designed to offer a wide range of medical-related services to residents of southwestern Riverside County, an area that is currently severely under-served by high quality health care services. The vision and intent of the current 2010 Specific Plan Amendment (SPA) are consistent with approved SP-4. Where no changes have been proposed between SP-4 and the currently proposed SPA, the term "Specific Plan" is used.

Modifications to SP-4 Proposed in this SPA

Although the vision and intent of the Specific Plan has not changed, some key changes are proposed in the SPA that differ from SP-4, as follows:

- The height limitation in the northeast area of the Specific Plan has been increased from 85-feet maximum to 135-feet to accommodate proposed hospital uses.
- The circulation system has been modified to accommodate the first phase primary use within the northeastern corner of the site as opposed to the northwestern area.
- The elimination of the "Parking Core" due to changes in the circulation system and a desire to provide long-term employee parking closer to employment areas, especially hospital uses where employees will be working night shifts.
- The regulating plan has been modified.
- Zones (or Planning Areas) are established to better regulate phasing of the project.

In addition, because land uses are proposed in the Specific Plan Amendment (SPA) within given areas of the project site, the "Flex Zones" and "Building Zones 1 and 2" concepts from SP-4 have been eliminated. Thus, Chapter 4 - Development Regulations and Guidelines, of the SPA is significantly reorganized from how it appeared in SP-4, but the standards themselves have remained constant unless a change was required due to the three items listed above.

Development Program

The March LifeCare Campus development program provides for a broad range of complimentary health care services in one location, which is attractive to health care providers in today's marketplace. The development program allows for a maximum of 3,555,000 square feet of building area (not including parking garages). It is anticipated that buildout of the Specific Plan will occur as illustrated in **Table EX-1**.

TABLE EX-1: ANTICIPATED BUILDOUT	
Permitted Use	**Anticipated Building Square Footage**
General Medical Office	1,990,000
Commercial Retail	315,000
Research and Education	200,000
Institutional Residential	700,000
Wellness Facilities	40,000
Mixed Use	310,000
ALL PERMITTED USES	3,555,000

Infrastructure

Development of the Specific Plan will require the extension of existing infrastructure and services, and construction of new infrastructure, including:

1. Street Improvements. The public roadways (Riverside Drive, Meyer Drive, March LifeCare Drive, and others) will be improved during the development of the Specific Plan. The private- and public-road infrastructure within the Specific Plan will be designed to achieve efficient and safe access to and from individual planning areas and land uses as detailed site planning for the Specific Plan occurs.
2. Water Distribution Facility Improvements. All existing pipeline within the Specific Plan will be replaced, with the exception of the existing 14-inch diameter pipeline in Meyer Drive.
3. Sewer Collection Facility Improvements. Off- and on-site improvements will be done, including upgrading an existing 15-inch gravity line with a proposed 18-inch sewer pipeline off site. All existing sewer mains within the Specific Plan area will be replaced.
4. Storm Drain Improvements. Cactus and Heacock channels will be upgraded to protect the Specific Plan site from off-site flows and eliminate flooding conditions.
5. Utilities. A backbone electrical conduit system will be installed in the right-of-way landscaped area of the roads. A gas main and two master meters will be installed to serve the Specific Plan area.

6. Other Public Services such as Police and Fire. The Riverside County Sheriff's Department will continue to provide police services to the Specific Plan area. The Riverside County fire Department will continue to provide Fire Marshall Services to the Specific Plan area.

Open Space Facilities

An important consideration for the quality of a campus setting is the quality of its open space areas. The Specific Plan supports the ninth goal of the March Joint Powers Authority (MJPA General Plan, 1999, Page 5-14) General Plan Resource Management Element, which states that development should,

> *"Create a network of open space areas and linkages throughout the planning area that serves to preserve natural resources, protect health and safety, contributes to the character of the community, provide active and passive recreational use, as well as visual and physical relief from urban development."*

The Specific Plan will provide open space throughout the development with courtyards and plazas that are incorporated into building layout and campus design. These healing gardens will provide a wellness atmosphere with comfortable pedestrian spaces that feature elements such as fountains, trellises, roof overhangs, umbrellas, shade trees, comfortable tables, chairs, benches, and kiosks.

CHAPTER 1.0 INTRODUCTION AND OVERALL STRATEGY

Section 1.1 Purpose and Intent

The March LifeCare Campus is to be a welcoming, easy-to-navigate health care community dedicated to health and wellness service delivery, education, and research. It is the intent of this Specific Plan to provide the land use, infrastructure, design plans, regulations, and guidelines needed to facilitate development of an integrated campus setting for hospitals, educational programs, research laboratories, medical office buildings, healthcare related organizations and services, and needed support services.

The Specific Plan guides the design, building, and operation of the March LifeCare Campus to enable environmental and social responsibility, and a healthy and prosperous environment that improves quality of life.

The Specific Plan represents a comprehensive approach to the planning and development of a sustainable and integrated health care campus on approximately 236 acres within a portion of the former March Air Force Base now under the jurisdiction of the March Joint Powers Authority (JPA). The Specific Plan provides detailed text and exhibits describing the proposed campus, including:

1. Defining the uses, amenities, and pattern of development that will be provided to create an integrated health care campus.
2. Providing for the convenient and safe movement of private and transit vehicles, pedestrians, and bicycles within the campus.
3. Establishing design guidelines to ensure high quality design of buildings, landscaping, lighting, site grading, and other campus features, including site design guidelines to guide the development of individual uses in a manner that yields an integrated campus setting.
4. Providing plans for the provision of water, sewer, drainage, and utility infrastructure, as well as the public services and facilities needed to support development of the campus.
5. Providing detailed development regulations for the community.
6. Defining implementation programs for the development of the Specific Plan area.

The Specific Plan, when adopted, will serve as (1) a tool for the March JPA to implement the provisions of its General Plan as it applies to the site, and (2) the zoning for the campus. The Specific Plan's development, performance, and design standards will govern future

development of the health care campus and will ensure consistent and context-sensitive land use, landscape design, and architectural treatments, and will provide for logical development phasing and adequate and efficient provision of needed public services and facilities.

Section 1.2 Specific Plan Location

The approximately 236-acre Specific Plan area is situated east of Interstate 215 (I-215) in the northeast portion of the former March Air Force Base in Riverside County. The site is adjacent to the City of Moreno Valley to the north and east, and is generally bounded by Cactus Avenue to the north, Heacock Street to the east, "N" Street to the south, and Riverside Drive to the west. A 12.3-acre parcel, located at the center of the Specific Plan, roughly 1,090 feet south of Cactus Avenue and 1,040 feet west of Heacock Street, is being retained by the Federal Government, and is not part of the Specific Plan. A legal description of the Specific Plan Boundary is included in Appendix A.

Major regional freeways provide convenient access to the Specific Plan area. Cactus Avenue provides direct access to I-215, located approximately 1.7 miles west of the Specific Plan site. State Route 60 (SR-60) is located approximately 2.2 miles north of the Specific Plan site, and can be directly accessed from Heacock Street and Cactus Avenue. **Figure 1-1** shows the regional location of the Specific Plan.

Section 1.3 Existing Setting

1.3.1 Existing General Plan and Zoning

The current General Plan land use designation for the Specific Plan is Medical Campus, as established in SP-4, as shown in **Figure 1-2**. The SPA proposes no change to this designation. The land uses included in the Specific Plan include General Medical Office, Commercial Retail, Research and Education, Institutional Residential, Wellness Facilities and Mixed Use, as discussed in Chapters 2, 3 and 4.

Surrounding land uses in the General Plan include offices and a new industrial business park to the north and suburban residential neighborhoods to the east in the City of Moreno Valley. Park, recreation, and open space land uses border the Specific Plan to the south in the City of Moreno Valley. A historic district is located directly west of the Specific Plan area on the former March Air Force Base, and the March Air Reserve Base airport is further to the west.

A Zoning Consistency Chart is included in Appendix B. A General Plan Consistency Statement is included in Appendix C. The Specific Plan Adopting Ordinance is included in Appendix D.

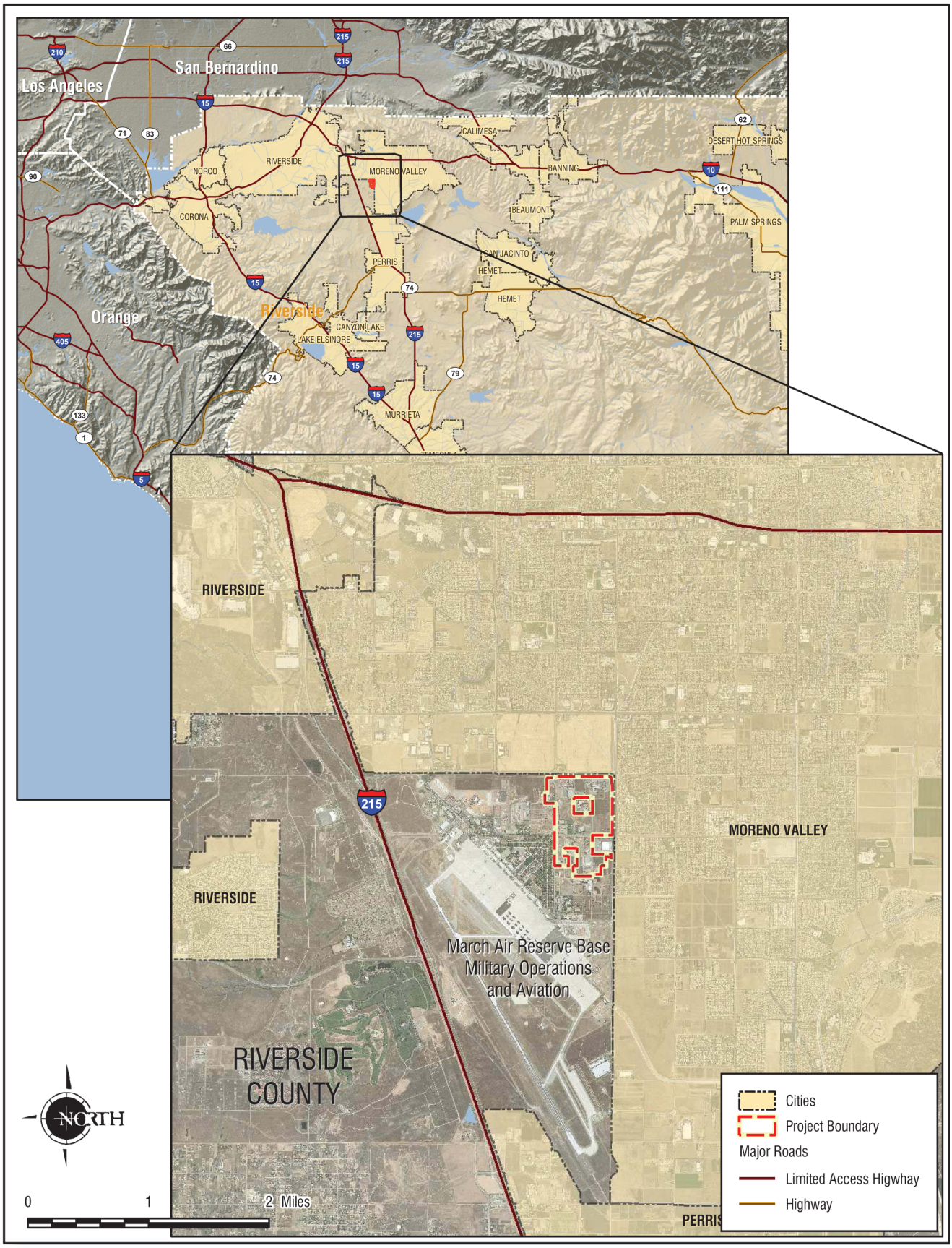
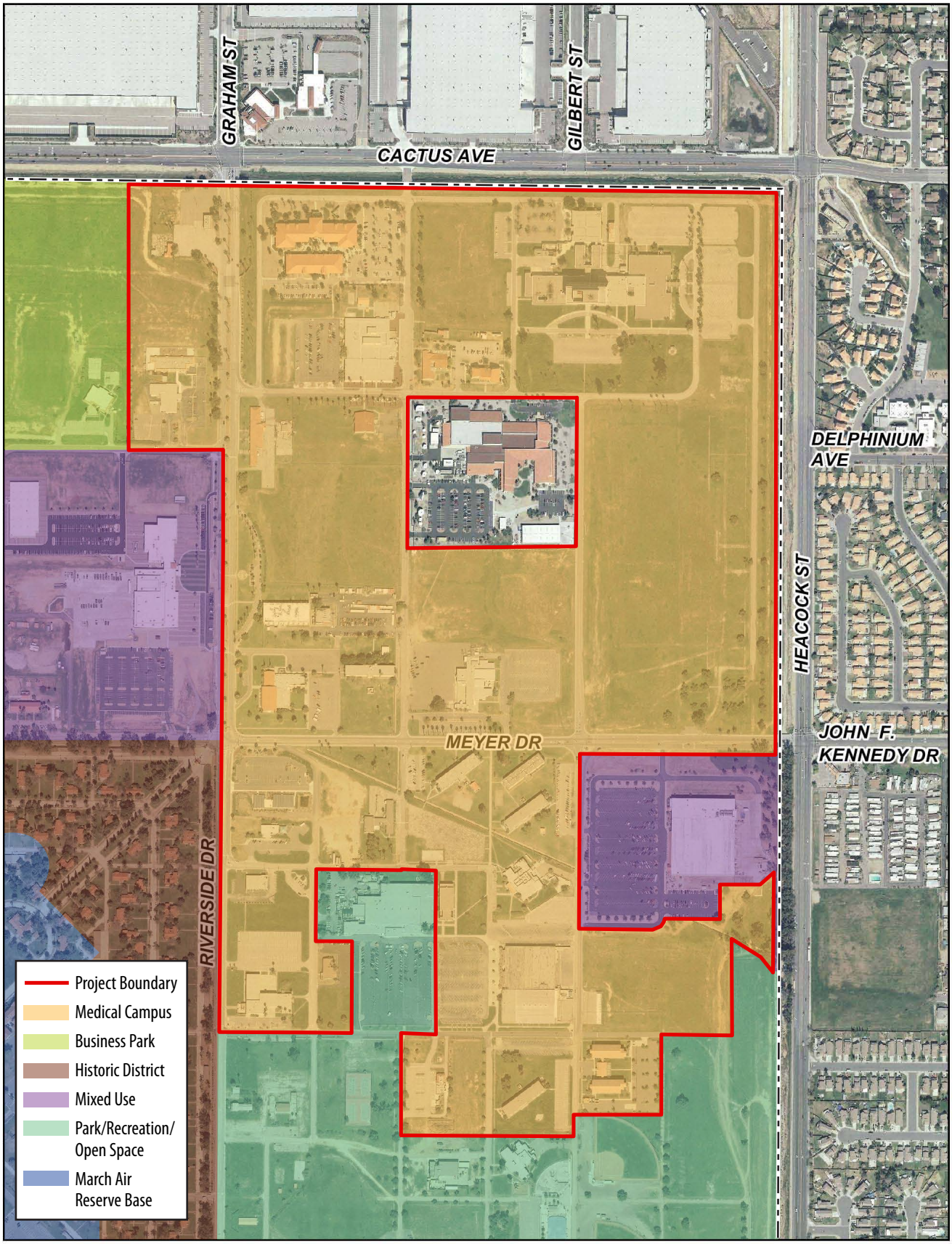


Figure 1-1. Regional and Vicinity Map

March LifeCare Specific Plan Amendment



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

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Figure 1-2. General Plan Designations

March LifeCare Specific Plan Amendment

1.3.2 Existing Land Uses

The land uses surrounding the Specific Plan consist primarily of offices and a new industrial business park to the north, and of suburban residential neighborhoods to the east. Uses to the south and west include former March Air Force Base buildings, as well as the active March Air Reserve Base runway, as shown in **Figure 1-3**.

The Specific Plan area is currently occupied with numerous existing uses. At the time SP-4 was adopted in 2009, 50 structures, 17 of which were occupied, existed on-site including, but not limited to, the March JPA administrative offices, CrossWord Church, and transitional housing facilities. Other existing uses included a naval audit facility, Somerset Academy, a telephone communications facility, a U.S. Army facility, and a banquet facility. Occupied and vacant uses from 2009 within the Specific Plan area, are detailed in Appendix E with notations regarding their present status.

Several of the on-site uses may remain in place temporarily. For example, in the future transitional programs for the homeless will be relocated to Zone 11 within the Specific Plan area; the majority of the existing structures have been demolished in order to facilitate the March LifeCare Campus Project.

The site is constrained both by existing structures that may remain in their current locations, as well as by the existing circulation pattern (Figure 1-3). The site contains the Armed Forces Radio and Television Service/American Forces Network (AFN), located on a parcel in the northerly center of the plan area. The (AFN) will remain on the parcel; however it is not included in the Specific Plan. The “not a part area” that is created by the AFN presents a challenge when planning the site to function as an integrated campus.

Another challenge is Riverside Drive, which bisects a portion of the Specific Plan area, creating a parcel on the west side of Riverside Drive that will most likely need to function more independently than the rest of the central campus. Meyer Drive also creates a boundary between the northern and southern portions of the campus. Finally, drainage channels bound the Specific Plan on the south side of Cactus Avenue and the west side of Heacock Street.

Parcels within the Specific Plan site are former military properties that were transferred to the March JPA for redevelopment and reuse. As part of the transfer process, more than 230 acres of parcels were not zoned; however, the adoption of the March LifeCare Campus Specific Plan in 2009 assigned the Specific Plan designation of SP-4 to unzoned parcels as well as those that were zoned Business Park and Business Park/Mixed Use.

Figure 1-3. Existing Areas

March LifeCare Specific Plan Amendment

The Specific Plan rehabilitates a former developed portion of March Air Force Base in an urban area with existing infrastructure. This effective reuse helps reduce pressure on surrounding undeveloped land and water resources, and improves current storm water management with upgrades.

1.3.3 Existing Infrastructure and Services

Existing Circulation

The Specific Plan is currently accessed from Cactus Avenue, Riverside Drive, Heacock Street, and Meyer Drive (Figure 1-3).

Cactus Avenue borders the Specific Plan area to the north. Cactus Avenue is currently a four-to-six lane roadway running in an east to west direction. Riverside Drive borders the western edge of the Specific Plan area. Riverside Drive is currently a four-to-six lane roadway which generally runs in a north to south direction. Heacock Street forms the eastern border of the Specific Plan area, and is a four-to-six-lane street running in a north to south direction. Meyer Drive divides the Specific Plan area, running east to west. Meyer Drive is currently a two- to four-lane roadway.

The Former March Air Force Base is served by the Riverside Transit Agency (RTA), which operates bus service throughout Riverside County. The Specific Plan is served by the following route:

1. Route 11 – Moreno Valley Mall to March Air Reserve Base runs to/from Moreno Valley Mall through the Specific Plan via Cactus Avenue and Riverside Drive to Meyer and 6th Street.

RTA also provides Dial-A-Ride service for seniors and the disabled. This is an advanced reservation curb-to-curb service for those who live within 0.75 miles of a fixed bus route.

All local roadways providing access to the Specific Plan currently have sidewalks along frontage where development has occurred. Adjacent to the Specific Plan site, there are currently no sidewalks on the south side of Cactus Avenue and on the west side of Heacock Street.

Existing Water Distribution Facilities

The Specific Plan and the March JPA planning area are within the boundaries of Western Municipal Water District (WMWD). In the March JPA planning area there are approximately 60 miles of water line varying between 2 to 16 inches in diameter. The WMWD supplies potable water through an existing 14-inch diameter pipeline under I-215 to supply their entire service area east of the interstate.

Existing Sewer Facilities

The Specific Plan is within the WMWD service area for sewer. A 15-inch gravity line currently serves as the major conduit for the Specific Plan area. The gravity line is located in 6th Street. Additionally, there is an existing 18-inch line in Graeber Street that currently serves the Specific Plan area.

Existing Recycled Water Facilities

The Specific Plan area is not currently supplied with recycled water.

Existing Storm Drain Facilities

The Specific Plan site is currently served by two existing unimproved earthen channels that convey storm water generated from the Sunnymead Watershed. The Cactus Channel runs west to east along the south side of Cactus Avenue to Heacock Channel. Heacock Channel runs north to south along the west side of Heacock Street and accepts flows from Sunnymead Channel and Cactus Channel. Both the Heacock and Cactus Channels are undersized, not maintained, and vegetated with eroded banks; their conveyance capacity is inadequate. Under current conditions, storm flows overtop the banks and sheet flow into the Specific Plan site.

The Meyer Drive Channel also crosses the Specific Plan site in a south to east direction and outlets into the Heacock Channel approximately 1,000 feet south of Meyer Drive. The Meyer Drive Channel collects and conveys on-site storm runoff from the March Air Reserve Base and portions of overflow from the Cactus and Heacock channels, but does not appear to have sufficient capacity to handle both on-site and sheet overflow.

In September 2006, the Riverside County Flood Control and Water Conservation District (RCFCWCD) prepared hydrology and hydraulic reports to address the flooding impacts from the existing channels within the March Air Reserve Base. These studies were used to establish the hydrology and depth of flooding for pre-design of the drainage for the Specific Plan.

With respect to flooding, the results of the hydraulic models prepared by the RCFCWCD for the study area confirm that Cactus and Heacock channels have minimal capacity and flows overtop both channels and inundate much of the site. Depth of flooding for the 100-year storm event varies between 0.1 inches and 1.5 feet for most of the Specific Plan area. Some areas along and including the existing channels are flooded up to 2.5 feet and above.

Existing Storm Water Treatment Facilities

The Specific Plan site currently has no existing storm water treatment facilities.

Existing Utilities

Underground and overhead electric systems currently exist within the Specific Plan boundaries. A portion of the Specific Plan area is currently being fed from an on-base electrical system. The Edison Company currently has a 12-kilovolt (kV) circuit (called "Ellsworth") supplying electricity to some of the existing buildings. The existing electric system enters the Specific Plan area at the northeast corner of Heacock Street and Meyer Drive.

An overhead transmission line runs along the north side of the Specific Plan along Cactus Avenue and the west side of Heacock Street.

The Southern California Gas Company currently has an underground gas system in Meyer Drive. There is a master meter at the entrance to the base on the north side of Meyer Drive.

The March Joint Powers Utilities Authority currently owns, operates, and maintains the gas system in the northeast corner of the Specific Plan area.

Underground telephone systems currently exist in the east side of Riverside Drive and serve existing buildings in the Specific Plan area. A Verizon easement runs along Riverside Drive; there are three manholes existing in this easement.

Time Warner Cable currently serves the Specific Plan Area.

Existing Solid Waste Services

Solid waste generated on the Specific Plan area is currently disposed of through contracts with the County of Riverside Waste Management.

Other Public Services

Law enforcement services in the March JPA planning area fall under the Riverside County Sheriff's Department. Sheriff substations are located within the cities of Moreno Valley, Riverside, and Perris.

Fire Marshall Services fall under the jurisdiction of the Riverside County Fire Department. Fire protection services are provided by existing County fire stations in Moreno Valley and non-County fire stations from the March Air Reserve Base and neighboring City of Riverside through mutual aid agreements.

The Riverside County Free Library, the City of Moreno Valley, and the Public Library of the City of Riverside provide library services to the March JPA planning area.

CHAPTER 2.0 MARCH LIFECARE CAMPUS VISION

Section 2.1 Overview

The March LifeCare Campus Specific Plan will provide a wide range of medical- and wellness-related services to residents of southwestern Riverside County, an area that is currently under-served by high quality health care services.

The Specific Plan is intended to consist of up to three main hospitals; multiple medical treatment and surgery centers; laboratories; centers for medical excellence, including research and education; and health care services for veterans and military personnel. Additionally the Specific Plan will provide residential settings for seniors who either cannot or choose not to live in traditional housing due to the need for in-home medical care, hospice care, and other related services. Additionally, the Specific Plan ensures sustainable land use, design, open space provision, significant shared use parking, and circulation patterns, including bicycle and pedestrian facilities.

A special component of the Specific Plan is a "shared parking" design that consolidates much of the campus parking in shared parking facilities and uses less polluting pedestrian and bike travel to navigate the campus. The land use and shared parking design also supports a more dense and walkable environment with greater open space opportunities.

Section 2.2 Guiding Principles

The following principles comprise the foundation upon which the Specific Plan is built. These principles address physical, economic, and environmental objectives, and frame a long-range vision for the campus.

1. Provide for and support reuse of the former March Air Force Base consistent with the vision and intent of the March Air Force Base Master Reuse Plan and the March Air Force Base Redevelopment Plan. A key goal of the March LifeCare Campus is to provide for the reuse of lands within the former March Air Force Base that have been declared surplus and returned to civilian use. In addition to providing health and wellness services, the March LifeCare Campus Specific Plan is designed to recapture economic development opportunities that were lost when base realignment occurred by attracting quality employers and providing a substantial employment base that will also strengthen economic opportunities for surrounding communities.

2. Achieve a campus atmosphere, which is defined by the following attributes:
    a) Abundant open space
    b) Easily walkable with ample connectivity between all on-campus buildings
    c) Conveniently placed campus amenities foster collegiality
    d) Shared campus-style parking where users park their vehicles and then access all needed services and facilities on campus without needing to drive again until leaving the campus
3. Provide for the full range of health care service delivery, education, and research, including hospitals, general and specialty medical offices and laboratories, educational programs and facilities, research facilities, medical office buildings, health care-related organizations and services, senior residential care (e.g., independent/assisted living facilities, skilled nursing facilities), wellness services, and needed support services and facilities.
4. Support health care maintenance and healing processes through development design. Within the March LifeCare Campus, form should follow function and optimize patient, physician, staff, student, and visitor processes. The layout of uses within the campus shall provide for critical adjacencies by providing for convenient and easy movement between the various facilities a patient, physician, staff member, student, or visitor might need to use within the course of a day. Architectural, site, and landscape design shall recognize the stressful conditions often present for patients, physicians, staff, and visitors, and provide tranquil places of quiet and solitude, as well as places where children can play while other family members seek medical attention or visit patients. Signage shall provide adequate direction so that navigation within the campus is made simple, even for first time visitors.
5. Display high aesthetic quality. The March LifeCare Campus shall be an attractive, pleasant place to work or visit. Buildings within the campus shall display a diversity of styles, with each building having an innovative and sustainable design. Streetscapes shall be rich and textured, providing visual quality throughout the campus, and a pedestrian-friendly ground floor environment that includes public spaces along interior street frontages.
6. Implement sustainable design. By providing an employment-generating health care campus that is in close proximity to the residents of western Riverside County, long drives and commutes to obtain health care services can be reduced. The March LifeCare Campus will provide not only health and wellness services, but will contribute to a healthy environment by implementing sustainability programs in relation to building,

landscape, and lighting design; water and energy conservation; re-use of materials; solid waste management; and air quality management. Sustainable design standards are included in the Specific Plan to direct the way buildings and the campus will be designed to engage environmental and social responsibilities, and create a healthy campus environment.

7. Take advantage of access provided by available regional and local roadway systems. The Specific Plan is located in an area of the former March Air Reserve Base that provides ready access to the local and regional roadway network. Siting of the Specific Plan in this manner facilitates access that will, reduce vehicle miles traveled within the region, and promote full use of facilities and services available under the Specific Plan.
8. Internal circulation elements shall provide for safe and efficient movement for vehicles, pedestrians, and bicycles. The design of the March LifeCare Campus shall provide a comprehensive vehicular and non-vehicular transportation network that will facilitate safe, convenient, and efficient access to, from, and within all portions of the campus. The appearance and experience of using the circulation system shall enhance the campus image. The campus shall be accessible by both private vehicles and public transit. Vehicular entrances to the campus shall be distinctive. Pedestrian and bicycle circulation areas within the campus shall be as easily navigable as vehicular circulation areas.
9. Provide efficient emergency access. Access to emergency facilities shall be easily identifiable and navigable, designed for clarity of access and efficient movement.
10. Provide adequate infrastructure to support planned activities. Adequate water, sewer, drainage, telecommunications, electrical, natural gas, and other infrastructure and public services necessary to attract and serve a state-of-the-art health care campus will be provided consistent with the needs of each increment of development.
11. Protect public health and safety. The location and design of buildings within the campus will protect the continued joint use of aviation facilities on the March Air Reserve Base, as well as ongoing operations at the AFN and neighboring Base Exchange and Commissary. In addition, necessary design measures to facilitate fire and police protection for uses within the campus will be provided.

12. Provide reasonable flexibility, as approved by the March JPA, in the timing of specific development. The specific program needs of health care facilities are often difficult to predict, and the phasing of campus buildings and parking facilities will depend on the specific needs of individual on-site uses as they are developed. To ensure the provision of adequate infrastructure and parking, performance standards have been incorporated into the Specific Plan. The performance standards ensure that the development of infrastructure, streetscapes, pedestrian paths, and other amenities occur so that they are available for use by occupants of the campus buildings.

CHAPTER 3.0 MARCH LIFECARE CAMPUS DEVELOPMENT PLAN

Section 3.1 Proposed Land Uses

In order to develop an integrated, state-of-the-art medical campus, the Development Plan will accommodate the following land uses on the campus:

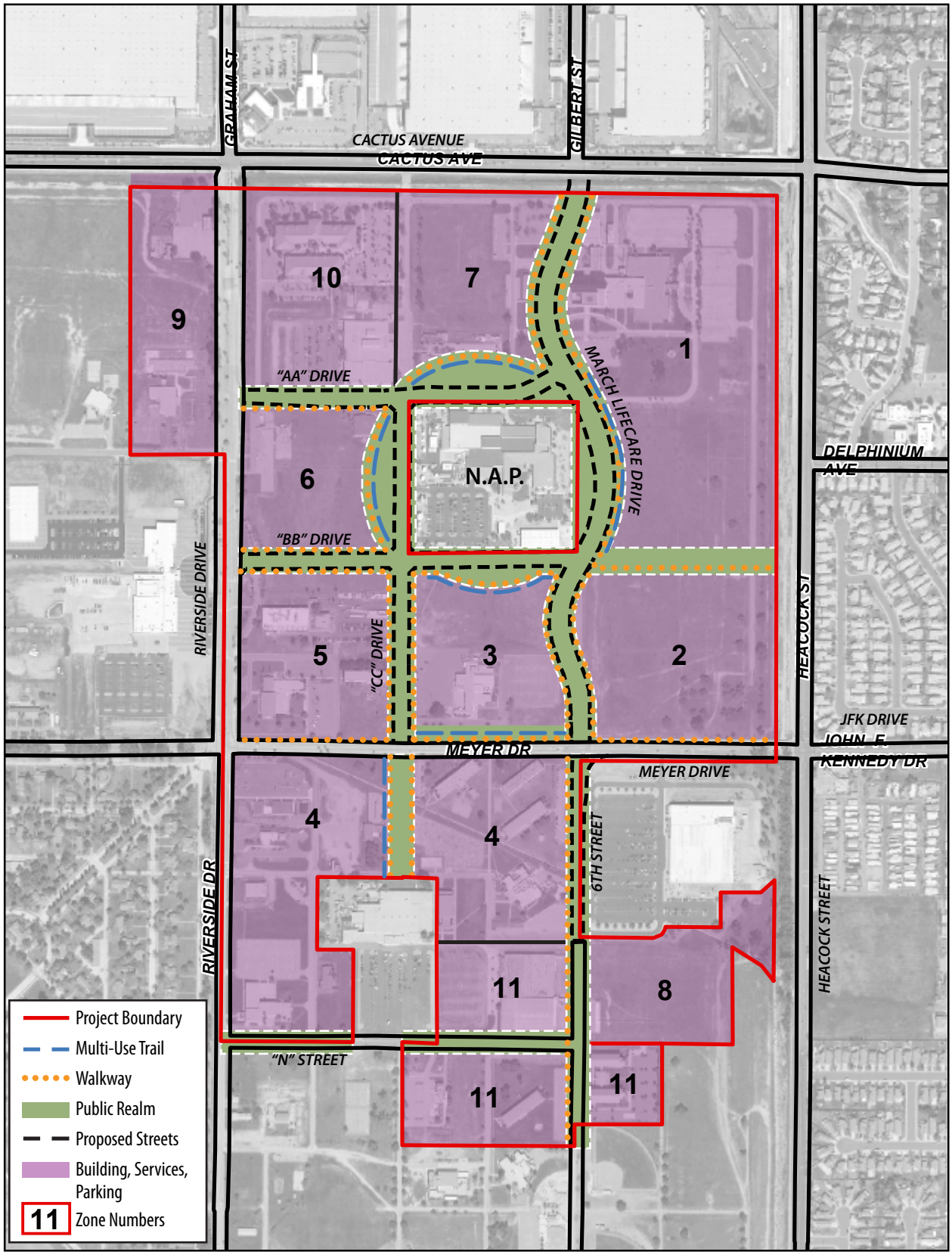
1. General Medical Office [includes hospital(s)]
2. Commercial Retail
3. Research and Education
4. Institutional Residential
5. Wellness Facilities
6. Mixed Use

The March LifeCare Campus Specific Plan provides for a broad range of complimentary health care services. A maximum of 3,555,000 square feet of building area (not including parking garages) will be permitted within the Specific Plan area. It is anticipated that buildout of the Specific Plan will occur as illustrated in **Table 3-1**.

TABLE 3-1: ANTICIPATED BUILDOUT

Permitted Use	Anticipated Building Square Footage
General Medical Office	1,990,000
Commercial Retail	315,000
Research and Education	200,000
Institutional Residential	700,000
Wellness Facilities	40,000
Mixed Use	310,000
ALL PERMITTED USES	3,555,000

Each of the uses that will be accommodated on the campus is described in Subsection 3.1.1 through 3.1.6. For ease of reference throughout the document, **Figure 3-1** shows "Zone" numbering which is referenced throughout the SPA.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-1. Conceptual Central Campus Development Plan

March LifeCare Specific Plan Amendment

3.1.1 General Medical Office

The General Medical Office land use type includes a broad range of general health care uses. The intent of the General Medical Office land use type is to allow development of a wide range of health care services. This land use type will provide a location for physicians and other health personnel to practice a wide range of medicine. The types of uses will include traditional health care outpatient services, such as pediatrician or dentist offices. Laboratories and urgent care centers are also included in this land use type. Additionally, this is the only land use type that allows general and specialty hospitals. A general hospitals is one in which patients with multiple types of ailments are given care. In contrast, a specialty hospital is one that treats a specific type of patient, such as cancer treatment centers, children's hospitals, or maternity hospitals. It is the intent of this land use type to provide up to three hospitals within the Specific Plan area.

3.1.2 Commercial Retail

The Commercial Retail land use type is intended to provide locations for the sale of goods or commodities primarily to users of the March LifeCare Campus, including patients, visitors to the Campus, doctors and other employees of businesses located at the campus. It is anticipated that many of the commercial uses will be related to health care, such as pharmacies or medical equipment stores. However, many of the uses will also include services for repeat users of the Campus, such as doctors, so that the Campus will function as a neighborhood. Such uses may include banks, restaurants, dry cleaners, and other uses found typically in neighborhood commercial settings. The amenities will be conducive to and supportive of an integrated campus.

3.1.3 Research and Education

The Research and Education land use type is intended to accommodate buildings used for study and teaching. It is anticipated that these will include areas to conduct investigations into a wide range of medical theories, for example a cancer research center. Additionally, it is anticipated that instructional and informational areas will be accommodated in this land use type. These might include substance addiction control centers or stress management centers.

3.1.4 Institutional Residential

The Institutional Residential land use type is anticipated to accommodate residential care facilities and uses in a variety of footprints and densities. This land use type may include a continuum of caregiving facility. The range of uses would begin with independent living facilities, where a resident is self-sufficient but requires help with services such as laundry, meals, and transportation. The other end of the spectrum would offer hospice care to residents that are in the last phases of incurable disease so that they may live as fully and comfortably as

possible.

Traditional residential uses, such as single-family and multi-family developments, are not permitted nor contemplated as a part of the development of the Specific Plan. Institutional residential uses proposed in the Specific Plan will not be subdivided or sold as individual properties for residential uses; the entirety of the units will be under the ownership of the residential care facility.

It is anticipated that the Institutional Residential land use type would accommodate the full range of residential care facilities, from independent living facilities to hospice care, and that these uses could be accommodated within the same buildings. The residential care facilities may be subject to state licensing requirements under the California Health and Safety Code.

3.1.5 Wellness Facilities

The Wellness Facilities land use type includes uses that contribute to the mental and physical soundness of March LifeCare Campus users. Wellness Facilities will allow users to assume responsibility for the quality of their lives and to function optimally throughout their days. Wellness Facilities are anticipated to include fitness centers, massage therapy centers, and physical rehabilitation centers, among other uses.

3.1.6 Mixed Use

The Mixed Use land use type is anticipated to provide opportunities for the location of a broad range of health care-related and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus. These may include uses mentioned in other land use types. Additionally, the Mixed Use land use type in Zone 11 is anticipated to accommodate any relocated existing uses currently located on the campus.

Section 3.2 Development Plan

The central campus will be constructed to provide a continual linkage of open space, as conceptually shown in **Figure 3-1**. The use areas will be located in approximately this order, from the outside edges of the campus to the center:

1. Landscaped edge
2. Small surface parking lots
3. Buildings
4. Open Spaces
5. Pedestrian circulation/Public Realm (as defined in Section 4.2.2)
6. Street
7. Public Realm

Although the vision and intent of the Specific Plan has not changed, the Conceptual Central Campus Development Plan in SP-4 differed from the Conceptual Development Plan shown on Figure 3-1 of the SPA in several ways, as follows:

- The circulation system has been modified to accommodate the first phase primary use within the northeastern corner of the site as opposed to the northwestern area by connecting Cactus Avenue to Meyer Drive instead of the primary circulation connection from Cactus to Riverside Drive.
- The elimination of the "Parking Core" due to changes in the circulation system and a desire to provide long-term employee parking closer to employment areas, especially hospital uses where employees will be working night shifts.
- The "Flex Zones" and "Building Zones 1 and 2" concepts from SP-4 have been eliminated because land uses are proposed in the SPA within given areas of the project site.

  The primary aspect of the Development Concept that remains the same between the SPA an SP-4 is the Public Realm as the unifying element of the plan. The Public Realm still includes walkways and trails and the circulation system as was the vision in SP-4.

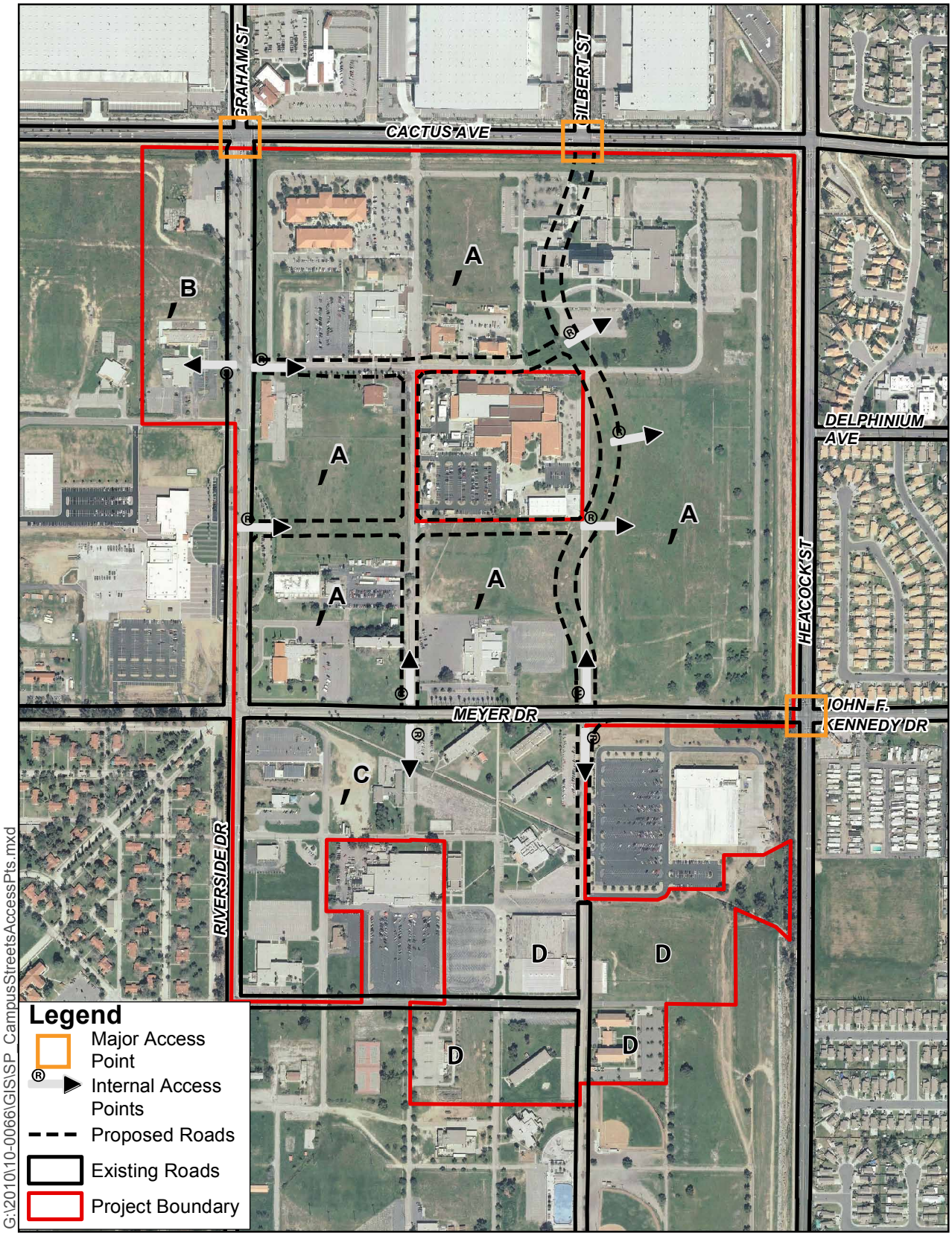
The use areas also accommodate the existing constraints of the Specific Plan site, including existing structures that may remain in their current locations (e.g., CrossWord Church, Navy & AFAA) either temporarily or permanently. The existing complex that is not a part of the Specific Plan and may remain in its current location is American Forces Network (formerly Defense Media Center).

Development of land uses in areas adjacent to arterial streets shall incorporate setbacks and landscaped or architectural barriers to reduce received vehicular-source noise.

The majority of the General Medical Office uses, Research and Education uses, Wellness Facilities uses, and some of the Commercial Retail uses will be located in this central portion of the campus (labeled as area "A" on **Figure 3-2**). These uses will be complementary and will enforce the campus environment, as described in the vision for the campus.

The parcel that is created to the west of Riverside Drive as it bisects the campus (labeled as area "B" on Figure 3-2) will accommodate Commercial Retail, Mixed Use, or Research and Education uses. These uses will complement the central campus uses, but will also contain functions that are sustainable without the support of the rest of the campus.

The parcel to the southeast of the intersection of Meyer Drive and Riverside Drive (labeled as



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-2. Campus Areas, Proposed Streets and Access Points

March LifeCare Specific Plan Amendment

area “C” on Figure 3-2) will be used for Institutional Residential uses. These are best accommodated in this location as it is adjacent to the services offered on the medical campus, yet offers a slight removal from the main campus so that they can function independently on a daily basis. Additionally, the boundary created by Meyer Drive offers the opportunity for a more residential feeling on this parcel, where those seeking a continuum of care from assisted living to hospice care will be comfortable in their living environment.

The parcels south of Meyer Drive and southeast of the institutional residential uses (labeled as area “D” on Figure 3-2) will be used as Open Space for drainage facility purposes (Zone 8) and constructed as a Mixed Use area (Zone 11). Any existing uses that will be relocated within the Specific Plan area will likely be positioned in Zone 11. Some existing structures may also be used to house homeless or other transitional housing functions.

The individual parcels in the Specific Plan area will be developed consistent with the Master Plot Plan for the SPA. To achieve a campus feeling, the various land uses will be brought together through the use of landscaping, pedestrian pathways, as well as lighting, site furniture and architectural design elements.

Section 3.3 Sustainable Development Strategy

The Specific Plan incorporates standards from the Leadership in Energy and Environmental Design (LEED) campus criteria. The LEED rating system can be applied for new construction projects in a campus or multi-building setting where the buildings share amenities and common design features. The LEED rating system establishes performance goals in five environmental categories: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, and Indoor Environmental Quality. Additionally, a sixth category, Innovation & Design Process, addresses those environmental issues not included in the other categories. The majority of campus-specific opportunities to meet LEED standards arise in the Sustainable Sites, Water Efficiency, and Energy & Atmosphere categories. The Specific Plan includes sustainable practices that shall be incorporated into the overall campus development.

Initial Site Development within the March LifeCare Campus Specific Plan Area will utilize site development standards consistent with the LEED Campus Design Criteria as identified in Appendix F of this Specific Plan. These development standards and practices are generally applicable to the horizontal development phase of the Specific Plan site. Site preparation and development of infrastructure for the majority of the Specific Plan Area will be undertaken by a master developer/landowner. Subsequent vertical construction will be undertaken by purchasers of individual parcels. By requiring horizontal construction to be consistent with certain LEED Campus Design Criteria, as well as compliance with certain LEED Credit Prerequisites, individual developers can take credit for site development activities, which will assist individual developers meeting LEED criteria with subsequent developments. A complete checklist (Appendix F) is provided to guide future development seeking LEED certification.

Section 3.4 Circulation

The Specific Plan circulation infrastructure will be designed to support efficient and safe vehicular and non-vehicular access to and from individual uses throughout the Specific Plan Area.

The campus will contain features to facilitate alternative modes of transportation and handle parking capacity to reduce pollution and land development impacts of single occupancy vehicle use, including pedestrian pathways and linkages as well as bikeways. Other possibilities include a collaborative vehicle-sharing (carpooling) program, an on-campus shuttle service, and reducing heat island effects with landscaped and structured parking designs.

The Specific Plan will implement or participate in the improvement of public roadways to ensure that there is sufficient capacity to accommodate future traffic.

3.4.1 Entrances and Access

It is anticipated that the Specific Plan area will be connected to the existing circulation system through three major points of access (see Figure 3-2). The first will be located at the intersection of Cactus Avenue and March LifeCare Drive (formerly 6th/Gilbert Street). Gilbert Street will be extended south into the Specific Plan where it currently dead-ends at Cactus Avenue. This new street, hereafter referred to as March LifeCare Drive, will run north to south between Cactus Avenue and Meyer Drive. The second access point from Cactus Avenue into the Specific Plan will be at the intersection of Riverside Drive and Cactus Avenue. The third is from Heacock Street at its intersection with Meyer Drive.

Other internal access points to the Specific Plan will be along Meyer Drive, Riverside Drive and March LifeCare Drive. These access points along Meyer Drive will be in the approximate locations of existing 4th and 6th streets; other proposed access may not align with existing streets or access points. Emergency vehicles shall also be considered during site planning within proposed SPA; emergency access is discussed in Section 4.3.6 and as shown on Figure 4-5.

3.4.2 Roadway Proposed Improvements

At the buildout of the March LifeCare Campus, the public roadways serving the Specific Plan area (Riverside Drive, Meyer Drive, and March LifeCare Drive) will be improved by the Specific Plan master developer. These three streets will be connected to an internal circulation system which will provide access to individual parcels and to parking.

3.4.3 Truck Routes

Truck routes within the Specific Plan shall be planned so as to limit the intrusion of trucks and associated vehicular noise within hospital grounds and institutional residential areas. The designation of truck routes will ensure continuous viable access for the shipping and delivery needs of the AFN. Proposed truck routes shall be identified as early as practicable and delineated on affected circulation plans.

3.4.4 Parking

Parking areas will be designed to provide adequate parking for all users within the Specific Plan area. It is anticipated that parking would be constructed with a combination of both surface and structured parking, as needed to meet applicable standards for number of parking spaces required, as described in Section 4.6.3. Conversions of surface parking areas to structured parking will be accomplished such that applicable parking standards will continue to be met during the construction period for structured parking.

Each site plan will be required to demonstrate that the required number of parking spaces will be provided on-site within the parcel(s). However, parking within Zones 2, 3, 5 and 6, shall comply with the shared parking strategy as identified within the March LifeCare Parking Demand and Shared Use Study (Appendix M).

The previously approved Specific Plan included a concept for parking that located all parking structures and the majority of the parking on-site within a central location. The SPA now proposes to decentralize the parking structures. Phase 1 uses of the SPA are anticipated to be initially developed with surface lots, which may be incrementally replaced by structures in accordance with the demand and as described in section 4.6.3 with additional information required at the Master Plot Plan level of entitlements per Section 5.5. The structures may provide retail as an allowable use on the ground level if appropriate for the location and as approved by the JPA. The SPA is configured to accommodate cost-efficient and operationally optimized parking structures while providing convenient parking access for all users. Where a parking structure abuts the PR, other areas visible from a public street or public open space, a significant landscape screen shall mitigate the visual impact unless ground-floor retail is provided.

As outlined in Section 4.6 and other sections of this SPA, the parking concept of the SPA maximizes the use of shared parking strategies for Zones 2, 3, 5 and 6 and supports providing extensive preferred carpool and van pool opportunities for all zones (as feasible). In addition, the SPA's "shared parking" approach for specific key Zone areas within the campus encourages longer-term parking once in the parking structures (especially for employees) and by providing extensive pedestrian and bike facilities to access multiple uses on campus (see Figure 3-1). Preferred parking for carpools and vanpools must be provided for five percent of the total parking provided.

Lastly, the parking concept has planned flexibility to allow design opportunities to reduce heat island effects. The concept allows for extensive shading of surface parking and plans for the efficient transition to space saving and shaded structured parking strategies.

The northeastern portion of the SPA, bound by March LifeCare Drive to the west, Heacock Street to the east, and Cactus Avenue to the north (Zone 1), will be required to provide parking on-site to serve the buildings constructed in that location.

Zones where sharing within and/or among zones would occur include Zones 2, 3, 5, and 6. The Parking Demand and Shared Use Study (Appendix M), as well as Section 4.6 of this Specific Plan, includes details about how shared parking will be accomplished within a zone and which

zones are proposed to share across zone boundaries.

The section of the Specific Plan to the west of Riverside Drive (Zone 9) will be required to provide parking on-site to exclusively serve the building(s) constructed in that location. It is anticipated that surface parking will be provided in this area.

The zones of the Specific Plan located to the south of Meyer Drive (Zones 4 and 11)will be required to provide parking on-site to exclusively serve the building(s) constructed in each given zone. It is anticipated that surface parking will be provided in these areas. Zone 8 is planned as a flood control facility that will serve the whole campus and would not be a feasible location for parking facilities.

On-street parking and small lots will be provided in Zone 3, Medical Retail, for short-term parking for campus visitors.

Specific parking spaces will be designated for expectant mothers, motorcycles, alternative fuel vehicles, carpool vehicles, and ADA parking.

3.4.5 Transit

The Specific Plan will be located within 1/4 mile of at least one stop for public and campus transit lines. The following transit-related improvements will be provided, subject to approval by Riverside Transit Agency.

1. Bus stops along Riverside Drive, March LifeCare Drive and Meyer Drive, including turn-outs, kiosks, and benches (exact locations will be determined during the Master Plot Plan process); and
2. Shuttle service between the Specific Plan and the Moreno Valley/March Field Metrolink Station.

3.4.6 Non-Vehicular Circulation

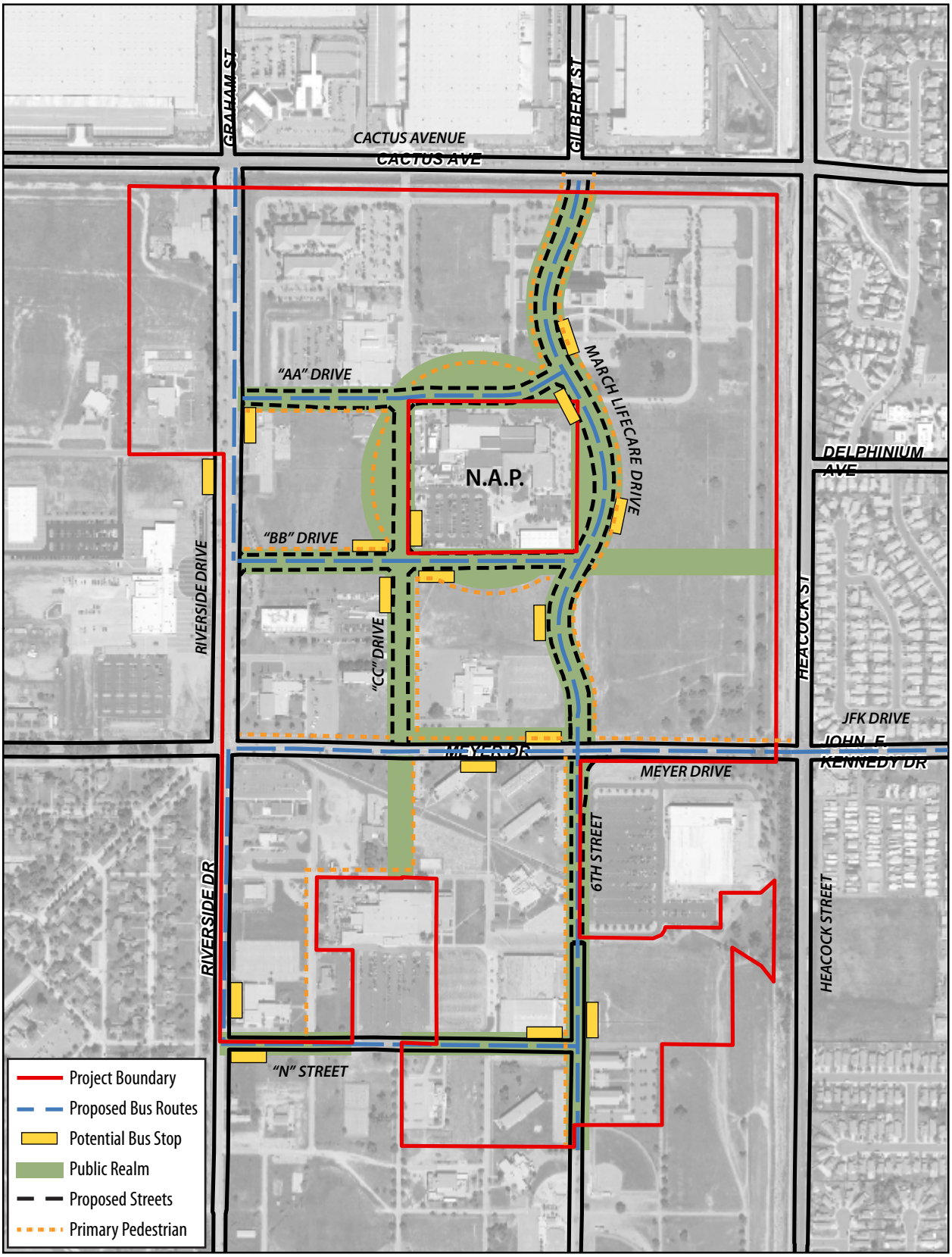
The SPA has been planned to encourage walking and biking. The “shared parking” program, using shared parking structures, promotes walking and biking in the campus and is supported by the following features.

1. A system of pedestrian linkages which will provide convenient connections between buildings and parking while minimizing conflict with on-site vehicular circulation;
2. A system of off-street bike paths connecting on-site buildings with each other and with the off-site (public) bikeways (see Figure 3-1);
3. Dedicated van/car pool and alternative fuel vehicle parking spaces in locations

convenient to main entrances of heavy employment areas such as a hospital or medical office building ;

4. Central information kiosks with maps showing locations of buildings, parking areas, shuttle routes and stops, pedestrian linkages, bikeways, and trails;
5. On-site signage at key pedestrian gathering locations and at transit stops which direct patrons to specific destinations;
6. Requiring securable bicycle lockers and/or racks that accommodate at least five percent of a building's occupancy.
7. Any building with occupancy of 250 or more employees shall be required to provide shower and changing facilities for employees. They shall also provide lockers or some other safe repository for helmets and biking gear for employees.

All site plans submitted for development in the Specific Plan area will be required to contain a pedestrian path that extends across the parcel from edge to edge. The site plan will also have to identify the location at the edge of all adjacent parcels where the pedestrian linkage will continue into the adjacent parcel, and must follow the locations identified in the Master Plot Plan, as stated in Section 5.0. It is anticipated that a pedestrian path will be provided through every parcel, forming a ring through the central campus, and linking the remainder of the Specific Plan area. **Figure 3-3** is a schematic layout of the transit and non-vehicular circulation features.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-3. Proposed Transit and Non-Vehicular Site Access

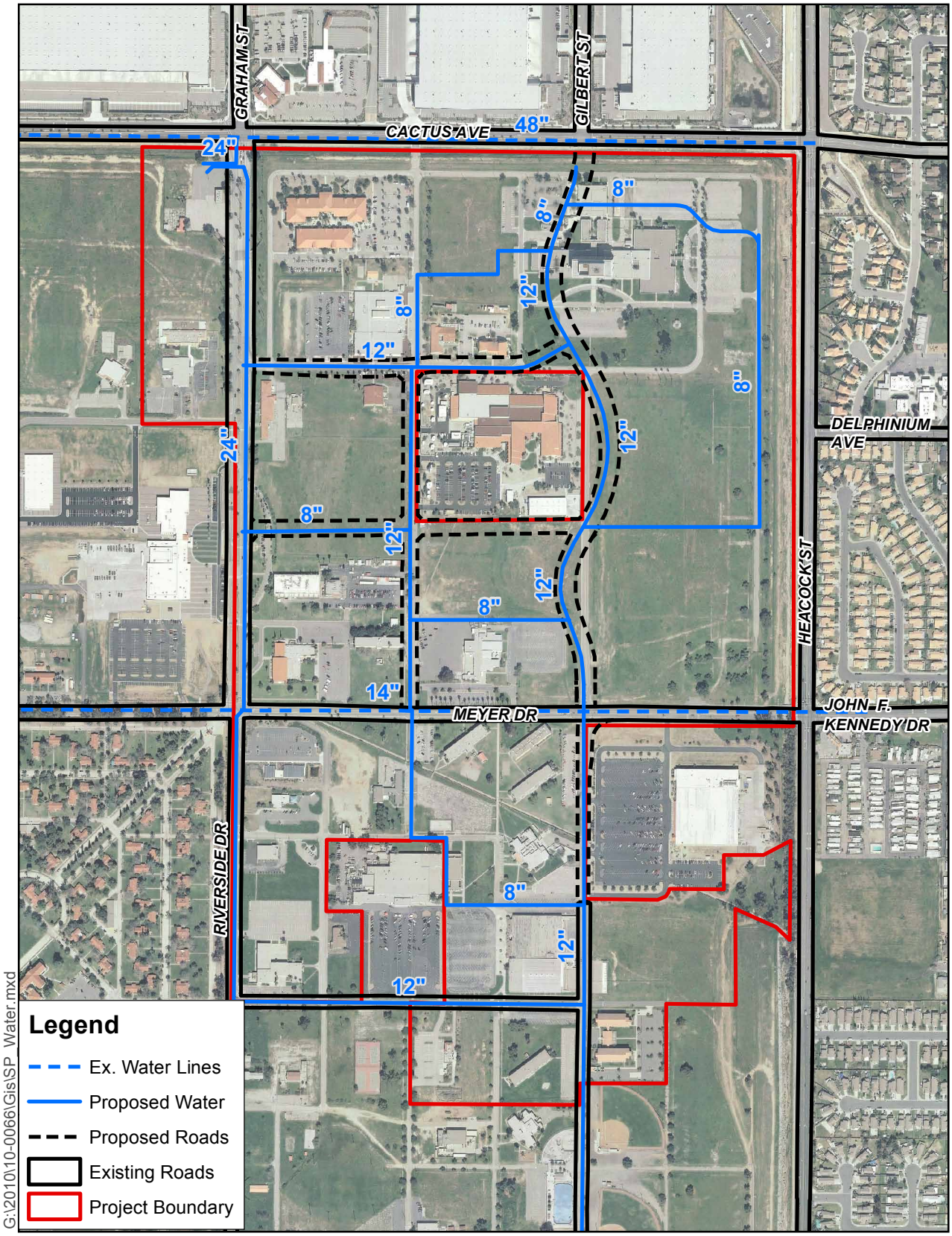
March LifeCare Specific Plan Amendment

Section 3.5 Water Distribution Facilities

Based on the Infrastructure Report prepared by Albert A. Webb Associates May 2008, existing water pipelines within the Specific Plan site are not large enough to handle the required flows for the proposed development. All existing pipeline within the Specific Plan will be removed and replaced, with the exception of the existing 14-inch diameter pipeline in Meyer Drive. The existing water lines to be removed are shown on the Master Plot Plan. The proposed water facilities and existing line that is to remain are shown on the Proposed Water Distribution Facilities map, **Figure 3-4**.

The water distribution system has been designed to support water-efficient landscaping and the potable water demand of the campus. The proposed facilities consist of approximately 3,000 linear feet of new 24-inch water pipeline along Riverside Drive connecting to an existing large diameter pipeline provided by Eastern Municipal Water District (EMWD) at Cactus Avenue. From this location, the pipeline will be extended southerly through the Specific Plan to the existing 14-inch pipeline in Meyer Drive. Fee credits shall be eligible from the WMWD for the proposed master plan 24-inch waterline facility and the 12-inch waterline facility south of Meyer Drive through 6th Street. The connection with EMWD's large diameter pipeline will require a metering facility, check valve, and flow control. Additional on-site water facilities will use 12-inch water pipelines forming looped systems to maintain service integrity.

Specific line sizes will be determined in the final design stage of individual site plan development, subject to WMWD approval. Final pipeline design will confirm that facilities are sized to provide the maximum daily flow plus the required fire flows (to be determined by the Fire Marshall).



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-4. Proposed Water Distribution Facilities

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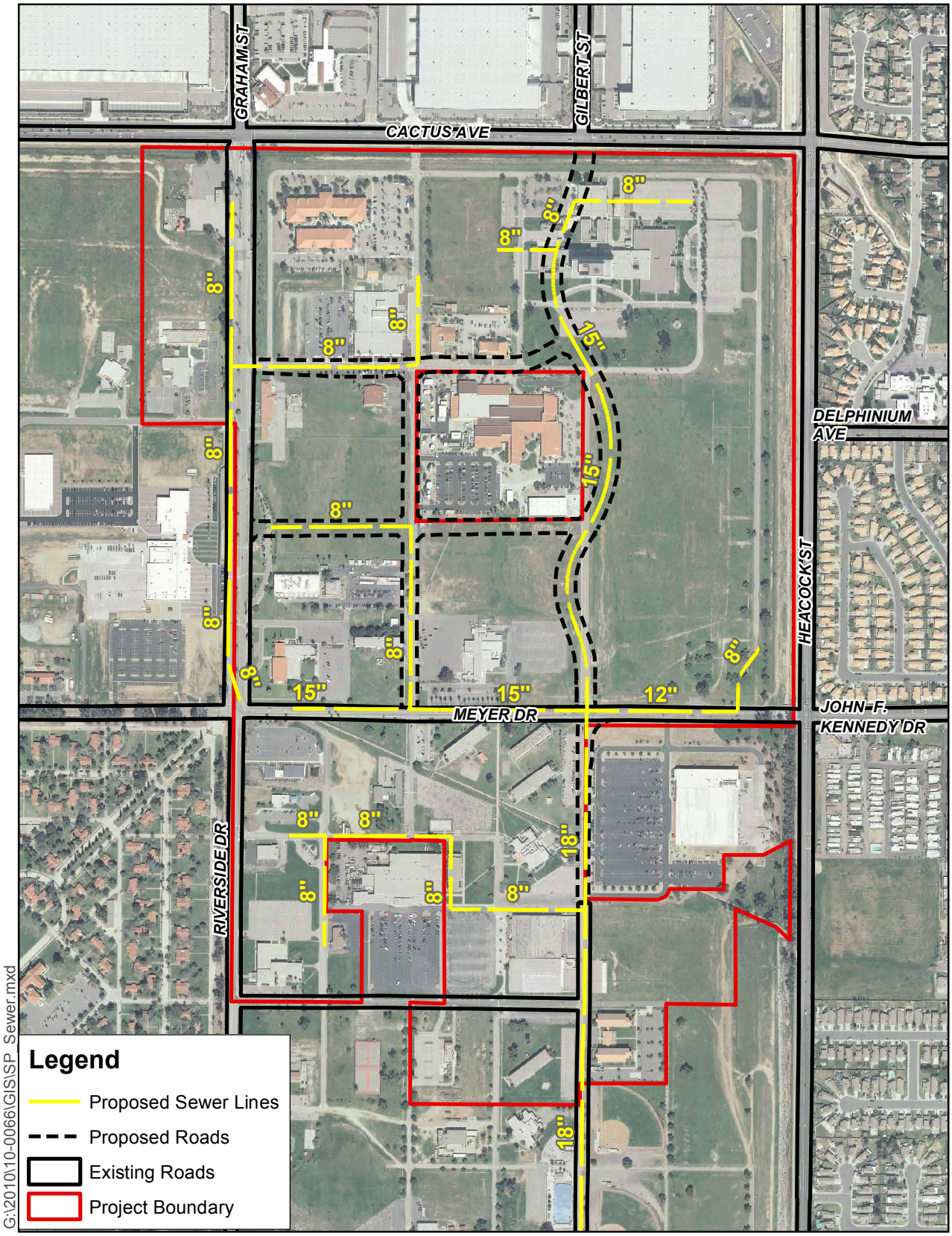
Section 3.6 Sewer Facilities

New off-site and on-site sewer improvements are proposed to provide adequate service to the Specific Plan site. Existing sewer pipelines within the Specific Plan site are not large enough to handle the required flows for the proposed development. All existing sewer pipeline within the Specific Plan will be removed and replaced. The existing sewer lines to be removed are shown on the Master Plot Plan. Sewage generated within the specific plan area will be conveyed to an existing lift station located approximately 5,500 linear feet south of the Specific Plan site. Sewage will then be conveyed to the WMWD Water Reclamation Plant. The proposed off-site and on-site sewer facilities are shown on the Proposed Sewer Facilities map, **Figure 3-5**.

The proposed off-site sewer facilities improvements will consist of upgrading the existing 15-inch gravity line with a proposed 18-inch gravity line. This replacement will occur along 6th Street, where it will connect to the on-site facilities at the intersection with Meyer Drive. From this location, the proposed 18-inch gravity line will be extended 5,000 linear feet where it will connect to the existing 18-inch sewer line in Graeber Street.

Sewer service is provided by Western Municipal Water District. Sewerage from the Specific Plan will flow to a sewer lift station located at elevation '1269' which conveys the sewerage flows to the regional wastewater treatment plant located west of the I-215 south of Van Buren Blvd. Western has some limited redundancy at the lift station so it could operate if power supplies were disrupted. For example, the lift station site has an overflow pond to contain sewage during a power outage and Western has used potable diesel driven pumping units on an emergency basis for extended outages. Western is also considering improvements to this lift station on a regional basis to provide an on-site emergency generator.

The on-site sewer facilities are expected to include 8-inch, 12-inch, and 15-inch sewer pipelines. All existing sewer mains within the Specific Plan area will be replaced.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-5. Proposed Sewer Facilities

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Section 3.7 Recycled Water Facilities

Recycled water, sometimes called recycled water, is former wastewater that has been treated to remove solids and certain impurities, and then is used to recharge an aquifer rather than being discharged to surface water. The Specific Plan area is not currently supplied with recycled water. To facilitate future use of recycled water, recycled water lines will be installed within the whole of the Specific Plan area (public and private areas). It is the intent of the Specific Plan that recycled water would be used throughout the Specific Plan area for irrigation once supplies become available (**Figure 3-6**). In addition, the Specific Plan encourages water efficient landscaping as outlined in Section 4.8.2 by plant selection, irrigation efficiency, and use of captured rainwater.

Section 3.8 Drainage

3.8.1 Proposed Drainage Improvements

The proposed drainage concept includes two stages for construction of the necessary drainage improvements. The two stages are defined as the interim conditions and the ultimate conditions **(Figure 3-7).** All backbone infrastructure improvements are the responsibility of the Specific Plan master developer. Site specific drainage improvements for individual parcels such as parking lot drains, landscape area drains and building roof drains, shall be the responsibility of individual site developers.

Interim Conditions

The interim conditions for the site are a preliminary measure to provide adequate drainage at the site prior to the improvement of the Cactus and Heacock channels being completed by the U.S. Army Corps of Engineers. However, flooding conditions (i.e., 100-year storm event) south of Meyer Drive will continue to exist. In addition, flood plain analysis is recommended during the final design stage to establish the flood elevations based on the new grading conditions. The finished floor elevations of proposed buildings also need to be a minimum of one foot above the surrounding flood elevations. For critical facilities, such as hospitals, 500-year flood protection shall be required.

The site flooding conditions are mostly due to significant off-site runoff from large areas to the north and northwest, and the insufficient capacities of existing Cactus and Heacock Channels. In order to mitigate the off-site runoff, protective measures along the Cactus Channel and Heacock Channel are proposed to protect the Specific Plan area. The redirected off-site flows will outlet into a proposed dispersion basin southerly of the existing commissary. The basin size was established to serve as a water quality, 100-year on-site mitigation basin and a dispersion

basin. The length of the weir along the basin's southern edge was chosen to be the same as the existing flood pattern width at this location. It is expected that the excess flow from Heacock Channel will be intercepted by the proposed cutoff channel and dispersed south of Meyer Drive in an effort to mimic and perpetuate the existing flood patterns.

The Specific Plan is responsible for retaining all incremental increase in storm water drainage on-site. One detention basin in Zone 8 is proposed to mitigate the increased runoff from the site, located at the southeast corner of the Specific Plan area, thus providing convenient discharge locations for the proposed storm drain system and direct outlet for Heacock Channel. However, a portion of the proposed site may require implementation of permanent runoff mitigation facilities due to grading limitations of the site. Possibilities for mitigation of runoff from SP parcels may include detention basins, parking lot basins, or any other acceptable mitigation meeting the needs of the site as approved by jurisdictional agencies. All on-site storm runoff will be directed to the proposed detention basin through a storm drain system, which will consist of underground pipes varying from 18 inches to 72 inches in diameter and boxes between five feet by three and one half feet and six feet by five feet in size. This on-site storm drain system will support the future connection to the improved Heacock Channel and has been designed to protect against the 100-year storm event.

An existing rectangular concrete channel, known as the Meyer Drive Channel, crosses the Specific Plan site south of Meyer Drive. The existing 1,400-linear-foot concrete channel bisects the southwest portion of the site. The channel will be removed and replaced with an underground system that runs parallel and adjacent to the south side of Meyer Drive, the west side of 6th Street. This will minimize conflicts with future development in this portion of the site. The Meyer Drive Channel will no longer serve to collect the on-site runoff from the Specific Plan area and the new underground replacement will only be conveying off-site flows through the site.

Ultimate Conditions

The Specific Plan assumes that the full improvement of the Cactus and Heacock channels will occur prior to the buildout of the Specific Plan. The configuration of the ultimate conditions will protect the Specific Plan site from off-site flows and eliminate the flooding conditions. Heacock Channel will become an adequate outlet and the interim detention basins will be eliminated. The outside storm drain system will be extended to outlet directly into the Heacock Channel.

3.8.2 Proposed Storm Water Treatment

Storm water treatment is mandated by the State of California for all new construction. The Specific Plan drainage infrastructure plan shall achieve significant enhancements in storm water

treatment. Development for the Specific Plan shall be designed to meet the intent of the storm water runoff and treatment requirements summarized below.

A Storm Water Management Plan shall be created by the Specific Plan developer and submitted for approval by the March JPA during submission of the Master Plot Plan. The Storm Water Management Plan shall specify ways in which new development and redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The Storm Water Management Plan shall prevent the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one- and two-year, 24-hour design storms. It shall also reduce impervious cover, promote infiltration, and capture and treat the stormwater runoff from 90 percent of the average annual rainfall using acceptable Best Management Practices (BMPs). BMPs used must be capable of removing 80 percent of the average annual post development total suspended solids (TSS) load based on existing monitoring reports or as required under incumbent WQMP/NPDES standards. The March JPA engineer shall identify the BMP's that may be implemented to prevent such deterioration and shall identify the manner of implementation. The BMP's may, among other things, require new developments to do any of the following:

1. Increase permeable areas by leaving porous soil and low lying areas undisturbed; by incorporating landscaping and open space into the Specific Plan design, by using porous materials for driveways and walkways, and by incorporating detention ponds and infiltration trenches into the Specific Plan design;
2. Direct runoff to permeable areas by orienting it away from impermeable areas to earthen swales, berms, green strip filters, and gravel beds; by installing rain-gutters oriented towards permeable areas; by modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and by designing curbs, berms, or other structures such that they do not isolate permeable or landscaped areas;

Drainage facilities and terracing of graded slopes shall conform to the following standards, unless otherwise noted on the approved grading plan.

1. Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability and as recommended by the project soil engineer and/or engineering geologist.
2. Storm Water Discharge. All drainage facilities shall be designed to carry stormwater runoff to the nearest practicable drainage way approved by the March JPA engineer and/or other appropriate jurisdiction, as an acceptable and safe location to deposit such

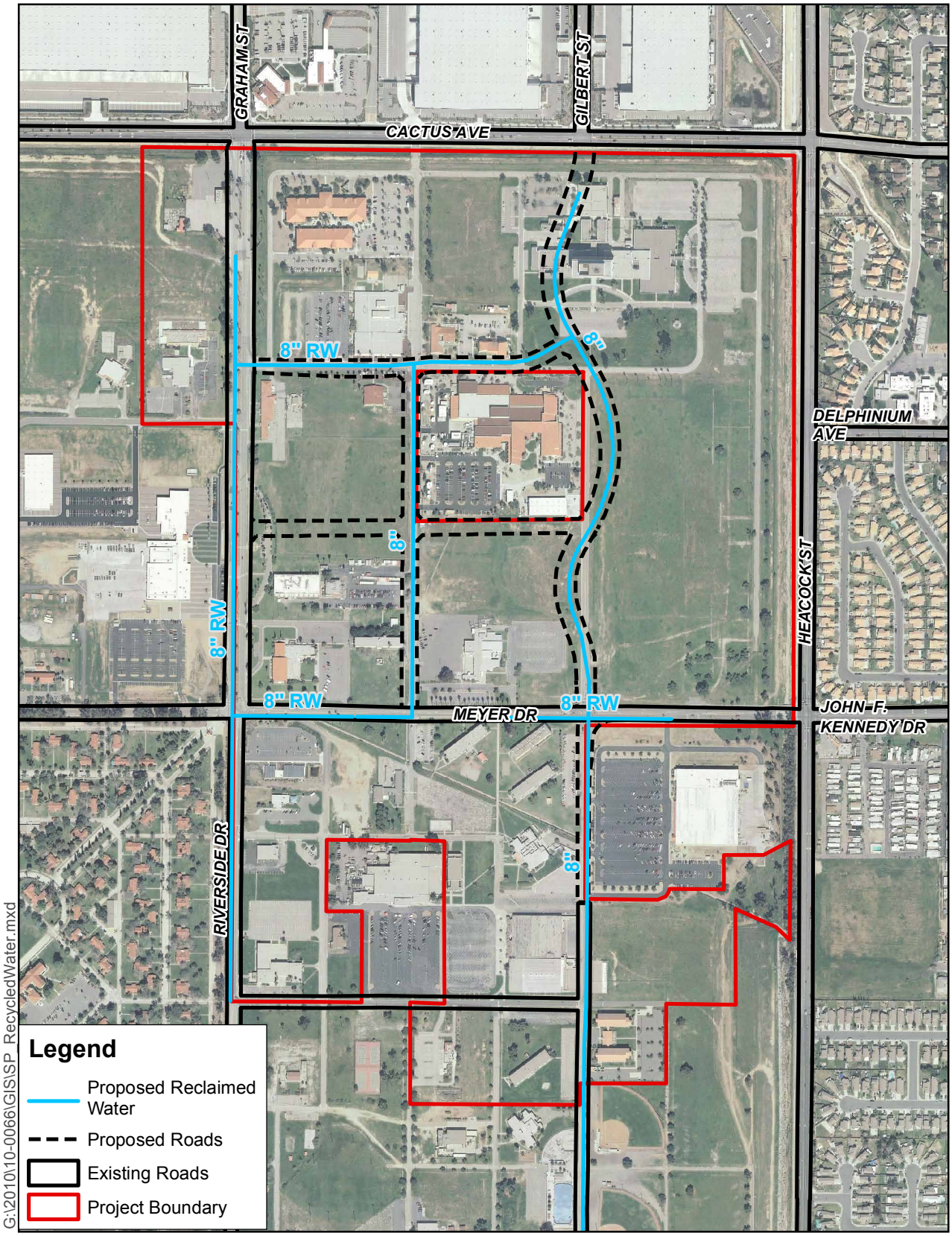
runoff. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains, energy dissipaters, or other devices as approved by the March JPA engineer.

3. Interceptor Drains. Concrete interceptor drains (brow ditches) shall be installed along the top of all cut slopes where the tributary drainage area above the cut slope drains toward the cut slope, unless waived by the March JPA engineer. The slope gradient for the interceptor drain shall be the same as for terrace drains or as approved by the March JPA engineer.
4. Stormwater Runoff. Stormwater runoff shall not be allowed to flow over cut or fill slopes, which are greater than five horizontal to one vertical (5:1), but shall be provided for as follows:
    a) Whenever practical, each lot shall be graded so that storm water will drain from the backyard through the side yard and front yard toward approved drainage facilities at a gradient of not less than one percent. Where possible, drainage shall not be directed across other lots nor over cut or fill slopes.
    b) When the above is not feasible, as determined by the March JPA engineer, stormwater shall be collected along the top of slopes or at the rear of graded lots by means of concrete gutters, and carried to properly sized outfall or area drains which shall also serve as erosion control devices. Such drainage shall not be allowed to drain across the surface of sidewalks or parkways. Asphalt concrete may not be used for any drainage device. Down drain ditches shall be a minimum of 18 inches deep.
    c) Where slopes are terraced at 30-foot intervals, drainage shall be provided in paved ditches a minimum of 36 inches wide and 12 inches deep. Construction of the ditches shall be as described below, and shall be located on the terraces with one side of the ditch two feet from the toe of the slope. Where a terrace is constructed to conform to slope requirements, but is intended to be of a temporary nature, the March JPA engineer may waive the drainage ditch requirements, if a satisfactory surety bond, or other means to grantee the improvement, is posted with the March JPA.
    d) Down drains, interceptor drains, and terrace drains shall be connected together to collect and transport all storm water runoff entering the drains. They shall be of sufficient depth, as verified by hydraulic calculations, to allow for an unimpeded flow when terraces are crossed. Down drains, interceptor drains, and terrace drains shall be constructed of portland cement concrete or air blown mortar. They shall be reinforced with wire mesh and/or other appropriate concrete reinforcement as determined by the project engineer and approved by the March JPA engineer. If

pipe is used for down drains to transport runoff from terrace ditches, it shall be either reinforced concrete pipe, plastic pipe (polyvinyl chloride pipe), or other pipe material as approved by the March JPA engineer. Anchor lugs or collars may be required by the city engineer if the pipe slope is equal to or greater than two horizontal to one vertical (2:1). Pipe specifications shall be approved by the March JPA engineer. Special design features shall be provided for abrupt changes in direction of terrace ditches and down drains.

5. The discharge from any down drain, ditch or pipe shall be controlled so as to prevent erosion of the adjacent grounds. Velocities shall be reduced by means of adequately sized aprons of rock, grouted rip-rap, box-type energy dissipaters, or other materials as approved by the March JPA engineer.

6. Drainage Easements. For all drainage-ways where the continuous functioning of the drainage-way is essential to the protection and use of the property other than the lot on which the drainage-way is located, a covenant and/or deed restriction shall be recorded by the applicant, placing the responsibility for the maintenance of the drainage-ways on the owner of record of each respective lot. Permanent off-site drainage easements, as required by the March JPA engineer, shall be acquired by the permittee. Such easements shall be subject to the approval of the March JPA engineer and March JPA attorney and recorded prior to the issuance of the grading permit.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-6. Proposed Recycled Water Facilities

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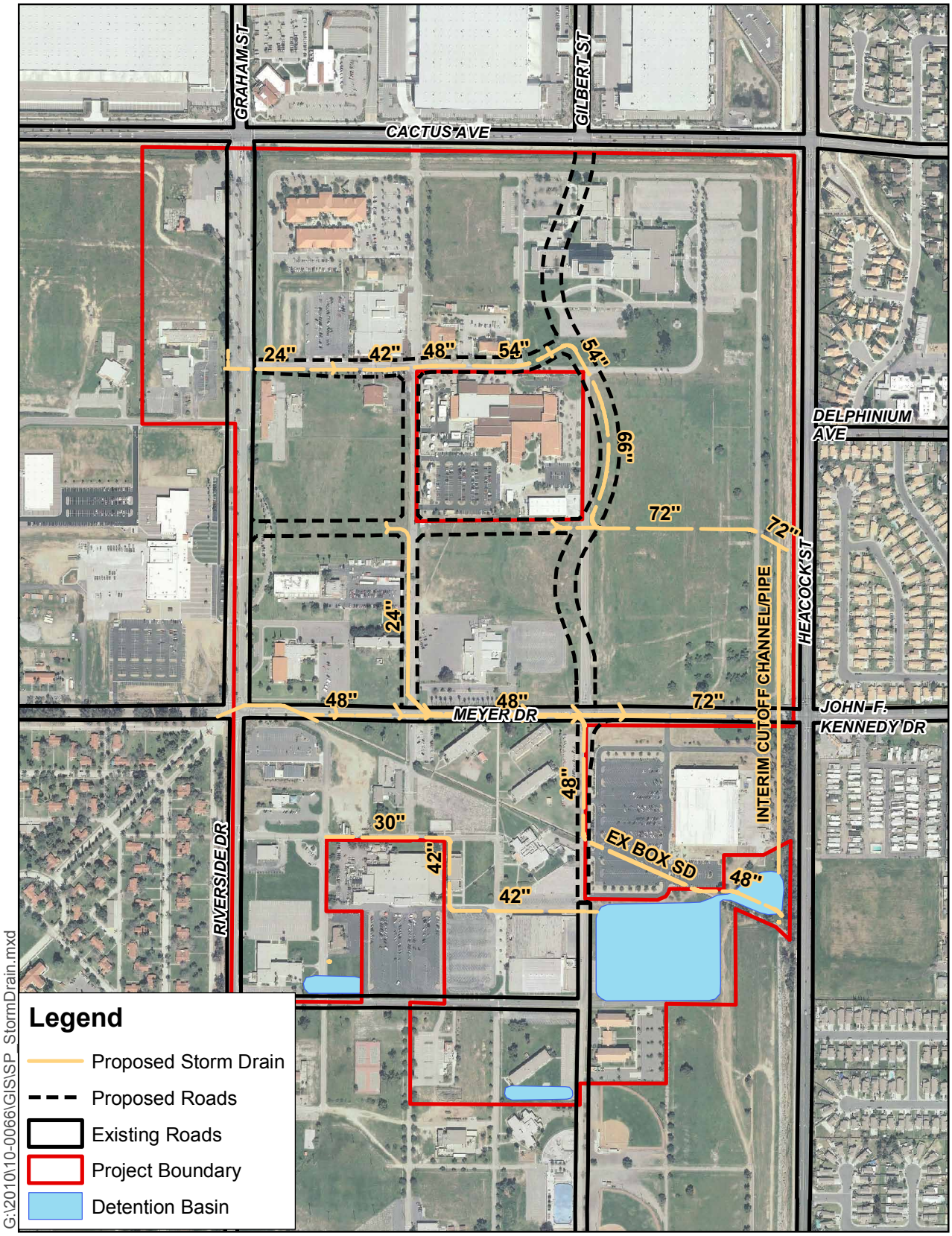
0 250 500 750 1,000 Feet



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

0 250 500 750 1,000 Feet

Figure 3-7. Proposed Ultimate Drainage Improvements

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3.8.3 Water Quality Management Practices

A Water Quality Management Plan (WQMP) for the Specific Plan area must be created by the Specific Plan developer and submitted for approval to the March JPA during submission of the Master Plot Plan. The future proposed developments on the Specific Plan will be required to comply with the WQMP. It is anticipated that all future development will be required to effectively treat all potential pollutants generated by commercial and medical developments, including hospitals, medical offices and laboratories, and other general specialty and medical-related retail uses. Pollutants of Concern (POC), such as, sediment/turbidity, nutrients, organic compounds, trash and debris, oxygen demanding substances, pathogens, oil and grease, pesticides, and metals are expected to be generated by the future land uses. A treatment control BMP with a medium or high effectiveness for treating pollutants will be required during the site plan approval process for each of the proposed parcels. Examples of treatment BMPs with medium or high effectiveness to remove POCs include the use of filtration/infiltration bioswale trenches and water quality filtration/infiltration basins.

Site Design and Water Quality BMPs may include, but are not limited to, the following:

1. Use of building materials, such as porous pavement, unit pavers, turf blocks directing on-site roof runoff onto landscaped buffer strip areas;
2. Placement of storm drain inlet filters to remove sediments and oil and grease; and
3. Vegetated swales to enhance the removal of metals, sediments, and oil and grease.

The Specific Plan shall incorporate Low Impact Development (LID) design strategies into its design. At a minimum, the following LID design strategies shall be required:

1. Landscaped buffer strip;
2. Vegetated swales;
3. Roadway runoff onto landscaped areas;
4. Roof runoff onto vegetated areas; and
5. Pervious surfaces and alternative permeable building material.

Urban runoff and associated impacts shall be reduced by installing pervious surfaces and incorporating LID measures that will increase the infiltration capacity of the proposed site to replicate existing conditions or reduce impacts to the pre-development conditions. The goal of these techniques is to achieve post development runoff flow rates, volumes, velocities, and durations that prevent significant increases in downstream erosion compared to the pre-development condition.

Drainage facilities within the public road right-of-ways, drainage easements, and the drainage basins will be maintained by the March JPA.

3.9 Air Quality Management Practices

Throughout all demolition, site preparation, and building construction activities, the Specific Plan will comply with all applicable South Coast Air Quality Management District (SCAQMD) Rules, and will employ all applicable Best Available Control measures (BACs) and BMP's acting to reduce short-term and long-term air pollutant emissions. The Specific Plan will also incorporate energy efficient designs and operational practices, acting to reduce energy consumption, with associated air pollutant emissions reductions. A summary of March LifeCare Campus Specific Plan Air Quality Management Practices shall include but not be limited to the following:

1. Application of soil stabilizers to eliminate visible dust;
2. Timely Ground cover replacement in disturbed areas;
3. Watering of all active disturbed surfaces;
4. Construction will proceed in a manner such that demolition, mass grading, and building construction activities do not substantively overlap;
5. Reduced speeds (not to exceed 15 mph) for construction-related traffic will be enforced;
6. Low or no-VOC paints shall be universally employed in the construction of Specific Plan buildings; and
7. Design of proposed buildings or structures must demonstrate a minimum of 20 percent increased energy efficiencies beyond incumbent standards established under Title 24.

Section 3.10 Utilities

The Specific Plan will be served with electricity, telephone, cable, internet, natural gas, and solid waste collection service from private companies serving the March JPA as detailed in **Table 3-2**. All utilities will be provided underground and will be installed in the same trench within the road right-of-ways.

TABLE 3-2: UTILITY PROVIDERS	
Utility	**Provider**
Water	Western Municipal Water District
Sewer	Western Municipal Water District
Electricity	Southern California Edison
Gas	Southern California Gas Company
Telephone	Verizon
Cable	Time Warner Cable
Solid Waste	Waste Management Inland Empire

A backbone conduit system for electric utilities will be installed in the right-of-way landscape area of the streets on the campus, as shown in **Figure 3-8**. The existing transmission line, as shown on the Master Plot Plan, will be relocated to the right-of-way of Cactus Avenue and Heacock Street between the channel and the roads. The backbone conduit system will consist of as many as four 5-inch and two 6-inch conduits with underground vaults at 750-foot spacing. This system will provide primary power to the development. Conduits will be stubbed out of the backbone vaults. These conduit stubs will be extended to set transformers and to provide power to the future buildings.

Additionally, a street light conduit system will be installed to provide power to street lights, irrigation pedestals, and traffic signals for the roads. The street lights will be provided under an LS-1 street light system.

The Edison Company will approve and maintain these systems, and may install at The Edison Company's discretion, based on plans prepared by the Specific Plan developer. These backbone systems are designed in conjunction with the Specific Plan's on-site lighting standards in Section 4.8.9 to minimize light trespass, reduce night sky-glow, and improve nighttime visibility through glare reduction.

The Southern California Gas Company gas main at the intersection of Heacock Street and Meyer Drive will be the service point for the development. The existing base gas system in the roadways and within the Specific Plan will be abandoned and removed and replaced with a

system that meets Southern California Gas Company standards. Two master meter locations are planned for installation within the Specific Plan by the master developer; the exact location of these meters will be determined during Mater Plot Plan review and approval. The gas main will be a high density polyethylene pipe line installed in joint trench position with Edison and Verizon. This line will most likely be four inches in size. Under the conditions of the gas service rule, the developer has the option of providing the trench and backfill for the gas service installation.

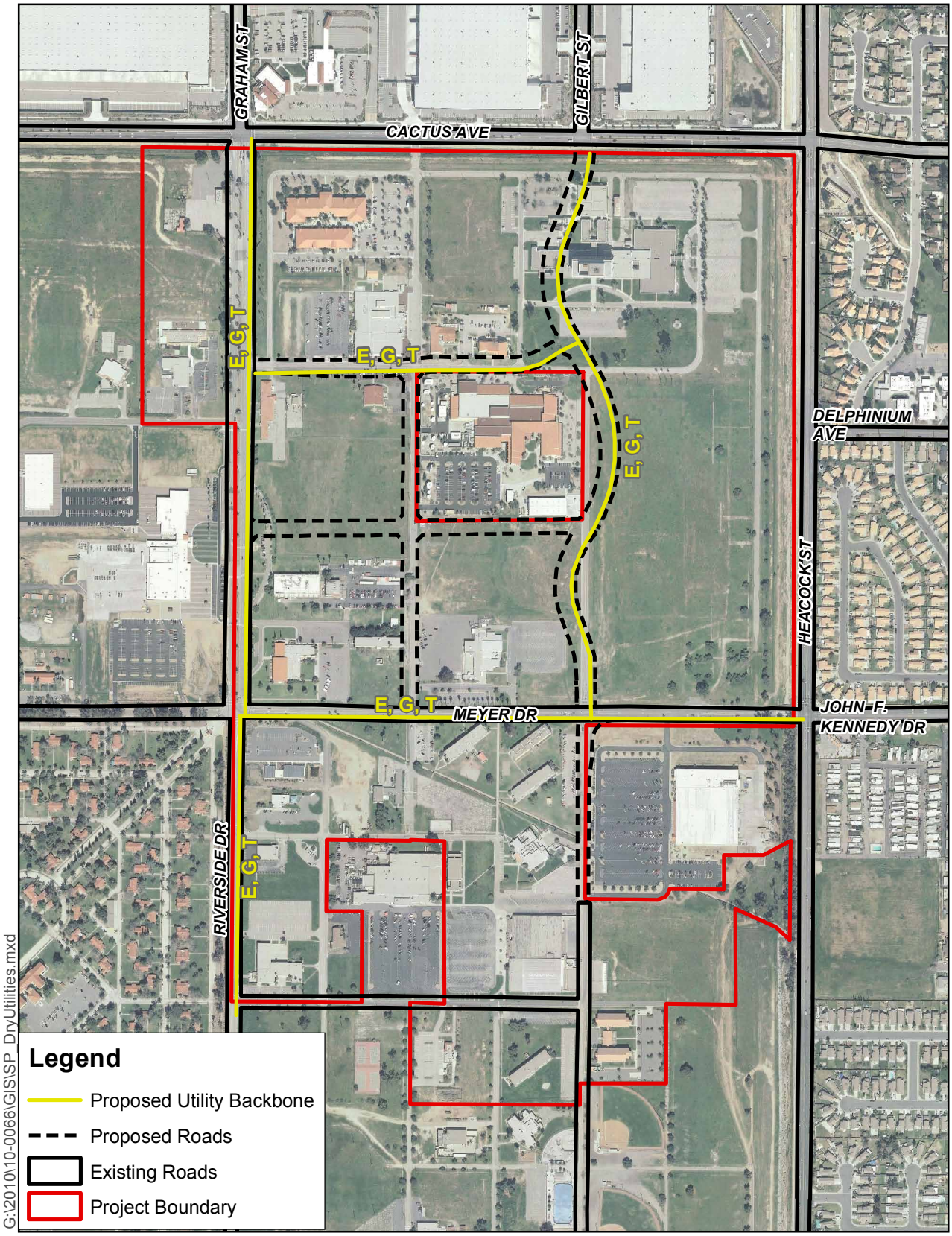
Existing telephone service will be used and extended to serve the entire Specific Plan. Verizon is planning to install fiber optic cabling on the Specific Plan site. There will be a conduit system consisting of four 4-inch conduits connecting vaults that are spaced at approximately 750-foot intervals.

Currently existing cable systems will be used to provide cable and high speed internet service to the Specific Plan.

Once the underground utility system has been designed and installed by the Specific Plan master developer, new easements will be needed for the facilities that will be positioned within the Specific Plan. As street improvements are provided throughout the Specific Plan, non-military owned facilities will need to be removed or relocated and replaced with an Edison or Gas Company metered system.

All existing easements within the Specific Plan area in favor of the Edison Company, Southern California Gas, and Verizon will need to be quitclaimed. The developer will pay an up-front fee for the total Edison installation cost of the system, the total cost of the gas system, and any phone system improvements that are necessary.

Solid waste will be disposed of through contracts with Waste Management of the Inland Empire. In order to reduce the amount of material generated by the Specific Plan, the Specific Plan will comply with the requirements of the County of Riverside's Source Reduction and Recycling Element.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-8. Proposed Utility Backbone

March LifeCare Specific Plan Amendment

0 250 500 750 1,000 Feet

Section 3.11 Public Services - Police and Fire Protection

Law enforcement services will continue to be provided by the Riverside County Sheriff's Department. Fire Marshall services will continue to be provided by the Riverside County Fire Department.

These necessary public services may be financed through one or a combination of the financing mechanisms listed in Section 5.6, Financing of Public Infrastructure.

Section 3.12 Emergency Response Services

Inherent to the medical and hospital uses proposed under the Specific Plan are medical emergency response activities, including emergency ambulance response and emergency helicopter (flight for life) activities. These activities will require accommodation within the Specific Plan area. Accordingly, the Specific Plan establishes the following development guidelines and design standards:

1. The first priority in location and design of helipad(s) is their safe and efficient operation. Further, and to the extent feasible, helipads shall be oriented and designed so as to minimize their potentially adverse side effects, primarily noise, on proximate land uses. Similarly, hospital grounds associated with any proposed helipad, as well as any development proposed in proximity to an established helipad, shall be oriented and designed to minimize received effects from helipad operations.
2. Ambulance routes within the Specific Plan area shall be designed to minimize encounters with cross traffic, thereby facilitating response times and decreasing siren event exposure times within the Specific Plan area. Proposed ambulance routes shall be identified as early as practicable and delineated on affected circulation plans.

Section 3.13 Grading Concept and Plan

Grading for the Specific Plan will be minimal, as the existing terrain is relatively flat and slopes from the northwest to southeast with an average slope of 0.7 percent. A large portion of the Specific Plan site is developed with structures, appurtenances, roads, and utilities.

The Proposed Grading Concept is shown in **Figure 3-9**. Precise grading will be determined in the development stage and shall comply with recommendations in the geotechnical studies. Based on the Infrastructure Report prepared by Albert A. Webb Associates and the Limited Geotechnical Engineering Investigation prepared by Salem Engineering Group in May 2008, several assumptions influence the Conceptual Grading Plan for the Specific Plan, including:

1. General site clearing should include removal of vegetation, organic materials, and existing utilities, structures, trees and associated root systems, rubble, rubbish, and any loose and/or saturated materials.
2. A mass grading operation could raise the site approximately 0.5 feet on average above the existing topography of the site.
3. There will be additional import material required to raise future building pad elevations 1.5 feet to three feet above such mass grading in order to place building floors one foot above the 100-year floodplain.
4. The preliminary grading concept includes a superpad sloping from the north to the south with an average slope of 0.7 percent.
5. Site stripping should extend to a minimum depth of two to four inches, or until all organics in excess of three percent by volume area removed.
6. Excavations that result from clearing operations should be backfilled with engineered fill.
7. The proposed buildings finished floor elevations also need to be a minimum of one foot above the surrounding flood elevations.

The grading for the Specific Plan site is expected to require approximately 410,000 cubic yards of imported material to develop proposed building pads parking areas and on-site roadways. The quantity of material required to be moved and the phasing will be refined as more detailed grading plans are developed. Final grading plans shall meet the incumbent standards of the March JPA that are in effect at the time of grading permit application.

A Stormwater Pollution Prevention Plan, which encompasses an Erosion and Sedimentation Control Plan (ECP) and airborne dust control measures, will be prepared for approval by the March JPA prior to any grading activities taking place. The ECP will use stringent erosion and sedimentation control requirements to prevent loss of soil during construction by wind or rain, prevent sedimentation of storm sewer or receiving waters, and prevent dust and particulate matter from entering the air.

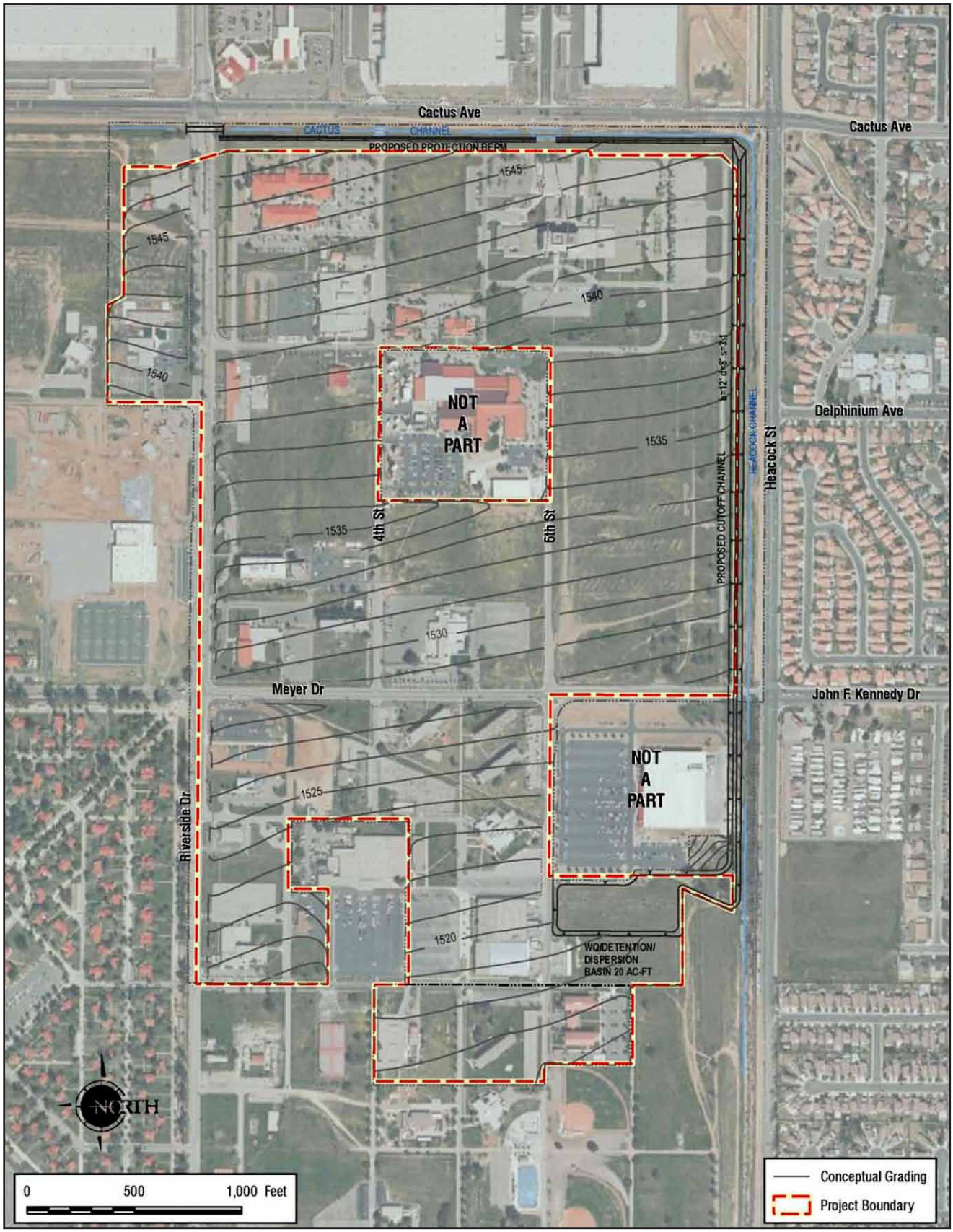


Figure 3-9. Proposed Grading Concept

March LifeCare Specific Plan Amendment

Section 3.14 Phasing of Development and Infrastructure

At the present time, most of the infrastructure required for the Specific Plan does not exist, or requires significant upgrades. As such, infrastructure will be installed to accommodate the proposed development. The performance standards for Specific Plan Infrastructure are to meet the following objectives:

1. Provide orderly buildout of the campus.
2. Provide adequate infrastructure and public facilities.
3. Protect public health, safety and welfare.
4. Provide uninterrupted service to existing campus users throughout construction.

Engineering studies shall be prepared to demonstrate that the proposed infrastructure has sufficient capacity to service ultimate build-out of the Specific Plan. Implementation of Specific Plan will require construction of new (and/or improvement of existing) utility infrastructure, including electrical and natural gas facilities, as well as an internal roadway system to serve the medical campus. Improvements to the existing public roadways that will serve the Specific Plan; including Riverside Drive, Meyer Drive, Cactus Avenue and Heacock Street will also be required. It is assumed that these improvements will be incrementally constructed consistent with the recommendations of the Traffic Impact Report for the Specific Plan Amendment and per **Figure 3-10**.

Sequencing of Water, Sewer, and Drainage Improvements

The planned development of the March LifeCare Campus is based on the anticipation that the site will develop incrementally, with the submittal of site plans for each development area. The development areas may cover one parcel of the overall site, or multiple contiguous parcels, based on the developer's needs. A backbone infrastructure and development phasing plan shall be approved as part of the Master Plot Plan to permit incremental development of all internal roadway, water, sewer, and drainage facilities serving the Specific Plan area. Although the Master Plot Plan shall be relied upon for detailed infrastructure phasing requirements, **Table 3-3** shows general infrastructure phasing required for each zone within the SPA. It is assumed for purposes of these figures that each zone is developing first, or independent of other zones. Therefore, when actual development of a given zone occurs, some infrastructure required for its development may already be in place.

Water System Phasing

Additional water lines will be constructed on and off site as required to serve the Specific Plan. The off-site water improvements shall be consistent with approved WMWD Water Master

Plans. The backbone system shall be constructed in phases consistent with an approved infrastructure and development phasing plan under a Master Plot Plan. Water service shall be available to provide adequate fire flow as established by the Riverside County Fire Department, along with sufficient water storage for emergency situations and for continuous maintenance of service pressures based on WMWD's Planning standards and approvals, prior to any building permit issuance.

Sewer System Phasing

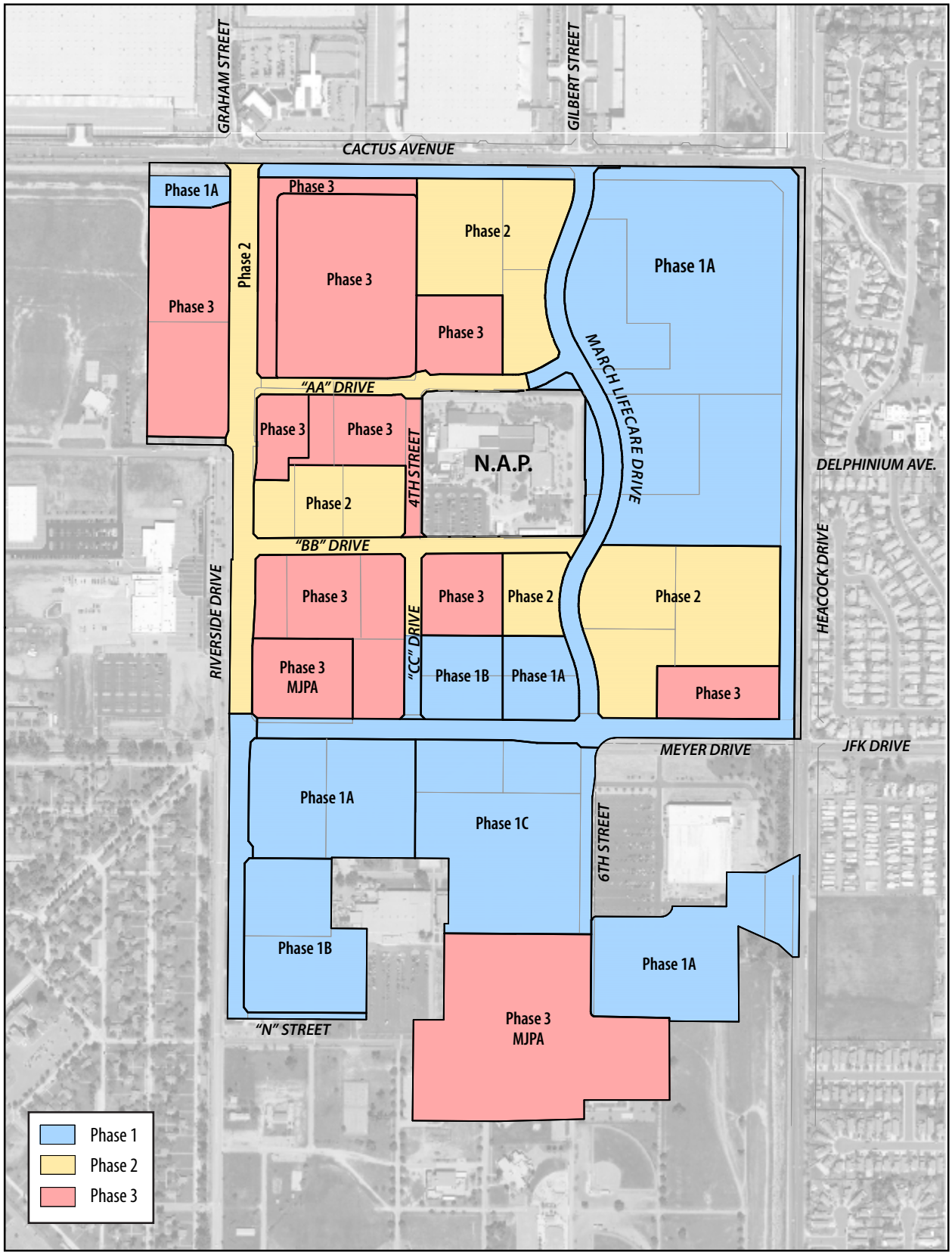
Additional on- and off-site sewer system facilities shall be developed as required to serve the Specific Plan. Currently the WMWD does not have a Sewer Master Plan developed for this area. The developer shall ensure that the appropriate facilities are provided to meet the Specific Plan's needs prior to any grading permit issuance. Sewer service shall be provided to each increment of development to maintain unrestricted flow in sanitary sewers during average and peak conditions, based on WMWD's Planning standards. In addition, adequate wastewater reclamation capacity shall be provided for each increment of development such that the rated capacity of reclamation facilities accepting sewage from the Specific Plan is greater than average and peak flows at the plant. The Specific Plan developers shall participate in a water reclamation program for landscaping irrigation when these facilities become available.

Storm Drain System Phasing

On- and off-site underground storm drainage facilities shall be developed as required by the March JPA to serve the Specific Plan. The stormwater drainage system shall be developed to ensure that it carries adequate amounts of stormwater and protects structures designed for human occupancy during a 100-year storm event. Additionally, the storm drain system shall be designed to prevent any increased runoff from the site, even as the impervious surfaces in the Specific Plan area increase.

Street Improvements Phasing

Street improvements will be required pursuant to the Traffic Impact Report for this Specific Plan. The street improvements shall be constructed as approved by the March JPA Engineer and consistent with the approved infrastructure and development phasing plan under a Master Plot Plan.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 3-10. Infrastructure Phasing
March LifeCare Specific Plan Amendment

0 250 500 750 Feet

NOTE: Infrastructure Phasing unless modified by Table 3-3

TABLE 3-3: INFRASTRUCTURE IMPLEMENTATION SCHEDULE	
Infrastructure Facility	**Construction Phase**
RIVERSIDE DRIVE	
Pavement Improvements	
Cactus Avenue to Meyer Drive	Phase 2
Meyer Drive to "N" Drive	Phase 1B
Cactus Avenue to Meyer Drive resurface and restripe	Phase 1A
Traffic Signal/Intersection Improvements	
Cactus Avenue & Riverside Drive (Modification)	Phase 1A
"AA" Drive & Riverside Drive	Phase 2
"BB" Drive & Riverside Drive	Phase 2
Meyer Drive & Riverside Drive	Phase 1A
Water System Infrastructure	
New Water Line from Cactus Ave. to Meyer Dr.	Phase 1A
New Water Line from Meyer Dr. to "N" Dr.	Phase 1A and Phase 1B
Recycled Water System Infrastructure	
New Recycled Water Line from Cactus Ave. to Meyer Dr.	Phase 2
New Recycled Water Line from Meyer Dr. to "N" Dr.	Phase 2
Sewer System Infrastructure	
New Sewer Line from Cactus Ave. to Meyer Dr.	Phase 2
Drainage System Infrastructure	
Cactus Channel Crossing	Phase 1A
Storm Drain Crossing at "AA" Drive	Phase 2
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 2
Landscape/Public Realm Infrastructure	
Entry Monumentation at Cactus Ave. & Riverside Dr.	Phase 1A
Landscape and Public Realm infrastructure from Cactus Avenue to Meyer Drive	Phase 2
Landscape and Public Realm infrastructure from Meyer Drive to "N" Drive	Phase 1A & Phase 1B
MEYER DRIVE	
Pavement Improvements	
Riverside Drive to Heacock Street	Phase 1A
Traffic Signal/Intersection Improvements	
"CC" Drive & Meyer Drive	Phase 1A

TABLE 3-3: INFRASTRUCTURE IMPLEMENTATION SCHEDULE	
Infrastructure Facility	**Construction Phase**
March Lifecare Drive & Meyer Drive	Phase 1A
Meyer Drive & Heacock Street	Phase 1A
Water System Infrastructure	
None Needed	
Recycled Water System Infrastructure	
New Rec. Water Line from Riverside Dr. to Heacock St.	Phase 1A
Sewer System Infrastructure	
New Sewer Line from Riverside Dr. to Heacock St.	Phase 1A
Drainage System Infrastructure	
Heacock Channel Crossing	Phase 1A
Offsite Storm Drain System in Meyer Drive	Phase 1A
Onsite Storm Drain System in Meyer Drive	Phase 1A
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 1A
Landscape/Public Realm Infrastructure	
Entry Monumentation at Meyer Dr. & Heacock St.	Phase 1A
Landscape and Public Realm infrastructure from	Phase 1A
Riverside Drive to Heacock Street	
MARCH LIFECARE DRIVE	
Pavement Improvements	
Cactus Avenue to Meyer Drive	Phase 1A
Traffic Signal/Intersection Improvements	
March Lifecare Drive & Cactus Avenue	Phase 1A
March Lifecare Drive & “BB” Drive	Phase 1A
March Lifecare Drive & “AA” Drive	Phase 1A
Water System Infrastructure	
New Water Line from Cactus Ave. to Meyer Dr.	Phase 1A
Recycled Water System Infrastructure	
New Recycled Water Line from Cactus Ave. to Meyer Dr.	Phase 1A
Sewer System Infrastructure	
New Sewer Line from Cactus Ave. to Meyer Dr.	Phase 1A
Drainage System Infrastructure	
Cactus Channel Crossing	Phase 1A
Onsite Storm Drain System from “AA” Dr. to “BB” Dr. to Secondary Channel	Phase 1A

TABLE 3-3: INFRASTRUCTURE IMPLEMENTATION SCHEDULE	
Infrastructure Facility	**Construction Phase**
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 1A
Landscape/Public Realm Infrastructure	
Entry Monuments at March Lifecare Dr. & Cactus Ave.	Phase 1A
Landscape and Public Realm infrastructure from	Phase 1A
Cactus Avenue to Meyer Drive	
6TH STREET	
Pavement Improvements	
Meyer Drive to "N" Drive	Phase 1C
Traffic Signal/Intersection Improvements	
None Scheduled	
Water System Infrastructure	
New Water Line from Meyer Dr. to "N" Drive.	Phase 1C and Phase 3
Recycled Water System Infrastructure	
New Recycled Water Line from Meyer Dr. to "N" Drive.	Phase 1C and Phase 3
Sewer System Infrastructure	
New Sewer Line from Meyer Dr. to "N" St.	Phase 1C
Drainage System Infrastructure	
Onsite Storm Drain System at 6th St. to the Basin.	Phase 1C
Offsite Storm Drain System from Meyer Dr. to Water Basin.	Phase 1A
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 1C
Landscape/Public Realm Infrastructure	
Landscape and Public Realm infrastructure from	Phase 1C and Phase 3
Meyer Avenue to "N" Drive	
'AA' DRIVE	
Pavement Improvements	
Riverside Drive to March Lifecare Drive	Phase 2
Intersection "AA" Drive and March Lifecare Drive	Phase 1A
Traffic Signal/Intersection Improvements	
None Needed	
Water System Infrastructure	
New Water Line from Riverside Dr. to March Lifecare Dr.	Phase 2
Recycled Water System Infrastructure	

TABLE 3-3: INFRASTRUCTURE IMPLEMENTATION SCHEDULE	
Infrastructure Facility	**Construction Phase**
New Rec. Wtr. Line from Riv. Dr. to March Lifecare Dr.	Phase 2
Sewer System Infrastructure	
New Sewer Line from Riverside Dr. to "CC" Dr.	Phase 2
Drainage System Infrastructure	
New St. Drain System from Riv. Dr. to March Lifecare Dr.	Phase 2
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 2
Landscape/Public Realm Infrastructure	
Landscape and Public Realm infrastructure from	Phase 2
Riverside Drive to March Lifecare Drive	
'BB' DRIVE	
Pavement Improvements	
Riverside Drive to March Lifecare Drive	Phase 2
Traffic Signal/Intersection Improvements	
None Needed	
Water System Infrastructure	
New Water Line from Riverside Dr. to "CC" Dr.	Phase 2
Recycled Water System Infrastructure	
None Needed	
Sewer System Infrastructure	
New Sewer Line from Riverside Dr. to "CC" Dr.	Phase 2
Drainage System Infrastructure	
New Storm Drain System at March Lifecare Dr.	Phase 1A
New Storm Drain System at "CC" Dr.	Phase 2
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 2
Landscape/Public Realm Infrastructure	
Landscape and Public Realm infrastructure from	Phase 2
Riverside Drive to March Lifecare Drive	
'CC' DRIVE	
Pavement Improvements	
"AA" Drive to Meyer Drive	Phase 1B, & 2
Traffic Signal/Intersection Improvements	
None Needed	
Water System Infrastructure	

TABLE 3-3: INFRASTRUCTURE IMPLEMENTATION SCHEDULE	
Infrastructure Facility	**Construction Phase**
New Water Line from "AA" Dr. to Meyer Dr.	Phase 1B, 2, & 3
Recycled Water System Infrastructure	
New Recycled Water Line from "AA" Dr. to Meyer Dr.	Phase 1B, 2, & 3
Sewer System Infrastructure	
New Sewer Line from "BB" Dr. to Meyer Dr.	Phase 1B & 2
Drainage System Infrastructure	
New Storm Drain System from "BB" Dr. to Meyer Dr.	Phase 1B & 2
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 1B & 2
Landscape/Public Realm Infrastructure	
Landscape and Public Realm infrastructure from	Phase 1B & 2
"AA" Drive to Meyer Drive	
'N' DRIVE	
Pavement Improvements	
Riverside Drive to 4th Street	Phase 1B
4th St. to 6th St.	Phase 3
Traffic Signal/Intersection Improvements	
None Needed	
Water System Infrastructure	
New Water Line from Riverside Dr. to 4th St.	Phase 1B
New Water Line from to 4th St. to 6th St.	Phase 3
Recycled Water System Infrastructure	
None Needed	
Sewer System Infrastructure	
New Sewer Line from 4th St. to 6th St.	Phase 3
Drainage System Infrastructure	
None Needed	
Dry Utility System Infrastructure	
New Electric/Telephone/Gas/Cable Distribution	Phase 3
Landscape/Public Realm Infrastructure	
Landscape and Public Realm infrastructure from	
Riverside Dr. to 4th St.	Phase 1B
Landscape and Public Realm infrastructure from	
4th St. to 6th St.	Phase 3
CACTUS CHANNEL PROTECTION	

TABLE 3-3: INFRASTRUCTURE IMPLEMENTATION SCHEDULE	
Infrastructure Facility	**Construction Phase**
Protective Landscape Berm	
Westerly Boundary to Heacock Channel	Phase 1A
Removal of old Road Crossings	Phase 1A
HEACOCK CHANNEL PROTECTION	
Secondary Channel	
Cactus Channel to Water Quality Basin	Phase 1A
Water Quality/Retention Basin	
Onsite Water Quality/Retention Basin	
Zone 4 Basin	Phase 1B
Zone 8 Basin	Phase 1A
Zone 11 Basin	Phase 3
WATER SYSTEM PRESSURE REDUCING STATION	
Onsite Water System Pressure Reducing Station	
Zone 8	Phase 1A
PARKING STRUCTURES	
Onsite Parking Structures	
Zone 1 Northerly Structure	Phase 2
Zone 1 Southerly Structure	Phase 2
Zone 2 Structure	Phase 2
Zone 5 Structure	Phase 3
Zone 6 Structure	Phase 2

CHAPTER 4.0 DEVELOPMENT REGULATIONS AND GUIDELINES

Section 4.1 Plan Intent and Organization

4.1.1 Purpose

These Development Regulations are intended to facilitate the phased and orderly development of the Specific Plan area in a manner that successfully creates a walkable and human-scaled campus environment in accordance with the guiding principles set forth in Chapter 2 of this document.

These graphically oriented form-based Development Regulations clearly describe and carefully regulate the urban design framework and pattern, the backbone circulation system, the placement and configuration of buildings, vehicle parking and access, and public space in a way that supports the Specific Plan's Guiding Principles.

These Development Regulations also contain basic design principles for structures and landscapes to ensure that development will be attractive, pleasant, diverse, and interesting. Furthermore, these Development Regulations are intended to foster sustainable practices on all levels from site planning to building technology in order to protect and enhance the natural environment and to provide a healthy and healing human environment.

4.1.2 Applicability

The requirements and regulations of these Development Regulations apply to all proposed development, subdivisions, and land uses within the Specific Plan area, the boundary of which is shown in Figure 1-1.

The LEED checklist, as provided in Appendix F, shall be provided for evaluation as a part of all proposed development, subdivision, or other implementing land use entitlement within this Specific Plan.

4.1.3 Design Intent

The March LifeCare campus represents a new emerging model of healthcare in the 21st century. Rather than isolating various departments and uses, this development proposes to unify them in the character more reminiscent of a campus. Building on the JPA's Specific Plan concept for how the site should be organized, the "Public Realm" is the connective tissue that links the hospital, medical office buildings, education and research facilities, and retail with each other, as well as with the senior housing and other uses south of Meyer Drive. The parcels

located north of Meyer Driver will provide sufficient flexibility to accommodate a range of building types, sizes, and users.

The circle is the primary organizing element for the site and the backbone of the public realm. The concept uses the circle to unify the site and represent the metaphor for wholeness and well-being. As the prevailing element of the Public Realm, the circular open space allows the Armed Forces Radio and Television Service/American Forces Network (AFN) to function independently, while being well screened from the medical campus visitors. Generous public space along the backbone circulation system emphasizes the important role the PR plays on the campus.

Section 4.1.4 Organization of Chapter 4.0

The standards guiding development and the associated standards for landscape architecture and architectural design are organized in the following manner within this section of the document:

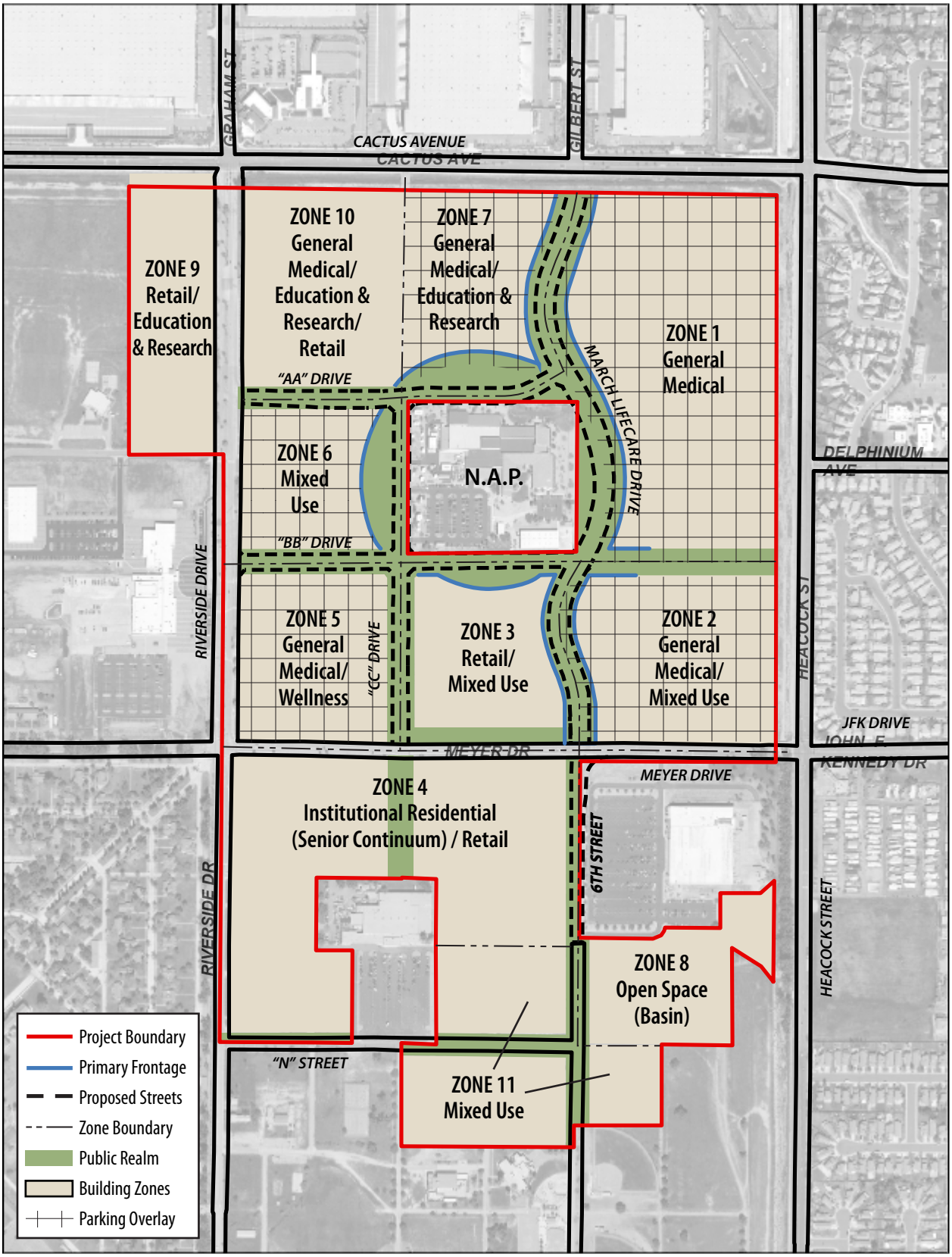
Chapter 4.0 – Development Regulations and Guidelines

- Section 4.1 Plan Intent and Organization
- Section 4.2 Regulating Plan and Permitted Uses
- Section 4.3 Access and Circulation
- Section 4.4 Open Space
- Section 4.5 Buildings
- Section 4.6 Parking
- Section 4.7 Service and Utilities
- Section 4.8 Landscape Architecture Design Standards
- Section 4.9 Architectural Design Standards

Section 4.2 Regulating Plan and Permitted Uses

4.2.1 Regulating Plan

The Regulating Plan, shown in **Figure 4-1**, defines the zones within the Specific Plan area that differentiate standards and requirements for site improvements and functions. The Regulating Plan establishes a framework for the development of the plan area that provides a level of certainty about its scale, character and configuration, while providing sufficient flexibility to accommodate a range of development programs, uses, and architectural expressions.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 4-1. Regulating Plan
March LifeCare Specific Plan Amendment

0 250 500 750 Feet

4.2.2 Zones and their Purposes

The Specific Plan area is divided into eleven zones, which shall be applied to the plan area as shown on the Regulating Plan. The Development Standards in the remaining Section 4.0 Chapters specify detailed regulations and requirements for each of the zones described here.

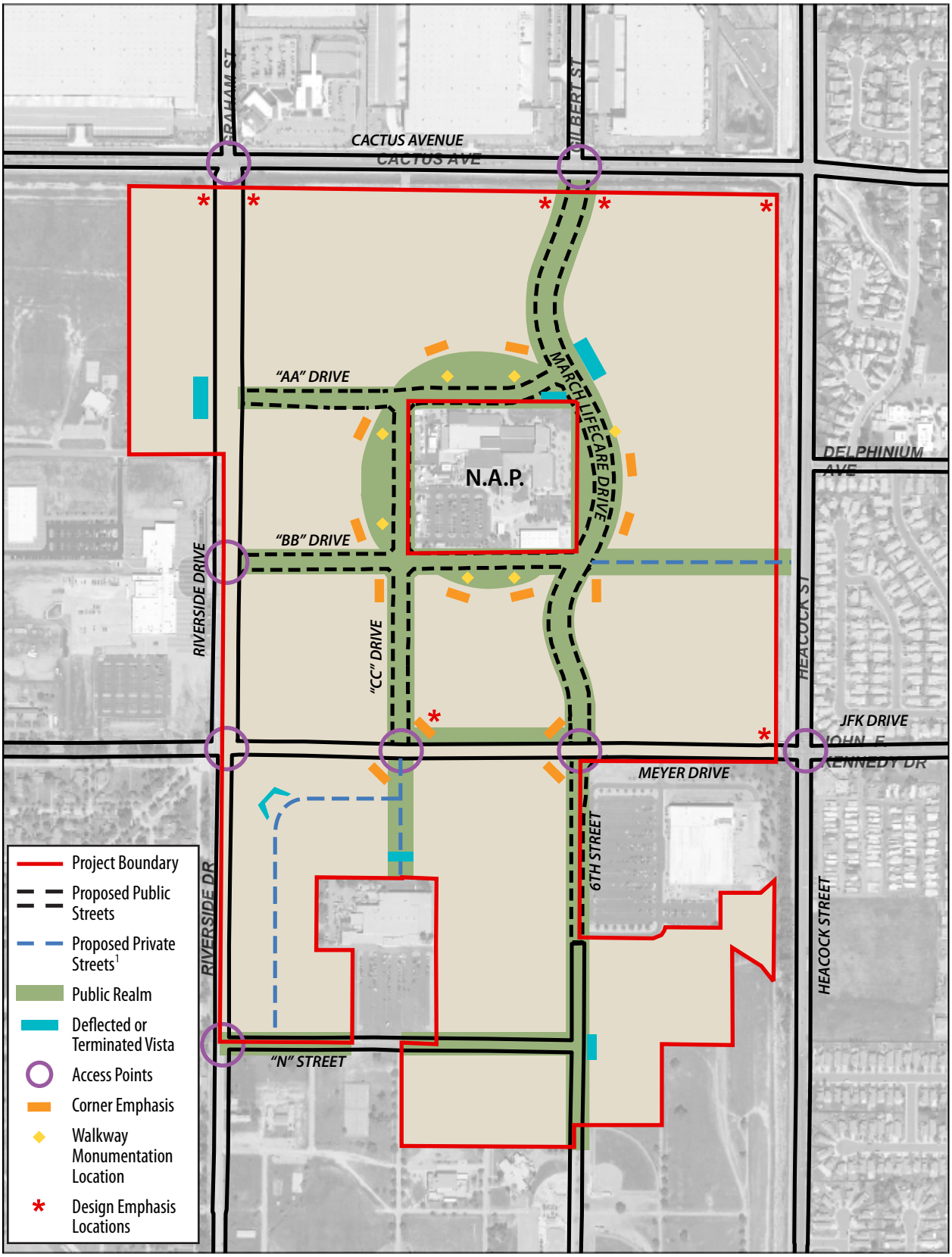
Public Realm (PR)

The PR is intended to be a linear "Campus Commons," providing unique locations with a strong sense of place, civic character, and lasting value. This linear "Campus Commons" offers a variety of distinct open spaces for community gathering, active and passive recreation, reflection, and healing. These open spaces are contiguous and constitute an "open space loop" (See **Figure 4-2a**, Public Realm and Design Emphasis Locations).The PR is complemented by publicly accessible open space areas required on each parcel located north of Meyer Drive, which contribute to an attractive and interesting meandering open space corridor. Additionally, the PR is the organizing spine of the March LifeCare Campus; it accommodates the primary motorized and non-motorized circulation. The primary pedestrian access to all buildings is taken from and oriented to the Public Realm. Section 4.4, Open Space, sets forth the Development Standards for the Public Realm.

An interconnected network of pathways and trails (Figure 4-5) connects the series of open spaces distributed through the campus to create a cohesive PR and to connect to proposed land uses. The system established by the character of the circular open space is supported by layering active and passive spaces, and incorporating everything from small courtyards to larger plazas for a diverse mix of experiences.

Buildings are positioned along the PR to activate the street character, with an emphasis on pedestrian scale details, including landscaping, lighting, street furniture, etc. Intersecting the circular PR area are pedestrian plazas, walkways and open spaces which serve to connect buildings that do not have adjacency with the PR.

The zones located north of Meyer Drive are primarily intended for the placement of non-institutional residential buildings, which shall be oriented and configured to enhance the campus character established by the PR. A portion of each parcel's area shall consist of publicly accessible and usable open spaces and/or plazas, which shall be contiguous and visually connected with the PR to help create an attractive and interesting meandering open space corridor. In addition, the parcels may contain private yard space intended for tenant use only, which may be physically and visually separate from the PR zone. Section 4.4.2 sets forth the Development Standards for the PR and its related open spaces/plazas.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

[1]Private streets are allowed in all zones

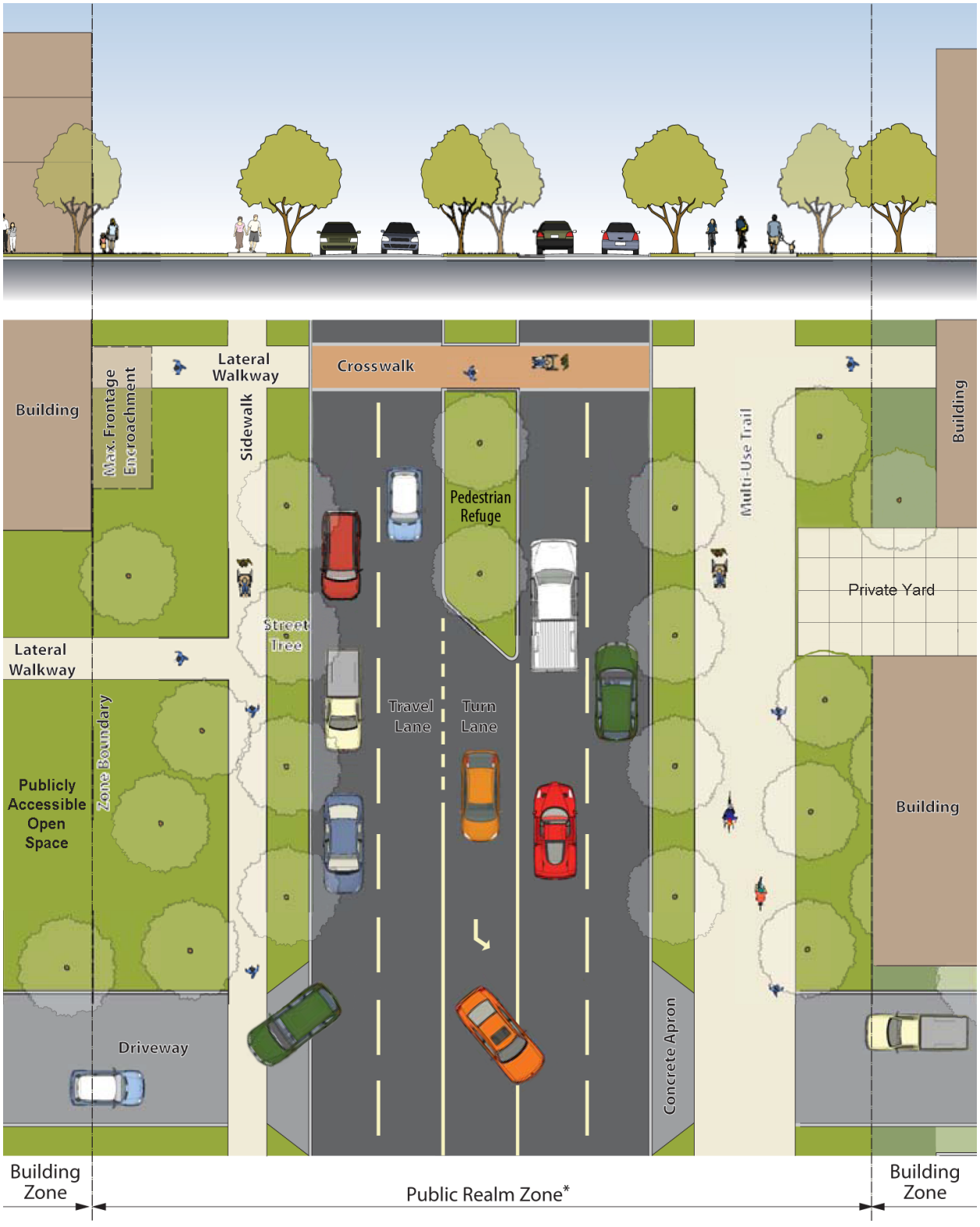
0 250 500 750 Feet

Figure 4-2a. Public Realm and Design Emphasis Locations
March LifeCare Specific Plan Amendment

Buildings fronting on the PR create a unique frontage opportunity for the project. These "primary frontages" are intended to frame the public realm and offer high quality building finishes to provide the highest quality pedestrian experience. (Figure 4-1) As such, careful consideration should be given to the design of primary frontages as they are the facades that will provide definition to the most important spaces within the campus. These facades should be detailed in a manner that connects the outside to the inside activities of the buildings. (See also Section 4.9.2).

Buildings fronting on the PR must include direct access to the PR; buildings not fronting on the PR must include direct access to a plaza or open space connected directly to the PR. (See **Figure 4-2b** and **4-3** as examples.) Parking garage buildings are discouraged from fronting on the PR, but must be screened with landscaping if PR adjacency if proposed. Service or parking access is not permitted along a primary frontage unless access cannot be provided anywhere else on the parcel. Section 4.9.2 identifies the permitted frontage conditions and frontage types permitted in the Specific Plan area

Where the AFN abuts a public street or the PR, landscape screening is required and fences or garden walls shall be permitted at the AFN property boundary, as approved by the Armed Forces Radio and Television Service/American Forces Network (AFN) security team.



*This example is representative of March LifeCare Drive

Figure 4-2b. Typical Public Realm Zone
March LifeCare Specific Plan Amendment

*This example is representative of March LifeCare Drive

Figure 4-3. Typical Illustrative Cross Section
March LifeCare Specific Plan Amendment

Zone 1 General Medical

The General Medical Office land use type includes a broad range of general health care uses. The intent of the General Medical Office land use type in Zone 1 is to allow development of a general care hospital, medical office buildings and a wide range of other secondary health care services, as shown in **Table 4-1**: Permitted Land Uses. This land use type will provide a location for physicians and other health personnel to practice a wide range of medicine. A general hospital is one in which patients with multiple types of ailments are given care.

Primary vehicular access will be taken from March LifeCare Drive in multiple locations. Key to the function of any hospital is emergency vehicle access available at all times. Emergency access is proposed from March LifeCare Drive. A separate internal road will provide access to the rear of Zones 1 and 2 connecting March LifeCare Drive with Meyer Drive as shown on Figure 4-5.

The parcels located within Zone 1 allow for the placement of buildings, limited surface parking, structured parking, vehicular and emergency vehicle access, delivery and service access, and private yard space. Where the zone abuts a public right-of-way, parking and services shall comply with Public Realm design standards (Section 4.4.2).

Zone 2 General Medical/Mixed Use

In contrast to a general hospital, a specialty hospital is one that that treats a specific type of patient, such as cancer treatment centers, children's hospitals, or maternity hospitals. Zone 2 may provide for this type of hospital and/or other General Medical use. The Mixed Use land use type is anticipated to provide opportunities for the location of a broad range of health care-related and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus. The mixed uses envisioned for Zone 2 may include but are not limited to lodging for overnight visits by family and friends and other supportive secondary commercial/retail uses. (See **Table 4-1**: Permitted Land Uses.)

Vehicular access will be taken from March LifeCare and Meyer Drives. Key to the function of any hospital is emergency vehicle access available at all times. A separate internal road will provide access to the rear of Zones 1 and 2 connecting March LifeCare Drive with Meyer Drive as shown on Figure 4-5.

The parcels located within Zone 2 allow for the placement of buildings, limited surface parking, structured parking, vehicular and emergency vehicle access, delivery and service access, and private yard space. Where Zone 2 abuts a public right-of-way, parking and services shall be

screened through landscaping as required in Section 4.6.5 and on Figures 4-24 through 4-26 and Figures 4-28 through 4-30; however, Zone 2 areas along the northerly and westerly boundaries shall conform to Public Realm design standards (Section 4.4.2).

Zone 3 Retail/Mixed Use

The Retail (a.k.a. Medical and Commercial) and Mixed Use land use types are intended to provide locations for the sale of goods or commodities in small quantities primarily to users of the March LifeCare Campus, including patients, visitors to the Campus, doctors and other employees of businesses located at the campus and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus, as shown in **Table 4-1**: Permitted Land Uses. Zone 3 will provide the core of these types of uses in a centralized location for the entire campus. Additionally, and unique to Mixed Uses in Zone 3, Outpatient Centers are allowed, as they compliment the Medical Retail uses.

Zone 3 is surrounded by the Public Realm in order to promote a pedestrian oriented streetscape that will provide amenities such as restaurants, shops and services without having to use a vehicle. The area is also easily accessible to vehicles so that those needing to carry larger merchandise or visit an outpatient center can do so with ease as well. It is anticipated that many of the commercial uses will be related to health care, such as pharmacies or medical equipment stores which support outpatient services. However, many of the uses will also include services for repeat users of the Campus, such as doctors, so that the Campus will function as a neighborhood. Such uses may include but are not limited to banks, restaurants, dry cleaners, and other uses found typically in neighborhood commercial settings. The amenities will be conducive to and supportive of an integrated campus.

Retail and commercial uses are positioned along Meyer Drive to activate the street character for both persons in vehicles and those walking. Retail buildings along Meyer may include pedestrian scale details, landscaping, lighting, street furniture, etc. to meet this goal as referenced in Section 4.4.3, Publicly Accessible Open Space and Landscaping. Intersecting the right-of-way on Meyer Drive through the center of Zone 3 is a linear retail and commercial pedestrian plaza that connects the circular PR open space along “BB” Drive with Meyer Street thus connecting the retail uses directly with the PR while maintaining the presence of retail along the major road (Section 4.4.3[5]). Vehicular access will be taken from March LifeCare Drive and “CC” Drive. Parking located within Zone 3 will be provided entirely in surface lots and through on-street parking in the first phase of development within the campus. It is required that shared parking with Zones 2, 5 and 6 will be utilized to provide for the total parking demand in Zone 3 at buildout. See Section 4.6 and Appendix M, Parking Demand and Shared

Use Study for additional information. This limitation on parking within the commercial retail core zone will encourage those parked in structures elsewhere on campus to leave their vehicles and walk. Implementation requirements for shared parking within the Specific Plan are presented in Sections 4.6.2 and 5.5.

Zone 3 allows for the placement of buildings, surface parking, on-street parking, vehicular access, delivery and service access, and private yard space. Where Zone 3 areas abut a public right-of-way, PR design standards shall apply.

Zone 4 Institutional Residential/Medical Retail

Zone 4 is primarily intended for the placement of institutional-residential buildings (senior continuum) as allowed in **Table 4-1**: Permitted Land Uses, which shall be oriented and configured to enhance the campus character established by the PR. Zone 4 may also contain open space, either as publicly accessible open spaces, plazas and/or walkways that are contiguous and visually connected with the Public Realm, or as private yard space intended for tenant use only, which may be physically and visually separate from the Public Realm. Ancillary retail facilities may be allowed within this zone.

The parcels south of Meyer Drive will accommodate a range of building types, sizes, and users, as well as the required off-street parking. The buildings located within Zone 4 will be adequately served by supporting uses such as surface parking, vehicular access, delivery and service access, and private yard space. Where support uses abut a public right-of-way, parking and services shall be screened through landscaping as required in Section 4.6.5 and on Figures 4-24 through 4-26 and Figures 4-28 through 4-30; where Zone 4 areas abut the PR, design standards associated with the PR (Section 4.4.2) shall apply.

Zone 5 Wellness/General Medical

The Wellness and General Medical land use types in Zone 5 include uses that contribute to the mental and physical soundness of March LifeCare Campus users. Wellness Facilities will provide uses that allow visitors and employees to assume responsibility for the quality of their lives and to function optimally throughout their days. Zone 5 is anticipated to include fitness centers, massage therapy centers, and physical rehabilitation centers, among other uses. Zone 5 also includes existing, and may include future, uses which support the spiritual wellness of individuals. (See Table 4-1: Permitted Land Uses.) Zone 5 is bordered by the PR on two sides that will make the pedestrian experience pleasant and accessible for all who may wish to walk to this area.

Vehicular access to Zone 5 will be taken from “CC” Drive, “AA” Drive, and Riverside and Meyer Drives.

The parcels within Zone 5 allow for the placement of buildings, limited surface parking, structured parking, vehicular access, delivery and service access, and private yard space. Where Zone 5 abuts a public right-of-way, parking and services shall be screened through landscaping as required in Section 4.6.5 and on Figures 4-24 through 4-26 and Figures 4-28 through 4-30.

Zone 6 Mixed Use (MU)

The MU zone is intended to accommodate non-institutional residential uses with a broad range of health care-related and commercial retail uses as permitted by Section 3.1, Land Uses, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, the MU zone accommodates surface and structured parking and vehicular access, publicly accessible open space areas, and private yards.

Vehicular access to Zone 6 will be taken from “CC,” “AA,” “BB” and Riverside Drives.

The parcels within Zone 6 allow for the placement of buildings, surface parking, structured parking, vehicular access, delivery and service access, and private yard space. Where Zone 6 abuts a public right-of-way, parking and services shall be screened through landscaping as required in Section 4.6.5 and on Figures 4-24 through 4-26 and Figures 4-28 through 4-30.

Zone 7 General Medical/Research & Education

The Research and Education land use type is intended to accommodate buildings used for study and teaching. It is anticipated that these will include areas to conduct investigations into a wide range of medical theories, for example a cancer research center. Additionally, it is anticipated that instructional and informational areas will be accommodated in this land use type. These might include substance addiction control centers or stress management centers. Such uses complement the General Medical land uses such as hospitals and medical offices. It is envisioned that the education and research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 7 at the main entrance to the March LifeCare Campus and fronting on the PR.

Vehicular access to Zone 7 will be from March LifeCare and “AA” Drives. Both surface and structured parking are allowed in Zone 7.

The parcels within Zone 7 allow for the placement of buildings, surface parking, structured parking, vehicular access, delivery and service access, and private yard space. Where Zone 7 abuts a public right-of-way, the Public Realm standards apply (Section 4.4.2). If a parking structure or service area abuts the Public Realm, it shall be screened as required in Section 4.6.5, and on Figures 4-24 through 4-26 and Figures 4-28 through 4-30.

Zone 8 Open Space/Drainage Basin

The Specific Plan is responsible for retaining all incremental increase in storm water drainage on-site. One detention basin is proposed to mitigate the increased runoff from the site, located at the southeast corner of the Specific Plan area in Zone 8, thus providing convenient discharge locations for the proposed storm drain system and direct outlet to the Heacock Channel. All redirected off-site flows will outlet into this proposed dispersion basin southerly of the existing commissary. The basin size was established to serve as a water quality, 100-year on-site mitigation basin and a dispersion basin. The length of the weir along the basin's southern edge was chosen to be the same as the existing flood pattern width at this location. It is expected that the excess flow from Heacock Channel will be intercepted by the proposed cutoff channel and dispersed south of Meyer Drive in an effort to mimic and perpetuate the existing flood patterns.

Zone 9 Research & Education/Medical Retail

Zone 9 is the only zone within the Specific Plan located west of Riverside Drive. The Research and Education land use type is intended to accommodate buildings used for study and teaching. Some existing and planned educational facilities are anticipated for Zone 9, located at the southwest corner of Riverside Drive and Cactus Avenue. Commercial retail use will also be allowed as a secondary permitted use at this site as indicated on **Table 4-1**. Since this zone is somewhat removed from the main campus core, such uses complement the educational uses so students do not have to drive to get basic services. It is envisioned that the education and research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 9 at one of the main entrances to the March LifeCare Campus.

Vehicular access to Zone 9 will be from Riverside Drive and Castle Drive. Surface parking is allowed in Zone 9 which is somewhat removed from the heart of the campus and thus is envisioned to be self-parked.

The parcels located within Zone 9 allow for the placement of buildings, surface parking, vehicular access, delivery and service access, and private yard space. Where Zone 9 abuts a public right-of-way, parking and services shall be screened through landscaping.

Zone 10 General Medical/Medical Retail/Research & Education

Zone 10 is currently an existing military facility but will ultimately be a prime component of the education, research and general medical setting in conjunction with Zones 7 and 9. Future development within this zone would complement the uses in the adjacent zones.

Vehicular access to Zone 10 will be from Riverside Drive and "AA" Drive. Surface parking is planned in Zone 10.

The parcels located within Zone 10 allows for the placement of buildings, surface parking, vehicular access, delivery and service access, and private yard space. Where Zone 10 abuts a public right-of-way, parking and services shall be screened through landscaping; all areas located along the PR shall comply with PR standards.

Zone 11 Mixed Use (MU)

Zone 11 was included as Mixed Use in the previous Specific Plan; no changes are proposed. This zone is intended to accommodate both existing and/or proposed uses with a broad range of health care-related uses as permitted by Table 4-1, Permitted Land Uses. However, Zone 11 also allows for existing institutional residential and transitional housing uses that have been located elsewhere within the MDH area, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, Zone 11 accommodates surface parking and vehicular access, publicly accessible open space areas, and private yards.

Vehicular access to Zone 11 will be taken from 6th and "N" Streets. The PR connects this Zone to other residential and commercial/medical zones within the campus.

The parcels located within Zone 11 are intended to provide for the placement of buildings, surface parking, vehicular access, delivery and service access, and private yard space. Where Zone 11 abuts a public right-of-way, parking and services shall be screened through landscaping; all areas located along the PR shall comply with PR standards.

4.2.3 Zone Overlay and Purpose

The Regulating Plan identifies a Zone Overlay, which differs from the regulations and requirements of the underlying zone as follows. The Development Standards below specify detailed regulations and requirements for the zone overlay described here.

Parking Overlay (PO)

The PO allows for the placement of structured parking in the various zones, as indicated on Figure 4-1, Regulating Plan. The intent is to accommodate all required parking for implementing uses south of Meyer Drive within surface parking lots or on-street parking in each of those

zones. Likewise, Zones 9 and 10 will accommodate all required parking on-site without structured parking. Parking structures are anticipated within Zones 1, 2, 5, 6 and 7. However, structures within Zones 2, 5 and 6 would be used to provide shared parking as identified within Section 4.6 and Appendix M of this Specific Plan. Specifically, sharing between Zones 2, 3, 5 and 6 will be necessary to provide adequate parking for Zone 3. Section 4.6.6 sets forth the Development Standards for parking structures in the PO and Section 4.6.2 explains the shared parking strategy.

4.2.4 Height Limitations

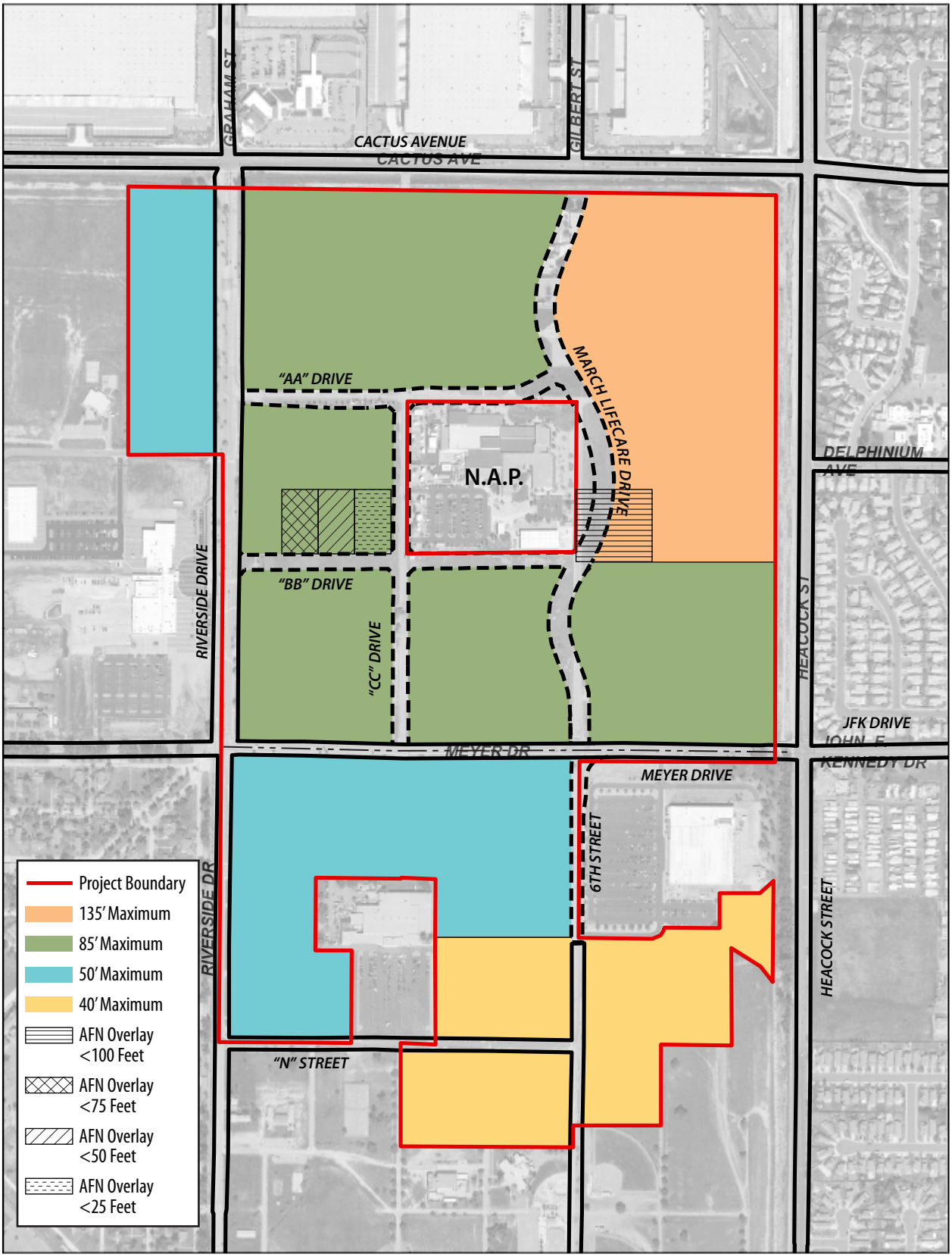
Figure 4-4 details the maximum building heights in the Specific Plan area. Additional height restrictions may apply to meet Federal Aviation Regulation Part 77 (Obstructions to Navigation) standards. These requirements will be determined at the time of site plan approval. The overlay shown radiating from the AFN regulates the allowable building heights in an area that is necessary to accommodate a satellite array; all required building heights are less than the restrictions for the satellite, except at 254 degrees north. Building heights will be restricted as shown along that line of sight and shall be consistent with any FAA limitations. Building height shall be measured from finished grade to the eve or top of parapet.

For lots located within the AFN reduced building height overlay, buildings shall not exceed the height as indicated on Figure 4-4. Upon submittal of a Plot Plan or other development application, consultation with AFN shall occur and this height may be increased up to the maximum height of the base zone, subject to written concurrence from AFN. However, should AFN be relocated or closed, the AFN reduced building height overlay shall become null and void, and the maximum height of the base zone shall prevail.

4.2.5 Allowable Uses by Zone

Section 2 established the uses that are allowable on the campus. However, not all uses are allowed in all zones. **Table 4-1**, Permitted Uses, details the uses permitted in each zone, as well as the intent of each use on the campus as a whole. Primary Permitted Uses are those uses that are allowed as the primary use in a building. These uses are the reason that someone might enter the campus. Examples include hospitals, a dental office, or a skilled nursing facility.

In contrast, Secondary Permitted Uses are those uses which are considered complementary to the Primary Permitted Uses. These are not intended to generate business from users other than those who are already on-campus for a medical reason or as employees. Examples of Secondary Permitted Uses include a pharmacy and drug store, a card and florist shop, and dry cleaners. These uses are intended to reduce off -campus trips by providing convenient services for on-campus users. Allowing a Secondary Permitted Use as the sole or primary occupant of any parcel within the Specific Plan is prohibited.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

0 250 500 750 Feet

Figure 4-4. Building Height Restrictions

March LifeCare Specific Plan Amendment

Note: For lots located within the AFN reduced building height overlay, buildings shall not exceed the height as indicated on Figure 4-4. Upon submittal of a Plot Plan or other development application, consultation with AFN shall occur and this height may be increased up to the maximum height of the base zone, subject to written concurrence from AFN. However, should AFN be relocated or closed, the AFN reduced building height overlay shall become null and void, and the maximum height of the base zone shall prevail.

TABLE 4-1: PERMITTED LAND USES													
General Land Use Designation	**Land Use Type**	**Use List***	**Zone 1 GM**	**Zone 2 GM/MU**	**Zone 3 CR/MU**	**Zone 4 IR/CR**	**Zone 5 W/ GM**	**Zone 6 MU**	**Zone 7 EDU/GM**	**Zone 8 OS**	**Zone 9 EDU/CR**	**Zone 10 EDU/GM/CR**	**Zone 11 MU**	**Public Realm**
General Medical Office	Hospital	General hospitals	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Specialty hospitals and outpatient surgery centers	PP	PP	X	PPD	PP	X	PP	X	X	PP	X	X
		Trauma, urgent care, and emergency care facilities	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Other hospital uses not specifically listed that are similar to, and no more objectionable than uses in this category.	PPD	PPD	X	X	PPD	X	PPD	X	X	PPD	X	X
	Outpatient Center - Activities typically include, but are not limited to, medical, dental, psychiatric or other therapeutic services offered in individual offices or suites, which may include laboratories incidental to the practitioner's primary consulting or therapeutic work.	Ambulatory Surgery Center	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Behavioral Health Center	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Birthing Center	PP	PP	PP[5]	PPD	PP	PP	PP	X	X	PP	PP	X
		Dialysis	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Imaging Center	PP	PP	PP[5]	PP	PP	PP	PP	X	X	PP	PP	X
		Medical, dental, chiropractic offices and other offices for other health-related therapeutic services	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Musculoskeletal	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Physical rehabilitation centers	PP	PP	PP[5]	PPD	PP	PP	PP	X	X	PP	PP	X
		Urgent Care Center	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Women's Center	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Wound Care Center	PP	PP	PP[5]	X	PP	PP	PP	X	X	PP	PP	X
		Other outpatient centers not specifically listed that are similar to, and no more objectionable than uses in this category.	PPD	PPD	PPD[5]	X	PPD	PPD	PPD	X	X	PPD	PPD	X

Notes:

* – All of the uses outlined in this table will be subject to review as outlined in Section 5.4.

1 – Uses are permitted in the Flex Zone only when they are already located in the adjacent Building Zone 2 - Private schools and day care centers may require supplemental traffic and environmental studies to ensure public safety in project design. 3 - The sale of alcoholic beverages on campus shall require a CUP. 4 – Mixed Use in Zone 2 is allowed with respect to Overnight Lodging associated with services provided, only. 5 - Mixed Use in Zone 3 is allowed with respect to Outpatient Centers, only. Legend PP = Predominant Permitted Use PPD = Predominant Use, Permitted with Review as outlined in Section 5.4.

X = Not Permitted SP - Secondary Permitted Use; must be associated with a Predominant Permitted Use and shall account for no more than 20% of Predominant Permitted Use SPD - Secondary Use, Permitted with Review as outlined in Section 5.4; must be associated with a Predominant Permitted Use and shall account for no more than 20% of Predominant Permitted Use

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	Medical Services - A use, excluding "residential care" and "group care," provided by the following: 1. Licensed health facilities, as defined in Health and Safety Code Section 1250, except as provided in Health and Safety Code Section 1267.8; or 2. Licensed clinics, as defined in Health and Safety Code Sections 1200, 1204, and 1204.1.	Clinics	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Dental Offices	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Laboratories	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Military Related Medical Offices	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Optical Offices	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Podiatry Offices	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Tech Centers	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Other medical services uses not specifically listed that are similar to, and no more objectionable than uses in this category.	PPD	PPD	X	X	PPD	PPD	PPD	X	X	PPD	PPD	X
	Alternative/Complementary Medicine Center	Acupuncture	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Aromatherapy	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Biofeedback	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Chinese Medicine	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Chiropractic	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Herbal Medicine/Vitamin Therapy	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Hypnosis	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X

Notes:

* – All of the uses outlined in this table will be subject to review as outlined in Section 5.4.

1 – Uses are permitted in the Flex Zone only when they are already located in the adjacent Building Zone 2 - Private schools and day care centers may require supplemental traffic and environmental studies to ensure public safety in project design. 3 - The sale of alcoholic beverages on campus shall require a CUP. 4 – Mixed Use in Zone 2 is allowed with respect to Overnight Lodging associated with services provided, only. 5 - Mixed Use in Zone 3 is allowed with respect to Outpatient Centers, only. Legend PP = Predominant Permitted Use PPD = Predominant Use, Permitted with Review as outlined in Section 5.4.

X = Not Permitted SP - Secondary Permitted Use; must be associated with a Predominant Permitted Use and shall account for no more than 20% of Predominant Permitted Use SPD - Secondary Use, Permitted with Review as outlined in Section 5.4; must be associated with a Predominant Permitted Use and shall account for no more than 20% of Predominant Permitted Use

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		Meditation	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Yoga	PP	PP	SP	X	PP	PP	PP	X	X	PP	PP	X
		Other alternative medical uses not specifically listed that are similar to, and no more objectionable than uses in this category.	PPD	PPD	SPD	X	PPD	PPD	PPD	X	X	PPD	PPD	X
	Centers of Excellence	Blood and Marrow Transplant Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Cancer Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Center for Allergy and Immunology	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Center for Digestive and Liver Diseases	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Center for Neurodiagnostics	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Center for Pulmonary Medicine	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Center for Reproductive Medicine	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Center for Weight Management	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Diabetes Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Eye Institute	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Heart Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Movement Disorder Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Musculoskeletal Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Orthopedic and Sports Medicine Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X

Notes:

* – All of the uses outlined in this table will be subject to review as outlined in Section 5.4.

1 – Uses are permitted in the Flex Zone only when they are already located in the adjacent Building Zone 2 - Private schools and day care centers may require supplemental traffic and environmental studies to ensure public safety in project design. 3 - The sale of alcoholic beverages on campus shall require a CUP. 4 – Mixed Use in Zone 2 is allowed with respect to Overnight Lodging associated with services provided, only. 5 - Mixed Use in Zone 3 is allowed with respect to Outpatient Centers, only. Legend PP = Predominant Permitted Use PPD = Predominant Use, Permitted with Review as outlined in Section 5.4.

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		Pain Management Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Pathology Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Sleep Disorder Center	PP	PP	X	X	PP	X	PP	X	X	PP	X	X
		Other specialty medical uses not specifically listed that are similar to, and no more objectionable than uses in this category.	PPD	PPD	X	X	PPD	X	PPD	X	X	PPD	X	X
	Medical Support - Activities typically include the provision of diagnostic, therapeutic and emergency transport services.	Ambulance and medical transport services	PP	PP	X	X	PP	PP	PP	X	X	PP	PP	X
		Home health and visiting nurses services	PP	PP	X	PPD	PP	PP	PP	X	X	PP	PP	X
		Other medical support uses not specifically listed that are similar to, and no more objectionable than uses in this category.	PPD	PPD	X	X	PPD	PPD	PPD	X	X	PPD	PPD	X
	Government Services - Activities typically include, but are not limited to the provision of municipal, administrative, public safety, public utilities, or legislative services by a governmental or public service entity.	Heliport, helipad, helistop	SP	SP	X	SP	SP	X	SP	X	X	SP	X	X
		Other government service uses not specifically listed that are similar to, and no more objectionable than uses in this category.	SPD	SPD	X	SPD	SPD	X	SPD	X	X	SPD	X	X
	Utilities and Public	Bus stops and transit hubs	SP	SP	SP	SP	SP	SP	SP	X	X	SP	SP	SP

Notes:

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General Land Use Designation	**Land Use Type**	**Use List***	**Zone 1 GM**	**Zone 2 GM/MU**	**Zone 3 CR/MU**	**Zone 4 IR/CR**	**Zone 5 W/ GM**	**Zone 6 MU**	**Zone 7 EDU/GM**	**Zone 8 OS**	**Zone 9 EDU/CR**	**Zone 10 EDU/GM/CR**	**Zone 11 MU**	**Public Realm**
	Facilities - Activities typically include, but are not limited to utility maintenance, relay or distribution points or installations or similar facilities	Central utilities plant	SP	SP	SP	X	SP	SP	SP	SPD	X	SP	SP	X
		Communications equipment installations and exchanges	SP	SP	SP	SP	SP	SP	SP	SPD	X	SP	SP	X
		Electrical substations	SPD	SPD	SP	X	SP	SP	SPD	SPD	X	SPD	SP	X
		Storm water detention facilities	SP	SP	SP	SP	SP	SP	SP	PP	X	SP	SP	SP
		Wireless telecommunication facilities	SP	SP	SP	X	SP	SP	SP	SPD	X	SP	SP	X
		Other utilities and public facilities service uses not specifically listed that are similar to, and no more objectionable than uses in this category.	SPD	SPD	SPD	SPD	SPD	SPD	SPD	SPD	X	SPD	SPD	SPD
	Other General Medical Office Uses	Other consulting medical services uses not specifically listed that are similar to, and no more objectionable than uses in this category.	SPD	SPD	X	SPD	SPD	SPD	SPD	X	X	SPD	SPD	X
Commercial Retail[3]	Medical Specific Retail - Activities typically include the sale and rental of medical appliances and equipment.	Medical appliances, equipment, and supplies sales and rental	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Pharmacies and drug stores	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Other medical specific retail uses not specifically listed that are similar to, and no more objectionable than uses in this category.	SPD	SPD	PPD	SPD	SPD	SPD	SPD	X	SP	X	SPD	X
	Medical-Related Retail. Service Uses that complement medical related uses.	Card shops	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Florist shops	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X

Notes:

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		Gift shops	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Health/Fitness Centers	SP	SP	PP	X	SP	SP	SP	X	SP	X	SP	X
		Laboratories	SP	SP	PP	X	SP	SP	SP	X	SP	X	SP	X
		Natural food stores	SP	SP	PP	X	SP	SP	SP	X	SP	X	SP	X
		Supplement Stores	SP	SP	PP	X	SP	SP	SP	X	SP	X	SP	X
		Other general merchandise uses not specifically listed that are similar to, and no more objectionable than other uses in this category.	SPD	SPD	PPD	SPD	SPD	SPD	SPD	X	SP	X	SPD	X
	Neighborhood Commercial. Service uses that are found in typical retail settings	Restaurants	SP	SP	PP	X	SP	SP	SP	X	SP	X	SP	X
		Fast Food Restaurant (drive-thru prohibited)	SP	SP	PP	X	SP	SP	SP	X	SP	X	SP	X
		Convenience Market	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Barber/Beauty Shop	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Dry Cleaning or Laundry Establishment	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Bookstores	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Video Sales and Rentals	SP	SP	PP	SP	SP	SP	SP	X	SP	X	SP	X
		Other neighborhood commercial uses not specifically listed that are similar to, and no more objectionable than other uses in this category.	SPD	SPD	PPD	SPD	SPD	SPD	SPD	X	SPD	X	SPD	X

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Research and Education[2]	Research	Biological, medical, dental laboratories	SP	SP	X	X	SP	PP	PP	X	PP	PP	PP	X
		Medical related research and laboratory facilities	SP	SP	X	X	SP	PP	PP	X	PP	PP	PP	X
		Screening facilities	SP	SP	X	X	SP	PP	PP	X	PP	PP	PP	X
		Other health and medical research centers and associated office uses not specifically listed that are similar to, and no more objectionable than, uses in this category.	SPD	SPD	X	X	SPD	PPD	PPD	X	PP	PP	PPD	X
	Education	Diabetes Centers	SP	SP	X	X	SP	PP	PP	X	PP	PP	PP	X
		Disease/medical information centers	SP	SP	X	X	SP	PP	PP	X	PP	PP	PP	X
		Drug information centers	SP	SP	X	X	SP	PP	PP	X	PP	PP	PP	X
		Lifestyle management centers	PP	PP	X	X	PP	PP	PP	X	PP	PP	PP	X
		Nutrition Centers	PP	PP	X	X	PP	PP	PP	X	PP	PP	PP	X
		Patient education centers	PP	PP	X	X	PP	PP	PP	X	PP	PP	PP	X
		Stress management centers	PP	PP	X	X	PP	PP	PP	X	PP	PP	PP	X
		Substance addiction control centers	PP	PP	X	X	PP	PP	PP	X	PP	PP	PP	X
		Teaching and Education Facilities	PP	PP	X	X	PP	PP	PP	X	PP	PP	PP	X
		Weight control centers	PP	PP	X	X	PP	PP	PP	X	PP	PP	PP	X
		Other health and medical education centers and associated office uses not specifically listed that are similar to, and no more objectionable than, uses in this category.	PPD	PPD	X	X	PPD	PPD	PPD	X	PPD	PP	PPD	X

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Institutional Residential	Medical Residential - Residential development uses related to medical care.	Residential Care Facility for the Elderly licensed by the State of California	X	X	X	PP	X	X	X	X	X	X	PP	X
		Continuing Care Retirement Community licesned by the State of California	X	X	X	PP	X	X	X	X	X	X	PP	X
		Skilled Nursing Facility/Nursing Home licensed by the State of California	X	X	X	PP	X	X	X	X	X	X	PP	X
		Hospice Care	X	X	X	PP	X	X	X	X	X	X	PP	X
		Alzheimer's/Dementia/Memory-Care facility	X	X	X	PP	X	X	X	X	X	X	PP	X
		Mutli-family residential development	X	X	X	X	X	X	X	X	X	X	X	X
		Senior Apartments	X	X	X	X	X	X	X	X	X	X	X	X
		Single-family Residential	X	X	X	X	X	X	X	X	X	X	X	X
		Transitional housing/homeless shelters	X	X	X	X	X	X	X	X	X	X	PP	X
		Other Senior housing uses that are not associated with, or a component of, a state licensed facility	X	X	X	X	X	X	X	X	X	X	X	X
Wellness	Wellness Related - Activities typically include, but are not limited to, sport and health-related activities performed	Assemblage facilities for education and worship and incidental uses	X	X	X	X	PP	PP	SP	X	X	X	PP	X

Notes:

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	either indoors or outdoors.													
		Conference rooms	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Day spas	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Fitness centers	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Health education centers	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Massage therapy	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Other wellness uses not specifically listed that are similar to, and no more objectionable than, uses in this category.	X	X	X	X	PPD	PPD	SPD	X	X	X	PPD	X
		Overnight lodging associated with services provided	X	PP[4]	X	X	PP	PP	SP	X	X	X	PP	X
		Physical rehabilitation	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Private recreational facilities (e.g. Tennis Club, Racquetball Club, Swimming Center)	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Stress management centers	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Substance addiction control centers	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Training centers	X	X	X	X	PP	PP	SP	X	X	X	PP	X
		Weight control centers	X	X	X	X	PP	PP	SP	X	X	X	PP	X
Mixed Use	Broad Range of uses including medical office, research and education, assemblage	Mixed Use allows land use types listed above for each MU Zone (2,3,6, 11).[3]	X	PP[4]	PP[5]	X	X	PP	X	X	X	X	PP	X

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	facilities for education and worship, medical-related retail, and lodging.													

Notes:

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Section 4.3 Access and Circulation

4.3.1 Purpose

The March LifeCare Campus circulation system is based on the design principle that understands streets as linear public spaces with a multitude of functions (see Public Realm zone). Streets are planned as an integral part of the public realm rather than transportation utilities with the sole purpose of moving automobiles. Therefore, circulation in the plan area shall be provided through a multi-modal, interconnected and hierarchical system of thoroughfares that balances the needs of automobile traffic, pedestrians, bicyclists, and potentially transit. This section provides the standards for a range of thoroughfares that may be located in the Specific Plan area. These standards ensure that the plan area provides safe, attractive and interesting routes for pedestrians, bicyclists and automobiles, in order to provide genuine transportation choices and encourage non-motorized trips for much of the internal traffic. This reduction in vehicle trips increases the efficiency and performance of the streets and parking areas and may allow street cross sections with fewer lanes and smaller, shared parking areas than conventional development would require. **Figure 4-5**, Circulation Diagram, illustrates the proposed circulation system.

4.3.2 Vehicular Circulation

The vehicular circulation system consists of a hierarchy of thoroughfares, including Arterials that bound the plan area on three sides (Cactus Avenue, Riverside Drive north of Meyer Drive, and Heacock Avenue), Major Connectors that provide primary access to the plan area from adjacent streets (Meyer Drive and March LifeCare Drive), and Minor Connectors that provide local access and circulation.

The Specific Plan proposes four primary entry points into the plan area, one at each end of March LifeCare Drive at Meyer Drive and Cactus Avenue, and one on Meyer Drive at Heacock Avenue, and one on Riverside Drive at Cactus Avenue. Other internal access points, or key intersections, are shown on Figure 4-2a.

The secondary system of Minor Connectors consists of a grid of streets that provides circulation and primary access throughout the quadrant between March LifeCare Drive and Riverside Drive, and Meyer Drive and Cactus Avenue. Two secondary access points are located on Meyer Drive at 4th and 6th Streets. Those access points also provide access to the portion of the plan area south of Meyer Drive. Another road network provides circulation and access for Zone 4 and ties into another access point at the southwestern corner of the site at Riverside Drive and N Street. Other access points are proposed along Riverside Drive.

Uninterrupted vehicular access to the Armed Forces Radio and Television Service/American Forces Network (AFN) will be provided via public streets along all sides of the facility. Sidewalks or public pedestrian access will be provided on the west and north side of the AFN side of streets only.

4.3.3 Street Layouts

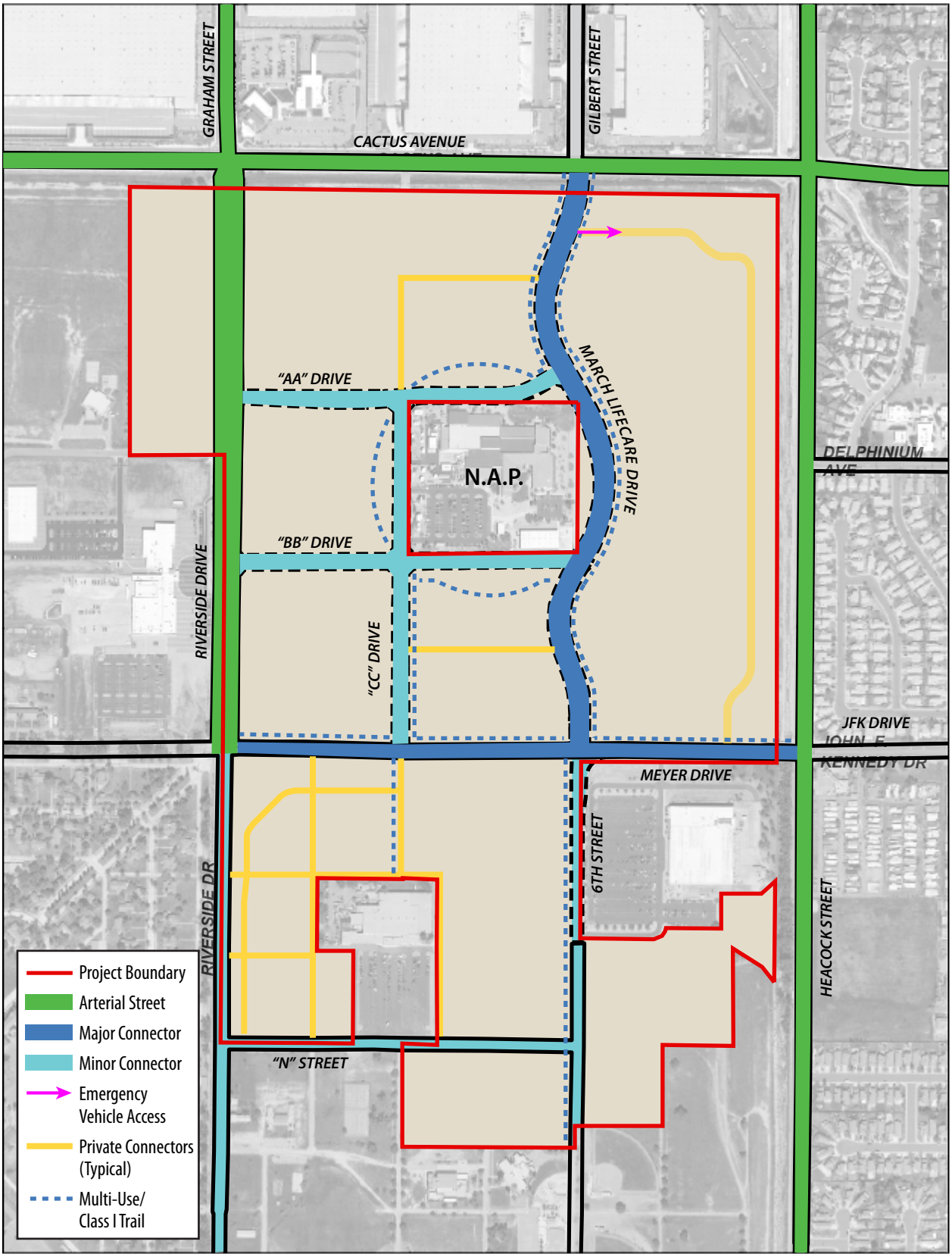
The plan area circulation shall be developed using street cross sections that support a balanced and hierarchical system. As described above the vehicular circulation system consists of a hierarchy of thoroughfares, including Arterials that bound the plan area on three sides (Cactus Avenue, Riverside Drive, and Heacock Avenue), Major Connectors (Meyer Drive and March LifeCare Drive) that provide primary access to the plan area from adjacent streets and Minor Connectors that provide local access and circulation. In addition, and as shown on Figure 4-5, Private Connectors will also be needed to serve each zone. The exact location of these Private Connectors will be determined as implementing site plans are processed.

Given the denser, urban and unique central campus environment north of Meyer Drive, minor connector street layouts there are required to provide bike lanes. Please refer to Figure 4-5 for the Circulation Diagram. Although minor connectors south of Meyer Drive are encouraged to provide bike lanes, they may not be provided if land use density and traffic volumes justify co-location of auto and bike lanes.

While all street layouts intend to balance the needs of all transportation modes, Arterials, Major Connectors, Minor Connectors, and Private Connectors differ in focus and operational needs as follows:

1. Arterials/Major Connectors provide the primary vehicular access to the plan area. They are designed to accommodate more significant traffic loads and slightly higher traffic speeds than Minor Connectors. Travel lanes may be slightly wider, vehicular and pedestrian cross movements may be limited, and driveway access may be more constrained to reduce friction.
2. Private Streets provide local access throughout the plan area. They are designed for slow moving traffic that is compatible with a vibrant pedestrian environment and frequent pedestrian crossings. Travel lanes shall be narrow to encourage slower speeds and ease in crossing.

The Master Plot Plan provides roadway plans and cross-sections that provide signing and striping details for all streets. Additional turning lanes could be added at intersections as necessary for traffic operations. If roundabouts are deemed appropriate, they could be used at intersections for traffic control. Appendix G provides details pertaining to the roundabout at the intersection of Riverside Drive and Meyer Drive.



Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 4-5. Circulation Diagram
March LifeCare Specific Plan Amendment

A series of typical Street Layouts and cross sections for Private Connectors and Minor Connectors are provided on **Figures 4-6a, 4-6b** and **4-6c**. **Table 4-2,** identifies which Street Layouts are allowed for Private and Minor Connectors. Additionally, the selection of a Street Layout for a given location shall be based on capacity needs and context, with the goal to create a balance between the needs of all transportation modes.

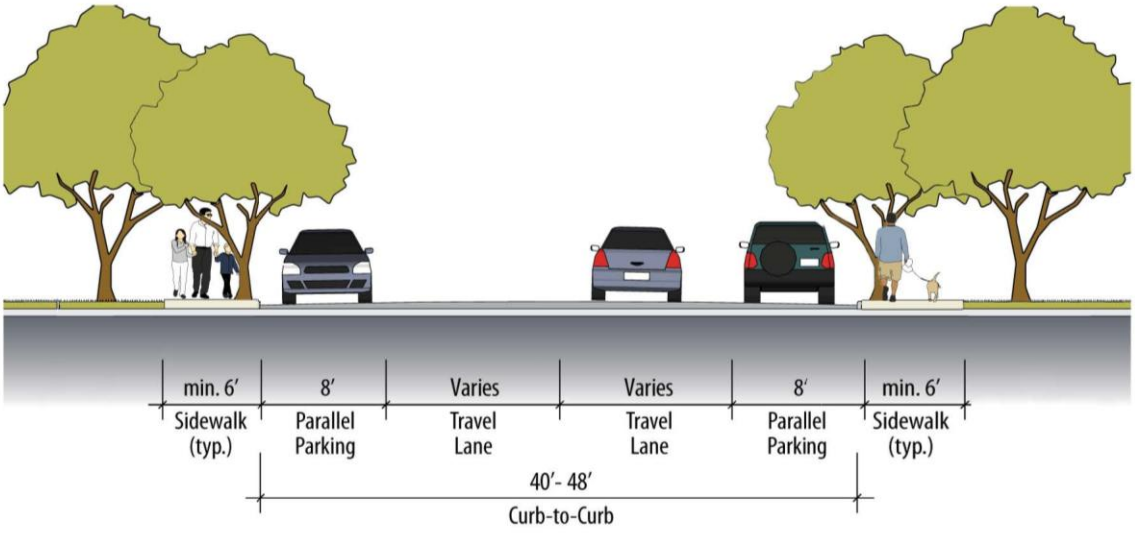
TABLE 4-2: STREET LAYOUTS

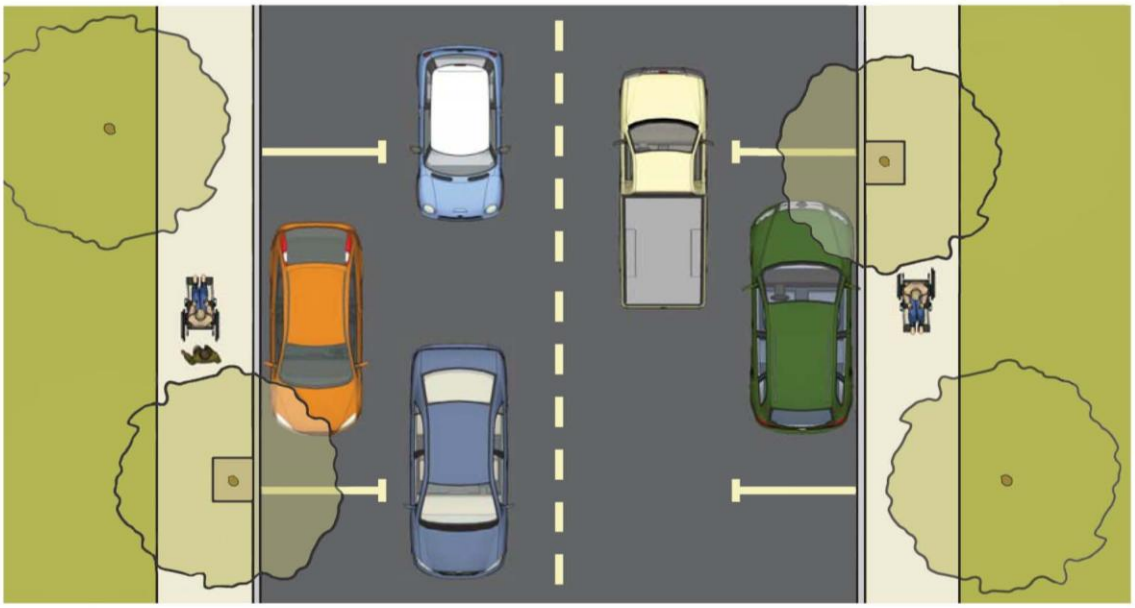
Street Layout	Minor Connector	Private Connectors
Layout A: Figure 4-6a (2 travel lanes, on-street parking)	X	P
Layout B: Figure 4-6b (2-4 travel lanes, no median, on-street parking)	X	P
Layout C: Figure 4-6c (4 travel lanes, no median, off-street parking)	P	X

X = Not Permitted; P = Permitted

Street Layout A: Private Connectors Not in Public Realm

Street Layout A (**Figure 4-6a**) provides one travel lane in each direction, as well as parallel on-street parking on both sides. Sidewalks are provided on both sides of the street, located adjacent to the curb for ease of access to parked cars with landscaped parkways street trees behind the sidewalk, and tree wells spaced at 44 feet apart on center and between parking stalls along the street.





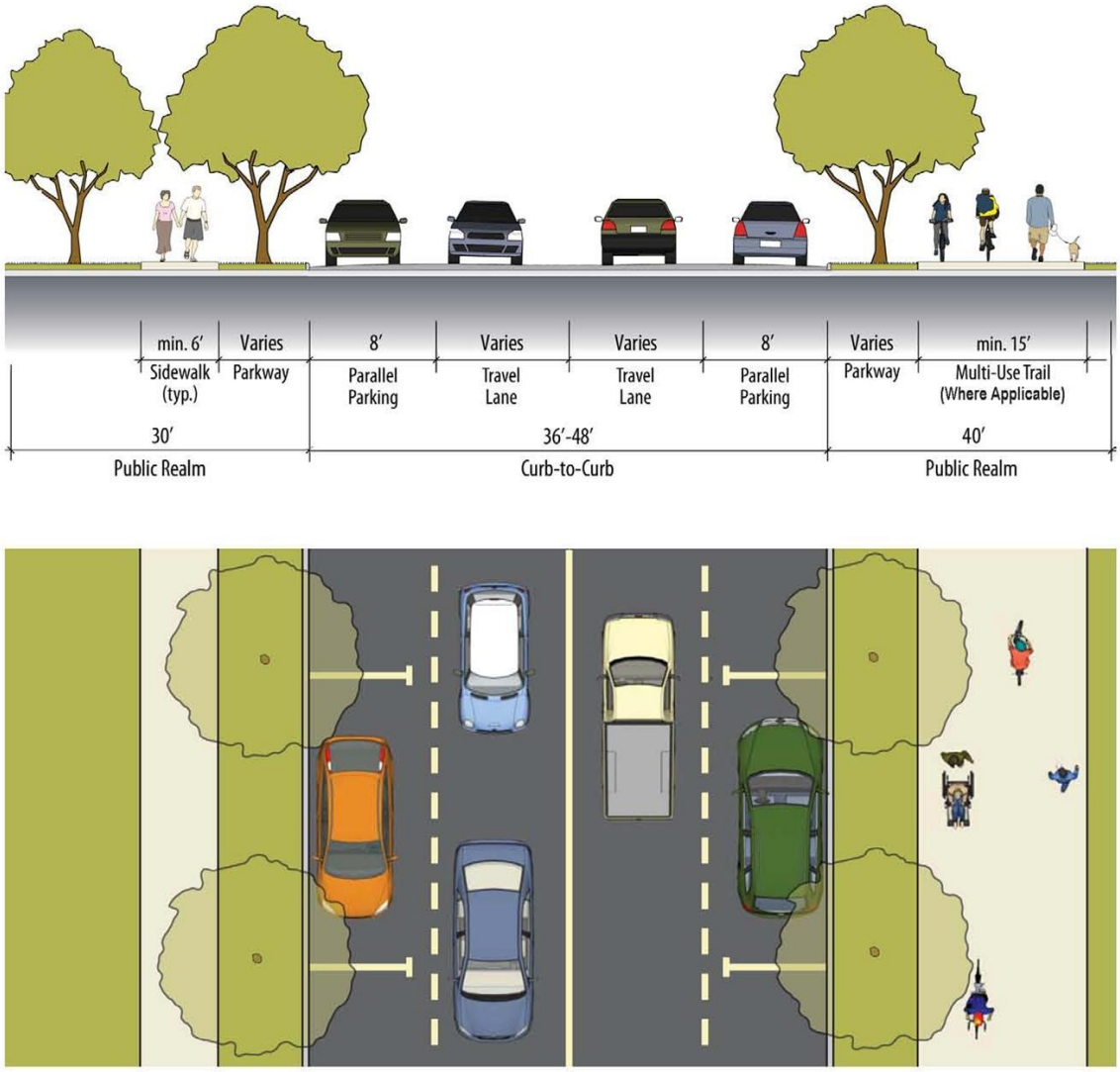
NOTE: On-street parking is not permitted on private roads or easements used for emergency vehicle access. If diagnol parking stall option is utilized, additional right-of-way on private streets shall be required.

Minimum sidewalk width may be modified pursuant to current ADA Standards.

Figure 4-6a. Typical Street Layout A
Private Connectors Not in Public Realm
March LifeCare Specific Plan Amendment

Street Layout B: Private Connectors within Public Realm

Street Layout B (**Figure 4-6b**) provides an alternate layout for private streets. It includes one travel lane in each direction with on-street parking. Sidewalks are provided on both sides of the street, separated from the street by landscaped parkways with street trees except in locations where a multi-use trail is required, such as in Zone 4 along the extension of Zone 4 of 'CC' Street, as indicated on Figure 4-5.

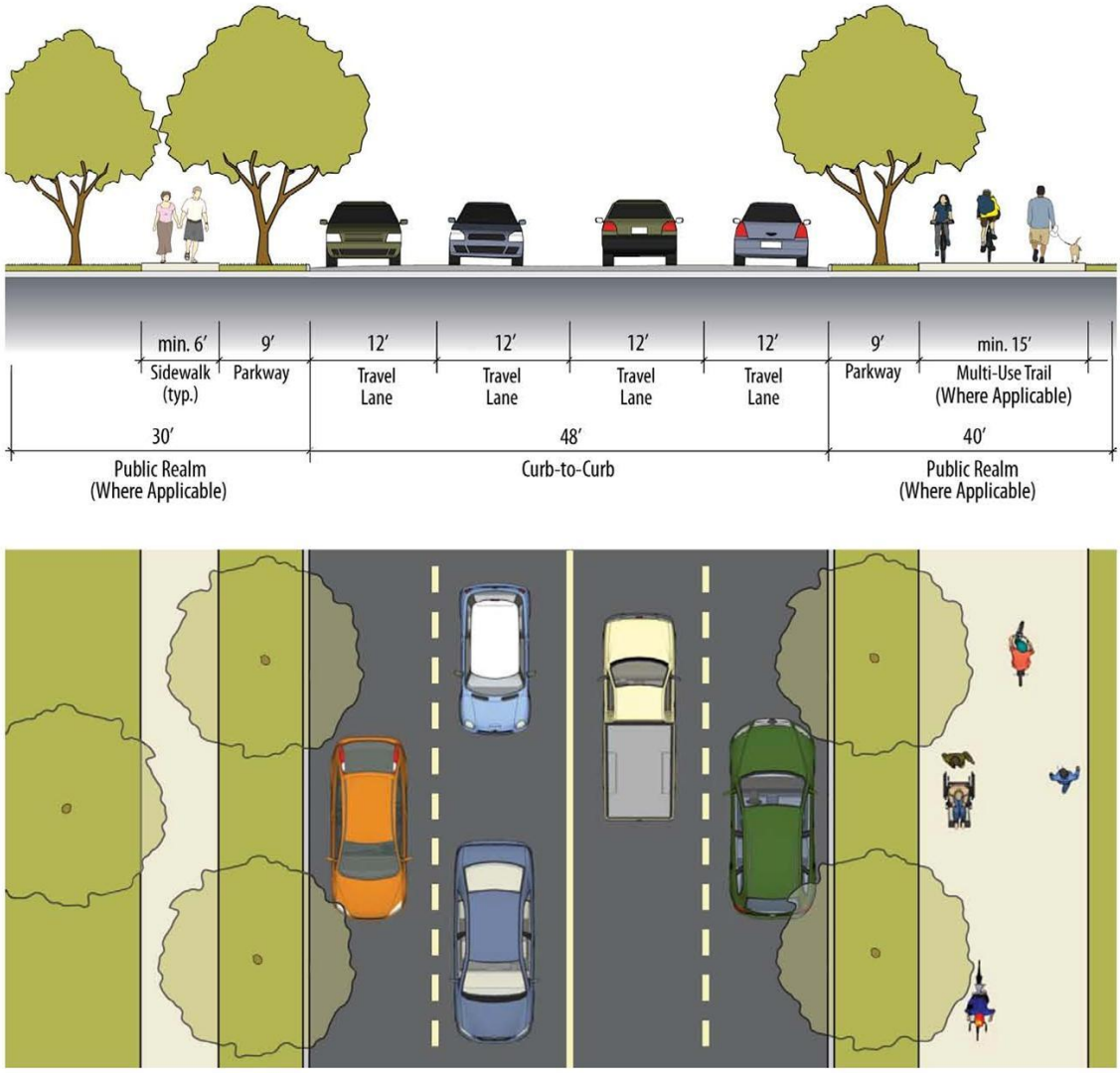


NOTE: On-street parking is not permitted on private roads or easements used for emergency vehicle access.

Figure 4-6b. Typical Street Layout B
Private Connectors Within Public Realm
March LifeCare Specific Plan Amendment

Street Layout C: Minor Connectors

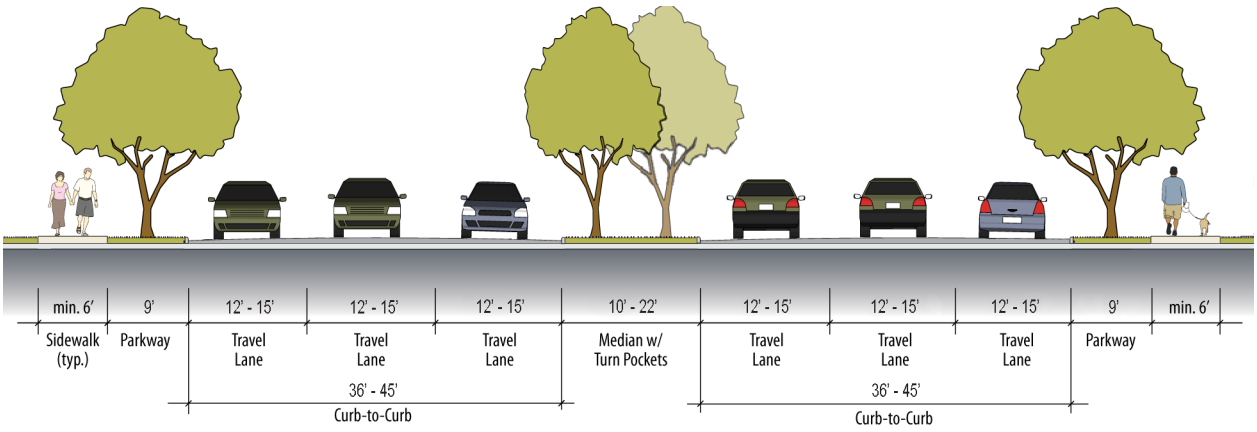
Street Layout C (**Figure 4-6c**) provides one to two travel lanes in each direction. Sidewalks are provided on both sides of the street, separated from the street by landscaped parkways with street trees. Some Minor Connectors are located within the Public Realm and some are not. Along the Public Realm zone frontages in some locations, a multi-use trail shall be provided along "AA" Drive, "BB" Drive, and "CC" Drive, as illustrated on Figure 4-5. In lieu of a multi-use trail, a Class I Bike Trail may be provided in the Public Realm along 6th Street. Dimensions for Street Layout C shall be as shown in Figures 4-6c.



NOTE: Some minor connectors only have one travel lane in each direction

Figure 4-6c. Typical Street Layout C Minor Connectors
March LifeCare Specific Plan Amendment

Figures 4-8a, 4-8b, and **4-9** illustrate the Arterial and Major Connector cross-sections within the site boundary. Number of lanes, type of median and adjacency to the Public Realm are all depicted for these roads. Exact lane and median widths are provided in the Master Plot Plan which accompanies this Specific Plan Amendment.



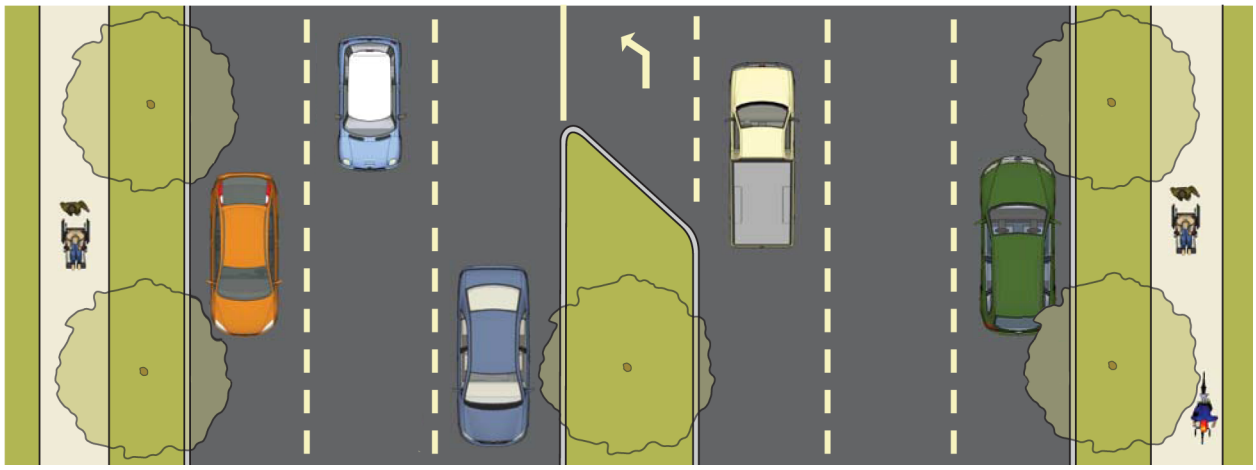
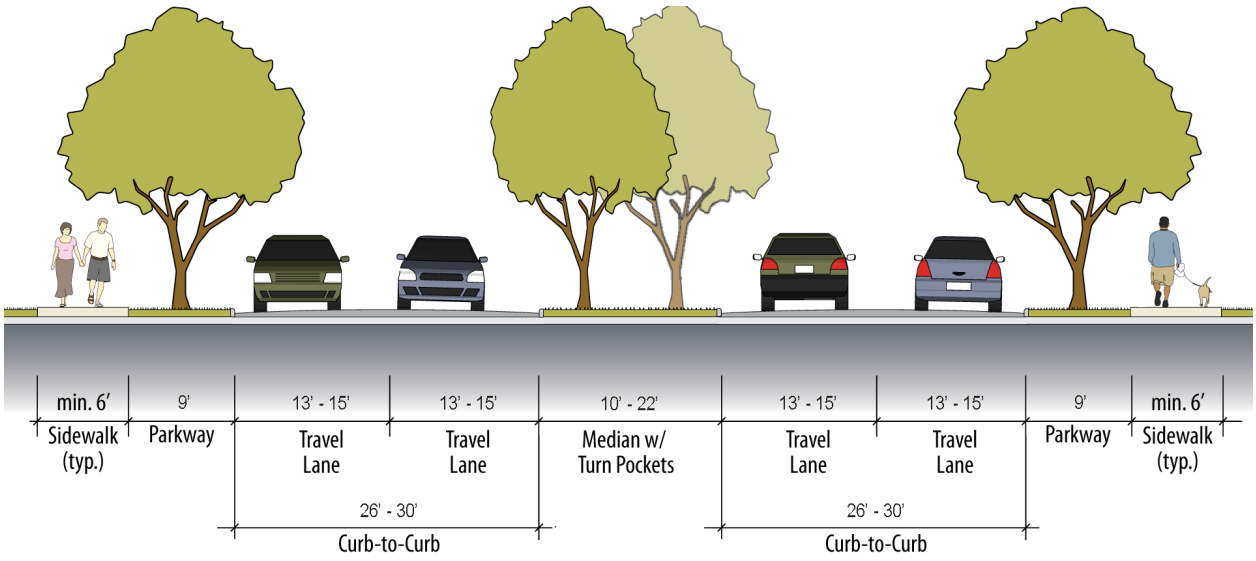


Figure 4-8a. Riverside Drive North of 'AA' Drive and Meyer Drive East of March LifeCare Drive

March LifeCare Specific Plan Amendment

Note: Minor adjustments may occur to street sections per adopted parcel map.



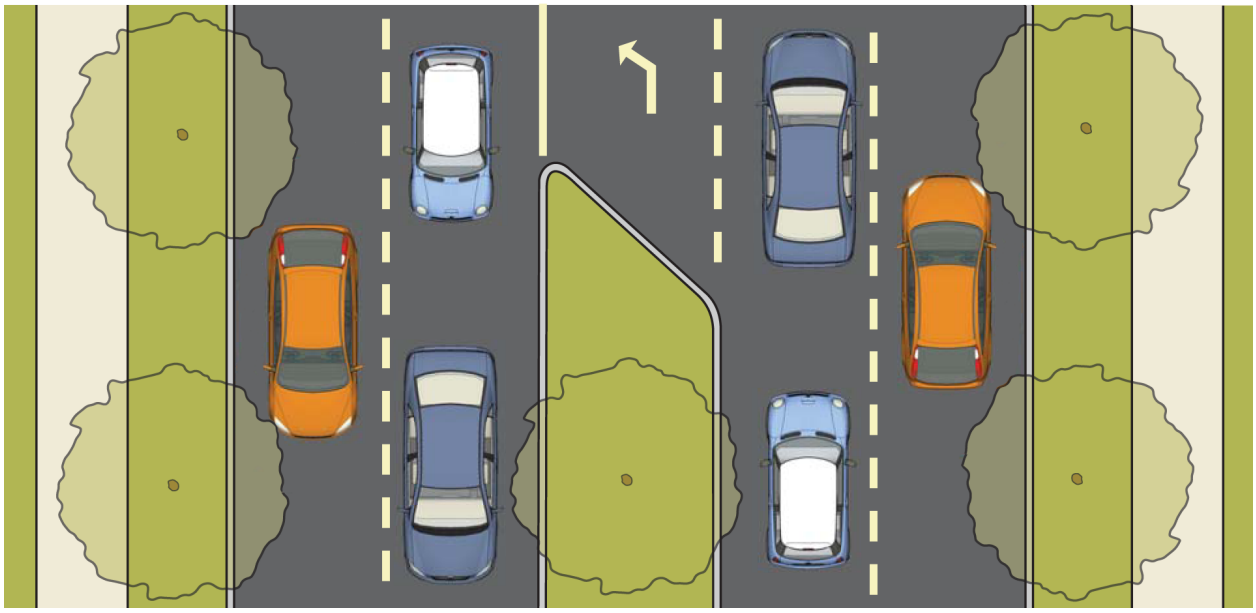


Figure 4-8b. Meyer Drive West of CC Drive and Riverside Drive from Meyer Drive to Castle Drive
March LifeCare Specific Plan Amendment

Note: Minor adjustments may occur to street sections per adopted parcel map.

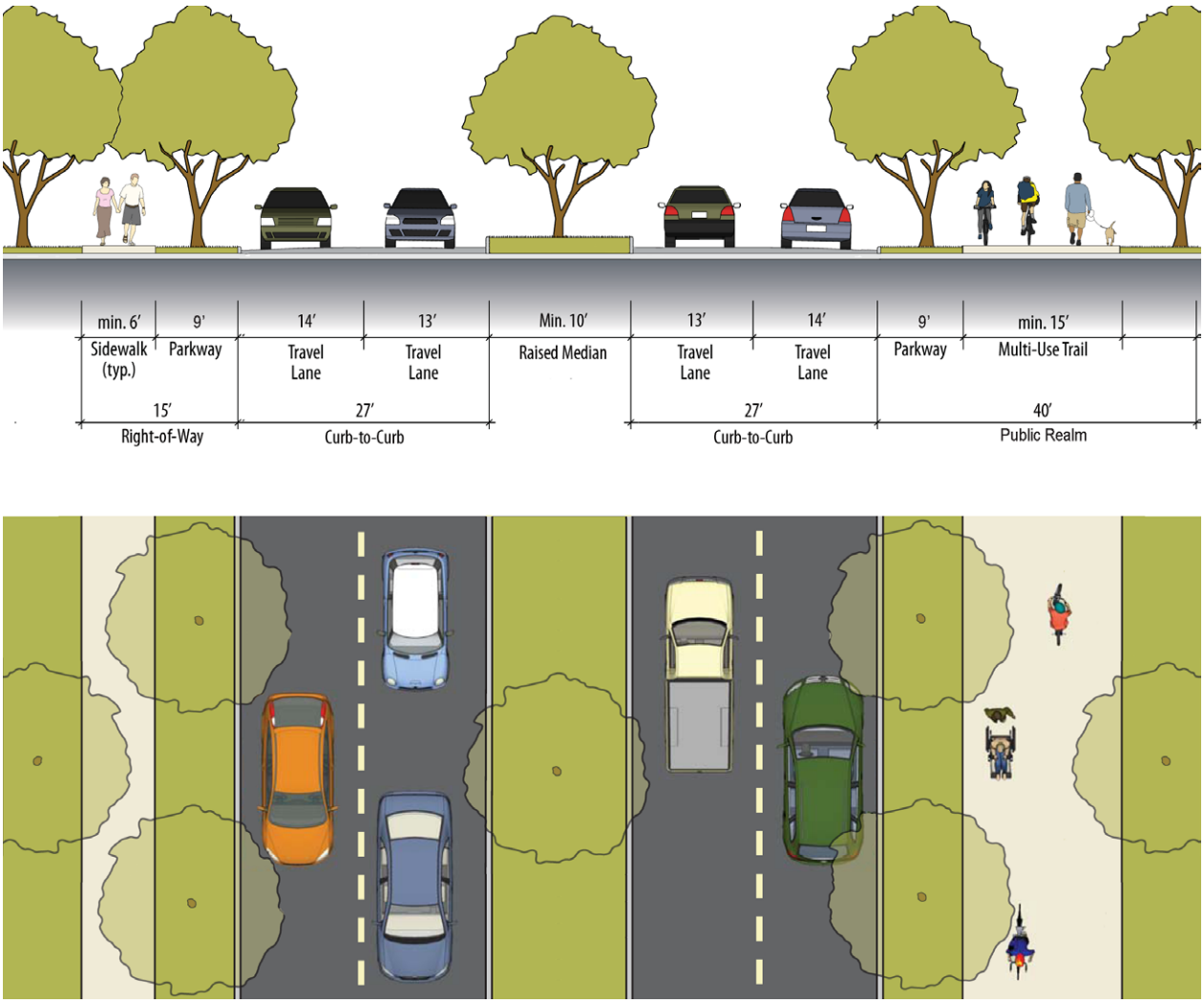


Figure 4-9. Meyer Drive Between 'CC' Drive and March LifeCare Drive
March LifeCare Specific Plan Amendment

4.3.4 Driveway Standards for Zones 1 through 11

A system of streets, driveways and alleys provides vehicular access to parking and for service vehicles on the individual sites. To ensure that driveways do not impede pedestrian comfort and safety the following requirements shall apply to all zones. To the extent feasible, driveways shall be shared between properties, and a continuous alley system shall provide secondary circulation and access. Driveways and alleys shall be configured and spaced in accordance with **Figure 4-10,** and as described below, or as approved by March JPA:

1. Minimum spacing between adjacent driveway curb cuts: 200 feet, measured centerline to centerline.
2. Minimum spacing between a driveway curb cut and the nearest street intersection: 200 feet, measured centerline to centerline.
3. Minimum spacing between an alley curb cut and the nearest street intersection: 150 feet, measured centerline to centerline.
4. One-way drop-off lanes located between driveway curb cuts are conceptually illustrated in **Figure 4-11** and shall comply with the following:
    a) Minimum spacing between the drop-off lane's entry and exit curb-cut: 75 feet, measured centerline to centerline; and
    b) Minimum spacing between the drop-off lane's entry and exit curb-cut and the nearest driveway curb-cut or street intersection: 100 feet, measured centerline to centerline.

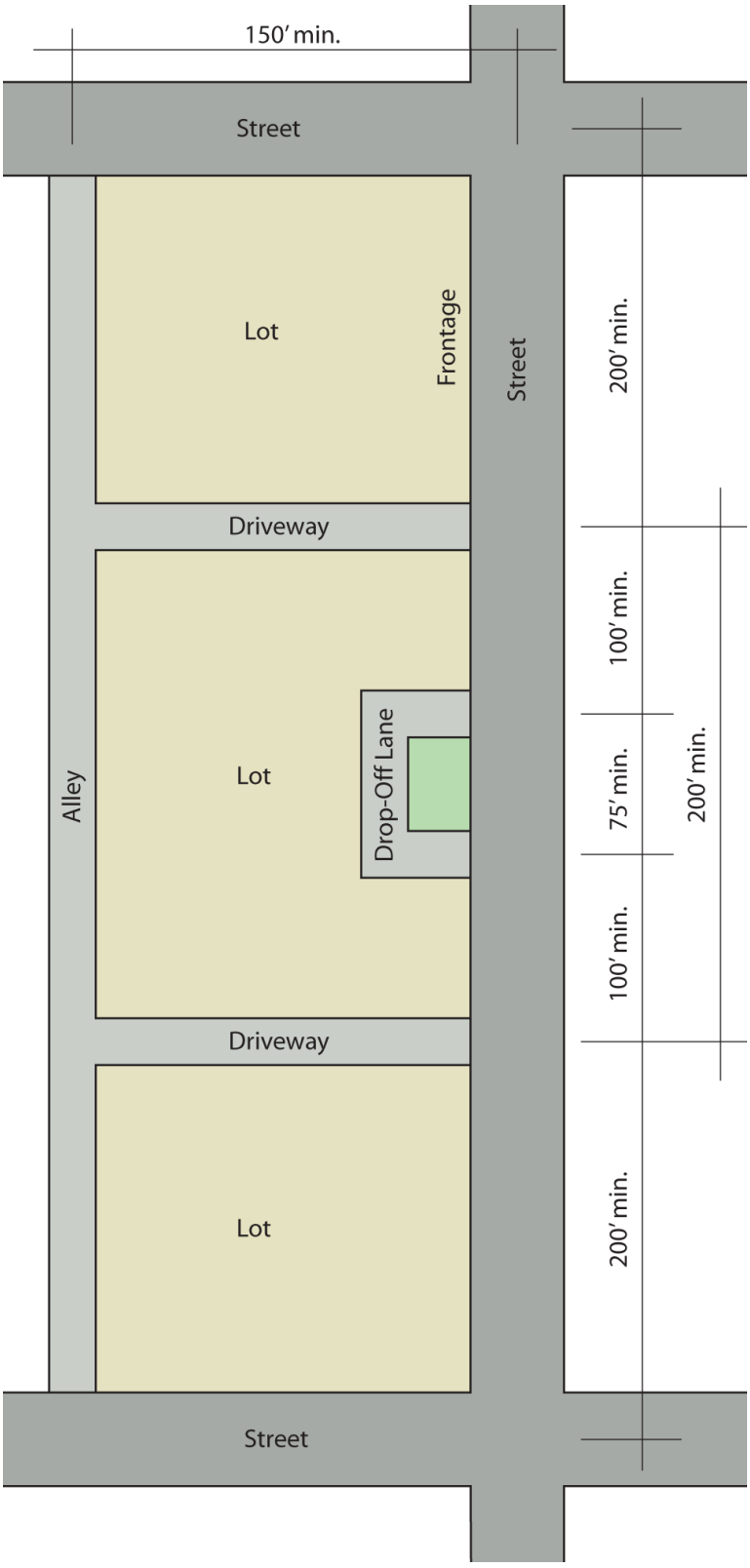


Figure 4-10. Driveway Diagram
March LifeCare Specific Plan Amendment

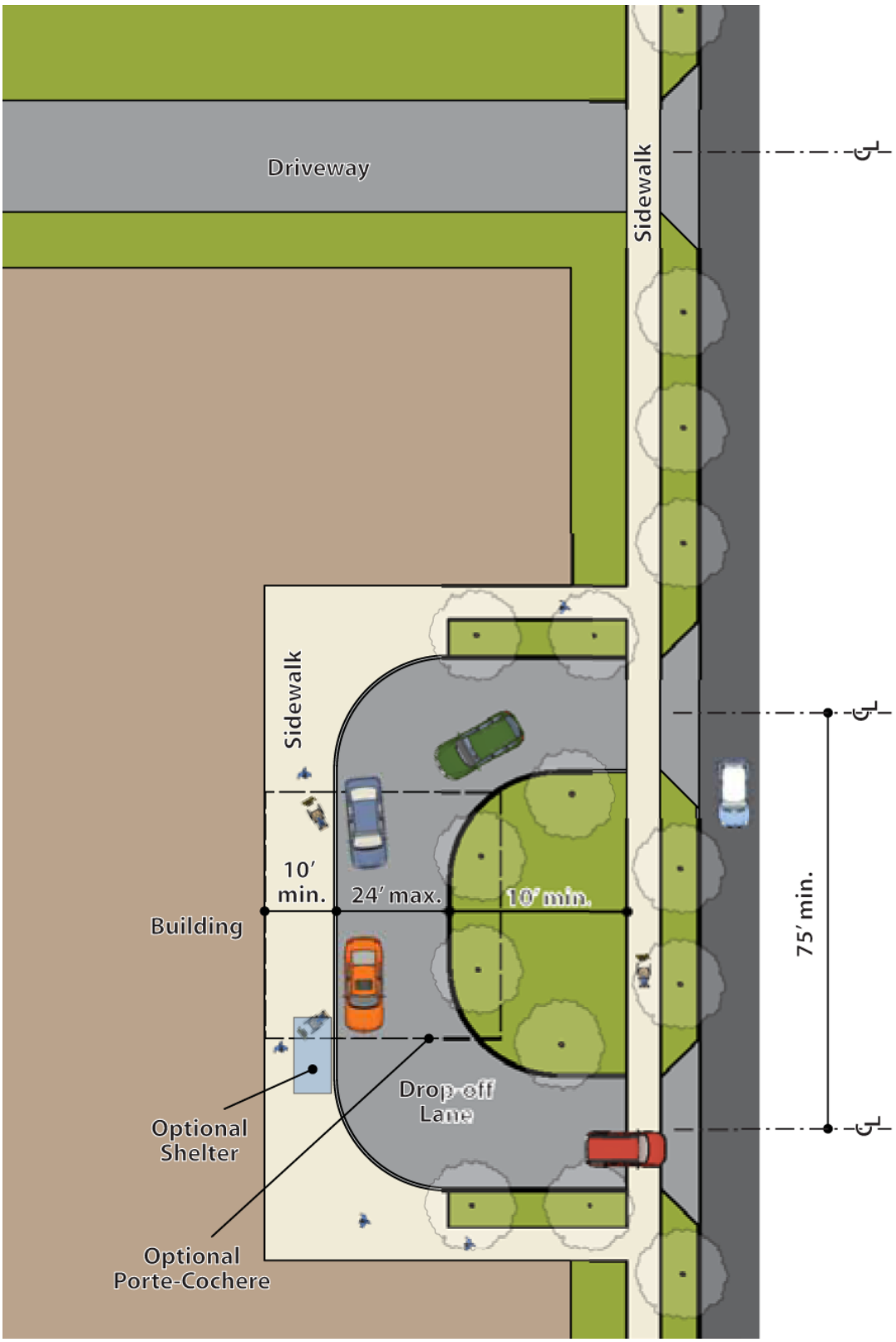


Figure 4-11. Drop-Off Zone
March LifeCare Specific Plan Amendment

5. In order to minimize conflicts of vehicles turning in and out of driveways, driveway curb-cuts on opposite sides of a street shall comply with one of the following:
   a) Be aligned, or
   b) Be offset by a minimum 100 feet, measured centerline to centerline, or
   c) Be separated by a landscaped median.

Vehicle Circulation and Access shall be configured and spaced in accordance with **Table 4-3**, and as described below, or as approved by March JPA:

1. Lateral driveways connecting the street with a parking lot shall be limited as follows:
   a) Driveways shall be 28 feet in width, or as required by Fire Department;
   b) Driveways shall comply with the standards set forth in Section 4.3.4, Driveways;
   c) To the extent possible, driveways shall be shared by adjacent parcels; and
   d) Driveways shall be detailed with concrete aprons, rather than curb returns. Where a driveway and a sidewalk intersect, the sidewalk shall be the dominant feature and continue without change in change or material, depicted in **Figure 4-11a**.

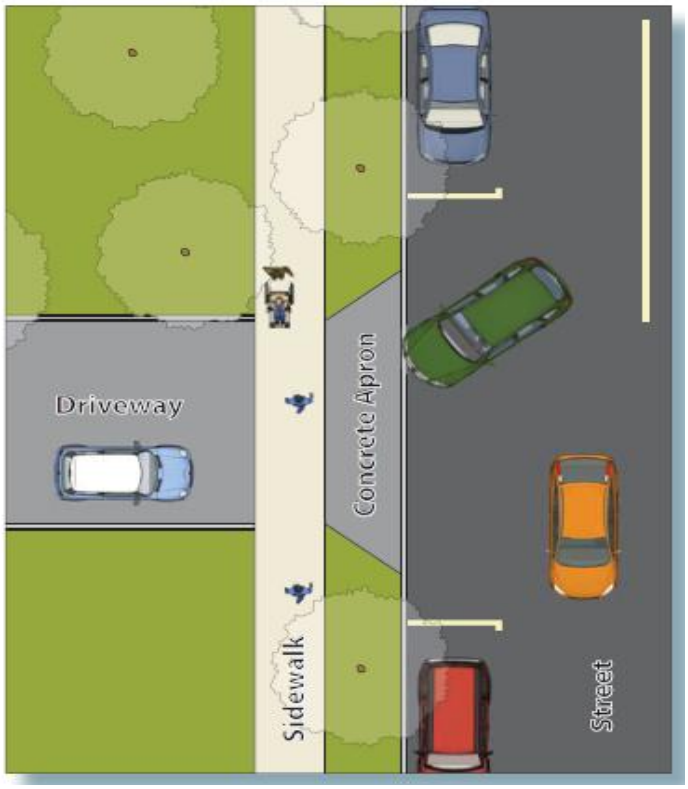


Figure 4-11a. Sidewalk and Driveway Interface
March LifeCare Specific Plan Amendment

2. The area occupied by the driveway shall not be counted toward the area required to be publicly accessible open space in Section 4.4.3.
3. A passenger drop-off zone may be provided on lots with a minimum frontage of 300 feet and shall be limited as follows, shown in Figure 4-11.
    a) A one-way lane shall provide vehicle access to the drop-off zone and shall be 20 feet minimum in width;
    b) A minimum 15-foot parkway shall be provided between the lane and the sidewalk. A minimum 10-foot curb-tight sidewalk, or a minimum 5-foot sidewalk and 5-foot parkway shall be required between the outside curb of the lane and the nearest building façade;
    c) The building shall employ the Forecourt or Covered Forecourt Frontage Type (see section 4.5). The Forecourt frontage may be combined with a porte-cochere to provide a covered drop-off area;
    d) Drop-off zones may be provided with a pedestrian shelter. See provisions in Section 4.4.3;
    e) Lane curb cuts shall be spaced a minimum of 75 feet center to center or as determined under a traffic analysis. A minimum of 100 feet center to center or as determined by a
    f) The lane curb cuts shall be detailed with concrete aprons, rather than curb returns. Where the lane and sidewalk intersect, the sidewalk shall be the dominant feature and continue without change in grade or material; and
    g) Parking in the drop-off zone shall be limited to five to ten minutes, intended for passenger pick-up or drop-off only.

TABLE 4-3: ACCESS + CIRCULATION				
	ZONES 1, 2, 3, 5, 6, 7, 9 and 10	**ZONE 4**	**ZONE 11**	**PUBLIC REALM**
STREETS				
Major / Minor Streets	Not Permitted (Access Streets are permitted)	Not Permitted (Access Streets are permitted)	Permitted	Permitted
DRIVEWAYS				
Width	28’ Min	28’ Min	24’ Min, or as required by Fire Dept.	28’
Number of Driveways	One Driveway per 200’; Driveways between two adjacent parcels should be shared when possible	One Driveway per 200’; Driveways between two adjacent parcels should be shared when possible	One Driveway per 200’; Driveways between two adjacent parcels should be shared when possible	One Driveway per 200’; Driveways between two adjacent parcels should be shared when possible
Driveway Alignment	Driveways shall align; be offset by 100’ Min; or, separated by landscaped median	Driveways shall align; be offset by 100’ Min; or, separated by landscaped median	Driveways shall align; be offset by 100’ Min; or, separated by landscaped median	Driveways shall align; be offset by 100’ Min; or, separated by landscaped median
Distance Between Driveways	50’ Min; 100’ Preferred	50’ Min; 100’ Preferred	50’ Min; 100’ Preferred	50’ Min; 100’ Preferred
Distance from Driveway Curb Cut to Nearest Street Intersection[1]	200’ Min	200’ Min	200’ Min	200’ Min
DROP-OFF ZONES				
Curbside Drop-Off Zones	Permitted (Parcel must have 300’ Min Frontage)	Permitted (Parcel must have 300’ Min Frontage)	Permitted (Parcel must have 300’ Min Frontage)	Permitted (Parcel must have 300’ Min Frontage)
Dimensions	75’ Preferred center-to-center between lane curb cuts. Shall be spaced 300’ Min apart	75’ Preferred center-to-center between lane curb cuts. Shall be spaced 300’ Min apart.	75’ Preferred center-to-center between lane curb cuts. Shall be spaced 300’ Min. apart	75’ Preferred center-to-center between lane curb cuts. Shall be spaced 300’ Min. apart
Details	Shall be a one-way lane and shall be 20’ Min width	Shall be a one-way lane and shall be 20’ Min width	Shall be a one-way lane and shall be 20’ Min width	Shall be a one-way lane and shall be 20’ Min width
Shelters	May be covered or provide a pedestrian shelter	May be covered or provide a pedestrian shelter	May be covered or provide a pedestrian shelter	May be covered or provide a pedestrian shelter
Distance from Drop-Off Zone to Nearest Street	100’ Min	100’ Min	100’ Min	100’ Min
ALLEYS				
Alleys	Parallel the street and connect parking lots; 20’ max width; alleys on adjacent parcels shall	Parallel the street and connect parking lots; 20’ max width; alleys on adjacent parcels shall	20’ Wide Max; alleys on adjacent parcels shall connect	Not permitted

TABLE 4-3: ACCESS + CIRCULATION				
	ZONES 1, 2, 3, 5, 6, 7, 9 and 10	**ZONE 4**	**ZONE 11**	**PUBLIC REALM**
	connect	connect		
Distance from Alley to Nearest Street[1]	150'Min	150' Min	150' Min	150' Min
WALKWAYS & TRAILS				
Lateral Walkways	Shall provide direct access from the sidewalk to building entrance, open spaces, and plazas	Shall provide direct access from the sidewalk to building entrance	Shall provide direct access from the sidewalk to building entrance	Shall provide access to building entrances, open spaces, and plazas
Paved Walkways and Trails	Permitted to provide pedestrian circulation and access between buildings and additional pedestrian routes for secondary access or recreational use	Permitted to provide pedestrian circulation and access between buildings and additional pedestrian routes for secondary access or recreational use	Permitted to provide pedestrian circulation and access between buildings	Permitted as a replacement to sidewalks; Sidewalks must be provided along all streets provide additional pedestrian routes for secondary access or recreational use

Notes:
1. Measured centerline to centerline.

4.3.5 Driveway Standards for the PR Zone

1. Streets shall be allowed in the PR zone in compliance with Section 4.3.3, Street Layouts.
2. Lateral driveways connecting the street with a parking lot in other zones may be provided and shall be limited as follows:
   a) Driveways shall be 28 feet in width, or as required by Fire Department;
   b) Driveways shall be limited to one driveway per 200 feet of frontage to minimize the number of curb cuts;
   c) Driveways shall comply with the standards set forth in Section 4.4.10, Driveways;
   d) To the extent possible, driveways shall be shared by adjacent parcels;
   e) Driveways shall be detailed with concrete aprons, rather than curb returns. Where a driveway and a sidewalk intersect, the sidewalk shall be the dominant feature and continue without change in grade or material, depicted in Figure 4-6.
3. Vehicle parking shall not be permitted in the PR zone, except on-street parking (see Section 4.3.3, Street Layouts). Parking in driveways shall be prohibited.
4. Passenger drop-off zones may be provided at the curb in place of on-street parking near building entrances. Curb-side drop-off zones shall be wheelchair accessible, clearly marked, and may be provided with a pedestrian shelter. The curb frontage of a drop-off zone shall be limited to 75 feet in length. To preserve on street parking drop-off zones shall be spaced at minimum 300 feet apart.

4.3.6 Emergency and Service Vehicle Access

To reduce emergency response time and minimize conflicts between emergency vehicles and regular traffic as well as pedestrians the Specific Plan identifies a number of additional potential access points to the plan area. These access points are intended solely for emergency vehicle ingress and egress as well as periodic access for large service vehicles such as delivery or garbage trucks. These access points shall be closed to regular vehicular traffic at all times. Access shall be controlled by physical barriers, which may include gates or bollards. Figure 4-5, Circulation Diagram, indicates the proposed potential location for emergency vehicle access.

4.3.7 Pedestrian Circulation

The pedestrian circulation system primarily consists of continuous sidewalks along the proposed Major and Minor Connectors (see Vehicular Circulation above), which are intended to provide the primary access to all buildings in the plan area. These sidewalks are complemented by lateral walkways that provide -access to individual building entrances, open spaces and plazas located in the Building Zones. In addition, a multi-use trail parallels the streets in lieu of a sidewalk within the circular portion of the PR zone. Further walkways and trails may be located

in the Public Realm zone and the Building Zones to provide additional pedestrian routes for secondary access or recreational use. All pedestrian walkways and trails shall be interconnected and form a continuous network of pedestrian routes.

In addition to the sidewalks along the proposed Major and Minor Connectors, paved walkways are intended to provide access to individual building entrances, open spaces, and plazas, and to provide additional pedestrian routes for secondary access or recreational use. Walkways shall be made of poured concrete or pavers, and shall be at a minimum six feet in width. Walkways shall be in compliance with the Americans With Disabilities Act (ADA). Walkways are intended for formal access and circulation. They may be straight or curved per the individual site or open space design, but shall not be meandering.

The primary entrance to a building shall be located in the façade and oriented toward the Public Realm, when adjacent. Separate users or tenants within the same building may be accessed by individual entrances or a shared lobby. All buildings with adjacent parking in the building zones shall provide a secondary building entrance adjacent to the parking lot. Paved walkways shall provide pedestrian circulation and access between buildings and parking areas.

Safe and convenient pedestrian crossings are an integral element of the March LifeCare Campus pedestrian circulation system. To ensure safety and convenience pedestrian crossings in the plan area shall comply with the following standards.

1. Crosswalks shall be at minimum six feet in width and perpendicular to the travel lanes.
2. Crosswalks shall be located to provide convenient access between Building Zones and parking facilities, where appropriate. The spacing between crosswalks shall be appropriate to encourage non-vehicular circulation on-site while taking into consideration the level/type of roadway, and vehicular and pedestrian safety. Crosswalks shall be provided at all intersections of public to public streets and at all public streets to private street intersections except those for emergency vehicles only, or as approved by the MJPA.
3. The crossing distance of crosswalks shall not exceed 40 feet.
4. Curb extensions (or bulbouts) at crosswalks where travel lanes would not be eliminated shall be required in order to:
    a) shorten the crossing distance, and thus the time it takes a pedestrian to cross the street;
    b) improve visibility of pedestrians waiting to cross and approaching vehicles;
    c) visually narrow the perceived street width to encourage slower traffic speeds; and
    d) balance pedestrian safety, streetscape aesthetics, and vehicle operations.

5. Curb extensions shall replace the parking lane and shall encroach into the roadway width by the parking lane width.
6. Median refuges shall be provided at crosswalks where the curb-to-curb distance exceeds 40 feet. Median refuges comply with the following requirements:
    a) Median refuges shall provide an at-grade passage for the crosswalk with a minimum of six feet in width. See **Figure 4-12,** Typical Pedestrian Crossing With Refuge.
    b) Median landscaping shall not compromise the visibility of pedestrians. See Section 4.8, Landscape Standards for details.
7. All crosswalks shall comply with the Americans with Disabilities Act.
8. All crosswalks shall be clearly marked to heighten driver awareness and improve visibility of both the crosswalk and pedestrians. Acceptable methods include colored pavement or pavers, and ladder pavement markings. See **Figure 4-13,** Typical Pedestrian Crossing Without Refuge.
9. All crosswalks shall be provided with signs indicating the crosswalk to drivers. Pedestrian activated signals shall be provided when required by the March JPA engineer for the promotion of public safety.

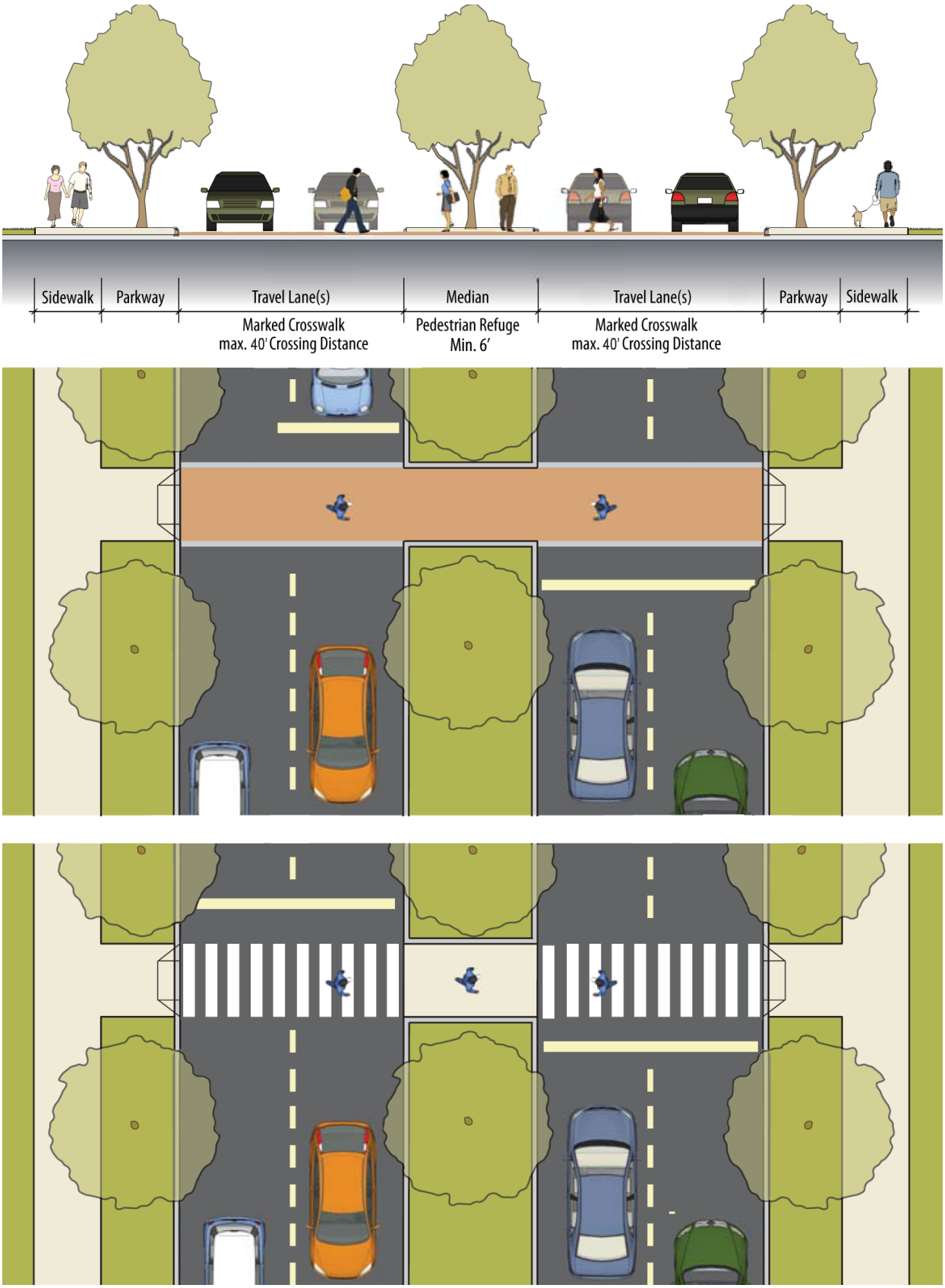


Figure 4-12. Typical Pedestrian Crossing with Refuge
March LifeCare Specific Plan Amendment

Figure 4-13. Typical Pedestrian Crossing without Refuge

March LifeCare Specific Plan Amendment

4.3.8 Bicycle Circulation

The bicycle circulation system is based on a two-tiered approach. Experienced bicyclists and bike commuters may share the travel lane with slow moving vehicular traffic on internal streets. North of Meyer Drive where a higher volume of traffic is anticipated, a multi-use trail located within the Public Realm zone frontages (as shown in Figure 4-5, Circulation Diagram) provides an off-street loop for recreational bicyclists and those less comfortable riding on the streets.

Bike Lanes – Class I off-street bike trails will be provided on the north side of Meyer Drive, east side of March LifeCare Drive, and the west sides of 'CC' Drive and 6th Street. These will connect to City of Moreno Valley proposed trails on the south side of Cactus Avenue, on the west side of Heacock Street (see Figure 4-5). The Multi-Use Trail described in Section 4.3.9, below, may serve in lieu of the Class I bike trail as approved by March JPA staff. The bike paths will be placed interior of a non-curb adjacent sidewalk and separated from that sidewalk by a narrow planter. The separating planter between the sidewalk and bike path will have drought tolerant trees and a groundcover of decomposed granite. The surface of the bike path will be asphaltic concrete with a width of eight feet to accommodate two-way bike traffic. Regulatory signs with a reflective surface will be used on both sides of bike traffic for directional and safety uses.

4.3.9 Multi-Use Trail Standards

Multi-Use Trails may be provided for shared use of pedestrians and bicyclists apart from the street. Multi-Use Trails shall be paved and at minimum 15 feet in width, and ADA-compliant. Multi-Use Trails are intended for recreational use in a park-like setting and may be straight or curved. A loop shall be provided around the Circular Public Realm zone and on the east side of March LifeCare Drive in the central portion of the Campus and at other locations, as shown in Figure 4-5, Circulation Diagram.

4.3.10 Design Emphasis Locations

A number of locations within the Specific Plan area are particularly prominent or otherwise significant and require enhanced design emphasis. These locations include access points to the plan area, important emphasized corners, and locations deflecting terminating vistas. Figure 4-2a identifies these locations, which require a higher level of design compared with the remainder of the development. Also included in the figure are the locations for walkway monumentation, circling the internal multi-use trail. The monumentation will reflect the historical significance of the base by telling the history through interpretive signage. The following discussions provide the guidelines for design of the key emphasis types of locations.

Deflecting or Terminating Vista

A number of sites are located at the end of a street terminating or deflecting a vista as called out on Figure 4-2a. These sites are particularly prominent and require special architectural or landscape treatment that provides well-articulated terminated vistas. Acceptable terminated vista techniques include:

1. Building mass:
    a) taller building volume centered on the terminated street; or
    b) forecourt frontage centered on the terminated street.
2. Wall elements:
    a) pronounced entrance with large door centered on the terminated street; or
    b) projecting or recessed and accentuated façade elements centered on the terminated street.
3. Roof elements:
    a) tower element, partially raised roof, dormer or gable end centered on the terminated street.
4. Applied elements:
    a) two-story arcade or gallery or porte-cochere centered on the terminated street.
5. Landscape elements:
    a) a significant specimen tree centered on the terminated street; or
    b) a large sculpture or similar public art centered on the terminated street.

Emphasized Corners

Buildings on corner lots shall address both street frontages through architectural means and require careful articulation of their corner expression. Acceptable corner emphasis techniques include:

1. Building mass:
    a) taller building volume at corner; or
    b) chamfered corner; or
    c) projecting building mass at the corner.
2. Wall elements:
    a) Façade that wraps the corner and equally addresses both sides; and
    b) Entrances and frontages on both sides.
3. Roof elements:
    a) tower element at the corner; or
    b) accentuated roof line at the corner.
4. Applied elements:

a) wrap-around gallery or arcade frontage; or
b) wrap-around balconies.

Primary Access Points

Primary access points to the campus shall be designed in a manner that helps create a distinct visual identity and conveys a sense of arrival at a special place. Primary access points shall be easily identifiable to support wayfinding that does not overly rely on signage. Acceptable access point design techniques that convey the sense of entering a place include:

1. Gateway markers or monumentation
   a) All such elements shall be of complementary design and shall support the overall campus design and architecture.
   b) Vertical architectural and/or sculptural elements are encouraged; low or horizontal elements are discouraged.
2. Taller buildings that frame the access point.
   a) To achieve this, buildings shall be placed near the intersection.
   b) Frontages facing the access street and corner emphasis (see Emphasized Corners above) is encouraged.
3. Trees located in a small center median island at the access point.
   a) Deciduous trees with semi-transparent canopies are encouraged.

Section 4.4 Open Space

4.4.1 Purpose and Intent

Open space is key to any campus setting. The March LifeCare Campus has three primary aspects of open space: Public Realm, other Public Open Space, and Private Open Space. The Public Realm is a critical component of March LifeCare Campus' overall design intent and serves as the main element of the open space system on the campus. The Public Realm (PR) is intended to be a linear "Campus Commons" and the organizing spine of the campus. It accommodates the primary motorized and non-motorized circulation and provides unique locations that create a strong sense of place, civic character, and lasting value. This primarily linear feature shall offer a series of interlocking garden spaces in a variety of distinct open spaces for community gathering, active and passive recreation, reflection, and healing.

The PR is complemented and extended by the network of Public and Private Open Spaces within each parcel throughout the campus. These spaces are envisioned to connect all buildings to the PR to allow ease of pedestrian movement throughout the site. The Development Standards for these three types of open space are described below.

4.4.2 Public Realm Zone Standards

The Public Realm serves two primary roles in the Specific Plan. First as an expanded, landscaped, pedestrian-friendly streetscape; and second as the circular pedestrian core that provides screening of the AFN while connecting all building Zones north of Meyer Drive to each other for ease of pedestrian movement through the campus. All areas within the PR zone not occupied by streets shall be designed for access and use for active or passive recreation, gathering, reflection, and/or healing.

A minimum of 30 feet shall be provided between any point along the zone boundary and the curb to accommodate continuous publicly accessible and usable open space, except for buildings located along March Lifecare Drive that are adjacent to the Public Realm, in which case, the minimum shall be 40 feet to provide for a minimum setback of 10 feet from the PR. These distances include the public right-of-way where the PR overlays a public streets. This area may contain sidewalks, walkways, open spaces and plazas. Additionally, building frontages may encroach into this area as permitted in Section 4.5.2, Frontage Type Standards. Lateral driveways may be located within this area in compliance with subsection A. Streets shall be prohibited.

In addition to the 30 foot minimum requirement for the public realm, those PR areas that are a part of the central promenade shall be wider than 30 feet to accommodate amenities such as healing gardens, seating areas and water features.

The access, circulation and building standards that apply to the PR are summarized in **Tables 4-3: Access + Circulation** and **4-4: Building Placement.**

4.4.3. Publicly Accessible Open Space and Landscaping

Each parcel shall provide open spaces and/or plazas comprising a minimum of 20 percent of the parcel's area, which may be configured as one large space or a sequence of smaller spaces. Open spaces and plazas shall connect to the public realm zone and shall be contiguous and visually connected with the Public Realm zone. Each open space or plaza shall be at minimum 20 feet in depth and 30 feet in width. Open space calculations shall exclude driveways, sidewalks, alleys, drop-off zones, and streets. The following standards shall apply:

1. Garden walls a maximum of 24 inches in height may be permitted in the building zone as part of a specific open space or plaza design.
2. Landscaping of all open spaces and plazas shall support the "Campus Commons" character and shall be in compliance with the Landscape Standards, Section 4.8.

3. Open spaces and plazas shall be contiguous and visually connected with one another and the PR to contribute to an open "Campus Commons" character.
4. Public open spaces, and plazas shall be publicly accessible and usable. They shall include any of the following amenities:
    a) Pedestrian walkways (see Section 4.3.5, Street Layout);
    b) Park benches;
    c) Open structures, such as gazebos;
    d) Fountains;
    e) Picnic benches and tables;
    f) Public art;
    g) Bike racks;
    h) Street lighting (see Section 4.3.5, Street Layout);
    i) Pergolas;
    j) Exercise stations; and
    k) Single-bag trash and recycling receptacles.

5. Pursuant to the above standards for publically accessible open spaces, an open space connecting the Public Realm along "BB" Drive south to the PR along Meyer Drive shall be constructed in Zone 3 as part of the interconnected, continuous network of pedestrian routes and public open space requirements. This area shall be a minimum of 40 feet in width, which conforms to the above requirement of a 20-foot minimum on each parcel described above as the minimum depth of publically accessible open space areas. This area will meet the above standards and may contain paved pedestrian walkways, benches, seating areas, theme light fixtures, trash and recycling receptacles, fountains, and bike racks. Where food will be served, areas will be designed for outdoor dining and include the features listed above but may also include the use of pots, umbrellas, decorative bollards and other related amenities.

    There shall be one break allowed to cross this connecting open space area at the internal east-west circulating private roadway. This break shall include a crosswalk and shall comply with Section 4.3.6, Pedestrian Circulation.

    Buildings constructed in Zone 3 shall be oriented towards the Public Realm and this open space connector and offer high quality building finishes providing the highest

quality pedestrian experience. Careful consideration should be given to the design of primary building frontages. These shall be detailed in a manner that connects the outside to the inside activities of the buildings. Parking shall not intervene between a building and this connecting parkway. Where parking abuts this open space area, landscape screening shall be installed. Additional setbacks and architectural building design standards shall comply with Section 4.9.2, Buildings.

4.4.4. Private Open Space and Landscaping

Private yards or patios are permitted in the Building Zones and may be located internal to the building, to the side of the building, or facing the service areas. Private yards shall not be permitted between the primary building façade and the Public Realm. The following standards shall apply:

1. Private yards shall have a 10-foot minimum setback from abutting property line or public right-of-way.
2. Private yards or patios may be separated through the use of fences, garden walls, landscaping, or adjacent building walls.
    a) Fences or garden walls facing the public realm shall be limited to 42 inches in height and shall complement the architecture of the building(s) in style, materials, and color. Chain link and barb wire fences shall be prohibited.
    b) Privacy fences or garden walls located along the side of a building or on the façade facing the public right-of-way of a building shall be limited to 72 inches in height and shall complement the architecture of the building(s) in style, materials, and color. Chain link and barb wire fences shall be prohibited.
3. Landscaping shall be in compliance with the Landscape Standards, Section 4.8.

Section 4.5 Buildings

Section 4.5.1 Building Standards

Building standards provide guidance for the placement and physical attributes of buildings. The intent is to provide a descriptive set of standards to deliver a high quality Public Realm by clearly delineating building locations and the integration of buildings within streets, open spaces and other buildings. These standards are divided into four main categories:

- Building Placement
- Frontages and Encroachments
- Facades and Entrances
- Other Structures

Table 4-4, Building Placement, provides standards regarding building orientation to the PR, setbacks, building coverage, frontage encroachments, and entrances. Standards are provided for zones north of Meyer Drive and south of Meyer Drive, with specific standards called out for the PR and Zone 11, separately. The first category (Zones 1-3, 5-7 and 9-10) provides standards for general medical, educational and retail uses; the second category (Zone 4) provides standards for institutional residential use; the third category (Zone 11) provides standards to accommodate the various needs of the existing uses that have been relocated to this zone; and the fourth category (Public Realm) provides for open space areas and pedestrian connections throughout the campus. Zone 8 in not included in this table because no structures other than drainage facilities are not allowed within Zone 8. **Figure 4-14**, Building Placement A, and **Figure 4-15**, Building Placement B, show examples of how the standards in Table 4-4 could be applied. Other designs not specifically listed within the Specific Plan, but can meet the standards, will be considered by the March JPA.

TABLE 4-4: BUILDING PLACEMENT				
	ZONES 1, 2, 3, 5, 6, 7, 9 and 10	**ZONE 4**	**ZONE 11**	**PUBLIC REALM**
BUILDING PLACEMENT				
Buildings	Permitted	Permitted	Permitted	Not Permitted
Building Orientation	Must be oriented toward the public realm	Must be oriented toward the public realm	Must be oriented toward the public realm	
Building Coverage	70 % Max	80 % Max	60 % Max	Not Applicable
Public Realm Setback	0’ Min (Primary Façade)	0’ Min (Primary Façade)	0’ Min (Primary Façade)	
Side Setbacks	0’ Min (Attached Buildings); 10’ Min from side property line (Detached Buildings); 10’ Min along Public Realm; 10’ Min from Property Line or Public ROW	0’ Min (Attached Buildings); 10’ Min from side property line (Detached Buildings); 20’ Min from Property Line or Public ROW	0’ Min (Attached Buildings); 10’ Min from side property line (Detached Buildings); 20’ Min from Property Line or Public ROW	
Rear Setbacks	0’ Min (Attached Buildings); 10’ Min from side property line (Detached Buildings); 20’ Min from Property Line or Public ROW	0’ Min (Attached Buildings); 10’ Min from side property line (Detached Buildings); 20’ Min from Property Line or Public ROW	0’ Min (Attached Buildings); 10’ Min from side property line (Detached Buildings); 20’ Min from Property Line or Public ROW	
Distance between Buildings	20’ Min	20’ Min	20’ Min	
FRONTAGES & ENCROACHMENTS				
Permitted Frontage Types	Common Yard; Dooryard; Forecourt; Covered Forecourt; Shopfront/Awning; Gallery; Arcade Permitted for Secondary Entrances: Common Yard; Dooryard; Forecourt; Covered Forecourt	Common Yard: Dooryard; Forecourt; Covered Forecourt Permitted for Secondary Entrances: Common Yard; Dooryard; Forecourt; Covered Forecourt	Common Yard; Dooryard; Forecourt; Covered Forecourt; Shopfront/Awning; Gallery; Arcade	Not Applicable
Encroachments	Permitted; Up to 20’ from adjacent ROW or property line	Permitted; Up to 20’ from adjacent ROW or property line	Permitted; Up to 20’ from adjacent ROW or property line	Refer to Encroachments into the Public Realm
Encroachments into the Public Realm	Common Yard: 10’ Max for covered entries	Common Yard: 10’ Max for covered entries	Common Yard: 10’ Max for covered entries	Not Applicable
	Dooryard: 15’ or back of sidewalk, whichever is less	Dooryard: 15’ or back of sidewalk, whichever is less	Dooryard: 15’ or back of sidewalk, whichever is less	
	Forecourt: 0’ Max, except 6’ Max for awnings attached to the facade	Forecourt: 0’ Max, except 6’ Max for awnings attached to the facade	Forecourt: 0’ Max, except 6’ Max for awnings attached to the facade	

TABLE 4-4: BUILDING PLACEMENT				
	ZONES 1, 2, 3, 5, 6, 7, 9 and 10	**ZONE 4**	**ZONE 11**	**PUBLIC REALM**
	Covered Forecourt: 0’ Max, except 6’ Max for awnings attached to the facade	Covered Forecourt: 0’ Max, except 6’ Max for awnings attached to the facade	Covered Forecourt: 0’ Max, except 6’ Max for awnings attached to the facade	
	Shopfront + Awning: 6’ Max for awnings attached to the facade	Shopfront + Awning: Not Permitted	Shopfront + Awning: 6’ Max for awnings attached to the facade	
	Gallery: 12’ Max	Gallery: Not Permitted	Gallery: 12’ Max	
	Arcade: 0’ Max	Arcade: Not Permitted	Arcade: 0’ Max	
FACADES & ENTRANCES				
Facade Transparency	Active frontages and/or public use rooms shall be located on building facades fronting the public realm	Active frontages and/or public use rooms shall be located on building facades fronting the public realm	Active frontages and/or public use rooms shall be located on building facades fronting the public realm	
Primary Entrances	Must be located in the façade, oriented toward the public realm and accessible from the sidewalk through allowable frontage type via a lateral walkway between sidewalk and building entrance.	Must be located in the façade, oriented toward the public realm and accessible from the sidewalk through allowable frontage type via a lateral walkway between sidewalk and building entrance.	Must be located in the façade, oriented toward the public realm and be accessible from the sidewalk.	
Secondary Entrances	When there is an adjacent parking lot, a secondary entrance must be provided to access the parking lot. Separate users or tenants within same building may be accessed via individual entrances.	When there is an adjacent parking lot, a secondary entrance must be provided to access the parking lot. Separate users or tenants within same building may be accessed via individual entrances.	Separate users or tenants within same building may access via individual entrances.	Not Applicable
Lobbies	Separate tenants may share a lobby.	Separate tenants may share a lobby.	Separate tenants may share a lobby.	
OTHER STRUCTURES				
Small Open Structures	Permitted; Covered Area of structure shall not exceed 400 square feet	Permitted; Covered Area of structure shall not exceed 400 square feet	Not Permitted	Permitted; Covered Area of structure shall not exceed 400 square feet
Pedestrian Shelters	Permitted-one per drop-off zone; 150 square feet in size-Max; Transparent, visually unobtrusive and compatible with campus-wide street furniture design	Permitted-one per drop-off zone; 150 square feet in size-Max; Transparent, visually unobtrusive and compatible with campus-wide street furniture design	Permitted-one per drop-off zone; 150 square feet in size-Max; Transparent, visually unobtrusive and compatible with campus-wide street furniture design	Permitted-one per drop-off zone; 150 square feet in size-Max; Transparent, Visually unobtrusive and compatible with campus-wide street furniture design

NOTE: Zone 8 is not included this table because no structures other than drainage facilities are allowed within Zone 8

Figure 4-14. Building Placement A
March LifeCare Specific Plan Amendment

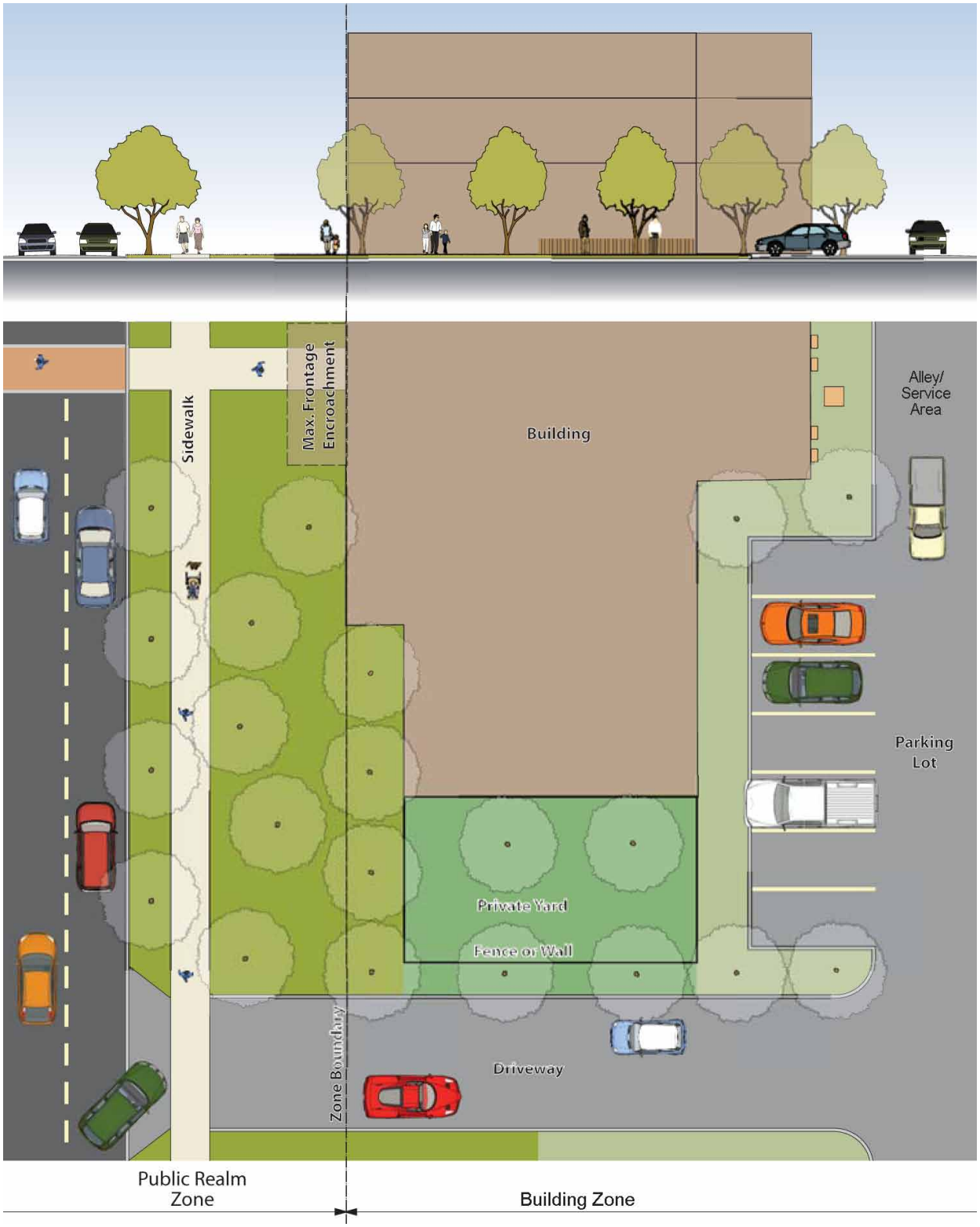


Figure 4-15. Building Placement B
March LifeCare Specific Plan Amendment

Section 4.5.2 Frontage Types Standards

A building's frontage defines the transition between the inside and the outside, and between the private and public realms. The frontage design is important as it dictates how the building affects the pedestrian realm. The Frontage Type Standards on the following pages describe the design characteristics of each of the Frontage Types permitted in the plan area (Table 4-4). The images are intended to illustrate typical conditions. The actual design and configuration of a building's frontage may vary depending on the building's architecture and floor plan.

Common Yard

The Common Yard frontage, depicted in **Figure 4-16** is created by substantially setting back the building façade from the property line. Covered entries or front porches may encroach into the Common Yard. Common Yards shall remain unfenced to achieve a visually continuous common landscape that ties into the public realm. Landscaping shall not be used to separate the front yard from the public realm or adjacent yards, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 4.8, Landscape Standards for additional requirements.

Figure 4-16. Common Yard Frontage
March LifeCare Specific Plan Amendment

Dooryard

The Dooryard frontage, illustrated in **Figure 4-17**, is created by slightly elevating the front yard and surrounding it with low garden walls. Garden walls shall be limited to 24 inches in height to maintain visual connectivity between the Dooryard and the public realm, and the garden wall's design and materials shall be compatible with the building's architecture. Steps and/or ramps shall be provided to connect the Dooryard with the adjacent sidewalk. The building's entrance shall be accessed directly from the Dooryard, which may be hardscaped or landscaped, or a combination thereof. Landscaping shall not be used to separate the Dooryard from the public realm or adjacent yards, and shall be limited to grasses, groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. Plants may be planted directly in the ground or in pots. See Section 4.8, Landscape Standards for additional requirements.

Figure 4-17. Dooryard Frontage
March LifeCare Specific Plan Amendment

Forecourt

The Forecourt frontage, shown in **Figure 4-18** is created by setting back a portion of the building façade, typically the middle, to create an entry square that is surrounded by building façades on three sides. Forecourts shall be at minimum 20 feet in depth and width. Forecourts may provide access to a central lobby of a larger building or may provide access to multiple users through individual entrances. A Forecourt may be combined with other frontage types at individual entrances, such as a Shopfront. Forecourts may be hardscaped or landscaped, or a combination thereof, and may be elevated above the sidewalk level a maximum of 24 inches to maintain visual connectivity between the Forecourt and the public realm. If elevated, steps and/or ramps shall be provided to connect the Forecourt with the adjacent sidewalk. Landscaping shall not be used to separate the Forecourt from the public realm, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 4.8, Landscape Standards for additional requirements.

Figure 4-18. Forecourt Frontage
March LifeCare Specific Plan Amendment

Covered Forecourt

The Covered Forecourt frontage, depicted in **Figure 4-19**, is created by setting back a portion of the ground-floor façade, typically the middle, to create an entry square that is surrounded by building façades on three sides and covered by the upper stories extending over that space. Covered Forecourts shall be at minimum 10 feet in depth and 20 feet in width. Covered Forecourts may provide access to a central lobby of a larger building or may provide access to multiple users through individual entrances. A Covered Forecourt may be combined with other frontage types at individual entrances, such as a Shopfront.

Figure 4-19. Covered Forecourt Frontage
March LifeCare Specific Plan Amendment

Shopfront and Awning

The Shopfront and Awning frontage, illustrated in **Figure 4-20**, is the primarily used for buildings with ground floor commercial uses. The Shopfront and Awning frontage is created by inserting storefronts with large transparent windows and doors into the ground floor façade of a building. The primary entrance shall be at the sidewalk grade. Awnings shall be attached to the façade at minimum eight feet above grade and may encroach into the front setback to provide shelter and shade. Lighting and signage may be part of a Shopfront and Awning frontage and shall be compatible with the building's architectural style. The sidewalk in front of the façade shall be widened and expanded into the front setback to provide pedestrian access to the storefront windows and doors. The widened sidewalk may also accommodate outdoor seating for restaurants or cafes, as well as merchandise display. Landscaping is not required but may be provided in planters and pots. Additionally, vines may be planted at the façade and shall be planted on grade in vine pockets. See Section 4.8, Landscape Standards for additional requirements.

Figure 4-20. Shopfront and Awning Frontage
March LifeCare Specific Plan Amendment

Gallery

The Gallery frontage, shown in **Figure 4-21**, is created by attaching a colonnade to the building façade. The Gallery encroaches into the front setback and provides a covered or partially covered walkway that parallels the sidewalk alongside the façade that leads to the primary entrance. The Gallery also provides a balcony for second-story uses.

The Gallery frontage shall provide at minimum eight feet of clearance between the façade and the inside of the posts or columns, and a minimum clearance height of 10 feet. The Gallery may be combined with the Shopfront frontage for ground-floor commercial uses. Landscaping shall not be used to separate the front yard from the public realm, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 4.8, Landscape Standards for additional requirements.

Figure 4-21. Gallery Frontage
March LifeCare Specific Plan Amendment

Arcade

The Arcade frontage, depicted in **Figure 4-22** is created by projecting the building's upper floors and encroaching into the front setback. A colonnade structurally and visually supports the projecting building mass. Similar to the Gallery, the Arcade provides a covered or partially covered walkway that parallels the sidewalk alongside the façade that leads to the primary entrance. The Arcade also provides habitable and usable interior space on upper floors. The Arcade frontage shall provide at minimum eight feet clearance between the façade and the inside of the columns, and a minimum clearance height of 10 feet. The Arcade may be combined with the Shopfront frontage for ground-floor commercial uses, including public seating areas. Landscaping shall not be used to separate the front yard from the public realm, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 4.8, Landscape Standards for additional requirements.

Figure 4-22. Arcade Frontage
March LifeCare Specific Plan Amendment

Section 4.6 Parking Standards

4.6.1 Purpose and Applicability

The Parking Standards describe parking strategies, including Shared Parking, for the March LifeCare Campus and regulate off-street parking requirements, parking location, and design aspects of parking areas on private lots.

4.6.2 Parking Strategies

The utilization of a parking strategy that is designed to encourage reduced in-campus driving is fundamental to the successful development and operation of the March LifeCare Campus. The campus-wide parking needs shall be satisfied through a combination of off-street and on-street parking, parking lots and parking garages. Zone 8 is reserved for use as a detention basin and does not permit parking.

Much of the required parking for the central campus will ultimately be located in parking structures strategically placed in Zones 1, 2, 5, 6 and 7, allowing them to be efficiently shared by a variety of uses within a zone. Additionally, the structures within Zones 2, 5 and 6 will be shared with Zone 3 as identified within Appendix M of this Specific Plan. It is anticipated that Zones 1, 4, 7, 9 10 and 11 will be "self-parked" in lots or on-street within the zone due to the existing or proposed uses and the location of the zone within the specific plan area. The Parking Study (Appendix M) for this Specific Plan concludes that a modest reduction in demand can be achieved through the mix of uses within Zones 1, 2, 3, 6 and 7. The parking implementation strategy for the buildout of the SP is as follows:

Parking Facilities, including Parking Structures, Common Parking Lots and surface parking on individual Lots, shall be developed and phased in the manner described below. The phasing of Parking Facilities shall be subject to revision from time-to-time as may be necessary to accommodate orderly development of Lots within the Covered Property. Reference to development "Zones" is intended to be consistent with Figure 4-1 of this Specific Plan.

Zone 1: Within Zone 1, Parking Facilities will initially consist of surface parking on individual Lots. Uses within Zone 1 will not share Parking Facilities located in any other Zone. Each use developed within Zone 1 will provide parking that meets the requirements of Table 4-5 of the March LifeCare Specific Plan.

Zone 2: Within Zone 2, Parking Facilities will initially consist of surface parking located either on an individual Lot or on part of a Common Parking Lot held under lease or other instrument from the JPA, its Successor or Assigned as the case may be. Prior to occupancy of any structure within Zone 2 which exceeds either threshold set forth below, the Parking Struc-

ture identified within Zone 2 of the Master Plot Plan will be constructed and available for use in Phase 2 of the Specific Plan development:

- Prior to occupancy of a structure intended to house General Medical Office uses and which, considered together with all other then existing structures within Zone 2 which house General Medical Office uses, exceeds 250,000 square feet.

- Prior to occupancy of a structure of any use type which, considered together with all other then existing use types within Zone 2, whose collective parking requirements would exceed the amount of parking required for 250,000 square feet of General Medical Office uses, pursuant to the requirements of Table 4-5 of the March LifeCare Campus Specific Plan.

Zone 3: Within Zone 3, Parking Facilities will consist of surface parking located either one part of a Lot or on part of a Common Parking Lot held under lease or other instrument from the JPA, its Successor or Assigned, as the case may be. Pursuant to Shared Parking agreements, uses within Zone 3 will share parking located within Zone 2 (Phase 2 of the Specific Plan development) and Zone 5 (Phase 3 of the Specific Plan development). Such shared parking will consist of spaces located within Common Parking Lots and Parking Structures.

Zone 4: Within Zone 4, Parking Facilities will consist of surface parking located on part of a Lot. Uses within Zone 4 will not share Parking Facilities located in any other Zone. Each use developed within Zone 4 will provide parking that meets the requirements of Table 4-5 of the March LifeCare Specific Plan.

Zone 5: Within Zone 5, Parking Facilities will initially consist of surface parking located either on an individual Lot or on part of a Common Parking Lot held under lease or other instrument from the JPA, its Successor or Assigned, as the case may be. Pursuant to Shared Parking agreements, uses within Zone 5 will share parking located within Zone 6 (Phase 2 of the Specific Plan development). Such shared parking will consist of spaces located within Common Parking Lots and Parking Structures. Prior to occupancy of any structure within Zone 5 which exceeds either threshold set forth below, the Parking Structure identified within Zone 5 of the Master Plot Plan will be constructed and available for use in Phase 3 of the Specific Plan development:

- Prior to occupancy of a structure intended to house General Medical Office uses and which, considered together with all other then existing structures within Zone 5 which house General Medical Office uses, exceeds 40,000 square feet.

- Prior to occupancy of a structure of any use type which, considered together with all other then existing use types within Zone 5, whose collective parking requirements would exceed the amount of parking required for 40,000 square feet of General Medical

Office uses, pursuant to the requirements of Table 4-5 of the March LifeCare Campus Specific Plan.

Zone 6: Within Zone 6, Parking Facilities will initially consist of surface parking located either on an individual Lot or on part of a Common Parking Lot held under lease or other instrument from the JPA, its Successor or Assigned, as the case may be. Prior to occupancy of any structure within Zone 6 which exceeds either threshold set forth below, the Parking Structure identified within Zone 6 of the Master Plot Plan will be constructed and available for use in Phase 2 of the Specific Plan development:

- Prior to occupancy of a structure intended to house General Medical Office uses and which, considered together with all other then existing structures within Zone 6 which house General Medical Office uses, exceeds 110,000 square feet.

- Prior to occupancy of a structure of any use type which, considered together with all other then existing use types within Zone 6, whose collective parking requirements would exceed the amount of parking required for 110,000 square feet of General Medical Office uses, pursuant to the requirements of Table 4-5 of the March LifeCare Campus Specific Plan.

Zone 7: Within Zone 7, Parking Facilities will consist of surface parking located on part of a Lot. Uses within Zone 7 will not share Parking Facilities located in any other Zone. Each use developed within Zone 7 will provide parking that meets the requirements of Table 4-5 of the March LifeCare Specific Plan.

Zone 9: Within Zone 9, Parking Facilities will consist of surface parking located on part of a Lot. Uses within Zone 9 will not share Parking Facilities located in any other Zone. Each use developed within Zone 9 will provide parking that meets the requirements of Table 4-5 of the March LifeCare Specific Plan.

The Shared Parking Strategy approach in key Zone areas within the campus would results in significant savings in daily trips and required parking spaces and has the following characteristics:

1. 'Park Once'. Those arriving by car generate just two vehicle movements, parking once, and completing multiple daily tasks on foot;
2. Parking spaces are efficiently shared between uses with differing peak hours, peak days, and peak seasons of parking demand, lowering the total number of spaces needed;
3. Put customers first. Short-term parking, particularly on-street parking that is strictly enforced to two hours maximum as well as limited enforced short-term parking behind

or adjacent to buildings, creates rapid turnover and provides limited convenient short-term parking near destinations. Longer-term and staff parking is provided in the parking structures or long-term lots; and

4. As individual uses are proposed, their parking requirements shall be checked against available parking supply in the shared structures, lots, and on-street, and any deficit shall be addressed through on-site parking and/or the development of additional shared parking.

4.6.3 Parking Requirements

Table 4-5 identifies the minimum parking requirements for each of the allowed land uses in the Specific Plan (see Chapter 2). As described in Section 4.6.2 above, longer-term parking shall be accommodated in parking lots and/or structures, while limited short-term and emergency parking shall be accommodated on the private streets and in parking lots on individual parcels adjacent to the buildings. Short-term and emergency parking shall not exceed 10 percent of required and provided parking and should not exceed two hours in length. Preferred parking for carpools or vanpools must be provided for five percent of the total provided parking.

The parking requirements for uses in Zone 4 are in addition to on-street guest parking. The parking requirements for non-residential uses have been determined in the context of the significant amount of on-street parking, the shared parking potential of the parking structures, and the 'shared parking' nature of the March LifeCare Campus.

At build-out of the Specific Plan, all parking must be provided within each developed site, unless a Shared Parking Strategy per Section 4.6.2 has been approved and implemented. Off-street parking facilities requirements may be provided by the permanent allocation of the prescribed number of spaces for each use in a common parking facility as long as the total number of spaces provided is no less than the sum of the individual requirements, except as allowed by an approved Shared Parking Strategy or joint use easement for use of common parking facilities within a given zone. The total number of spaces must be adequate to serve all uses on the site. An executed and recorded copy of an agreement or joint use easement for the joint use of a common parking facility shall be filed with the application for a site specific project proposal. Prior to building permit issuance, said agreement must be recorded.

TABLE 4-5: PARKING RATIOS BY LAND USE TYPE	
Land Use	**Required Number of Spaces***
General Medical Office	1 per 400 square foot of medical office, clinic, or outpatient service use.
Hospital	1 per bed
Commercial Retail	1 per 300 square foot
Restaurant	1 per 80 square foot of customer service area; 1 per 250 square foot of food preparation area
Research & Education	1 per 400 square foot
Institutional Residential	0.5 per dwelling unit
Wellness	1 per 400 square foot
Lodging	1.25 per guest room
Mixed Use	1 per 300 square foot of retail use; 1 per 400 square foot of office use; 1 per 300 square foot of personal or business support service use; 1 per 500 square foot of industrial use
Other uses not listed	The JPA Planning Director shall make a Parking Determination identifying the number of required parking spaces.

*Short-term/emergency parking shall not exceed 10 percent of required and shall be limited to a two-hour maximum and will be enforceable by the March JPA.

Vehicle parking shall be permitted on a site and shall be limited as follows:

1. Short-term surface parking spaces shall be limited to 20 parking spaces per parking lot;
2. Multiple parking lots may be permitted on a parcel with a minimum 15-foot landscape buffer separating individual lots;
3. All parking areas shall comply with Section 4.6, Parking Standards.
4. Parking in driveways and drive aisles shall be prohibited;
5. Parking structures shall be prohibited, except as permitted in the Parking Overlay (PO) – see Section 4.2.3; and
6. Parking lots shall be landscaped in compliance with Section 4.8, Landscape Standards.

4.6.4 Accessible Parking Requirements

The following requirements for handicapped accessible parking are intended to be consistent

with the state law requirements at the time of the adoption of this Specific Plan. Any conflicting provisions or future changes in state or federal requirements shall preempt the standards for provision of accessible parking spaces contained in this Specific Plan.

1. Accessible parking for outpatient units and facilities providing medical care and other services for persons with mobility impairments shall be provided at a rate of ten percent of the total number of parking spaces provided serving such outpatient unit or facility. Accessible parking for units and facilities that specialize in treatment or services for persons with mobility impairments shall be provided at a rate of twenty percent of the total number of parking spaces provided serving each such unit or facility.
2. Each parking lot or structure shall provide accessible parking spaces at the rates identified in **Table 4-6**.

TABLE 4-6: ACCESSIBLE PARKING REQUIREMENTS

Total Spaces Provided	Number of Accessible Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2 percent of total spaces
1,001 and over	20 plus 1 for each 100 spaces or fraction thereof over 1,001

3. Each accessible parking space shall be 14 feet wide, striped to provide a 9-foot wide parking area and a 5-foot wide loading area (access aisle) and shall be a minimum of 18 feet in length. If two accessible spaces are located adjacent to each other, they may share the 5-foot wide loading area, resulting in a width of 23 feet for the two spaces.
4. One in every eight handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than eight feet wide. If two van accessible parking

spaces are located adjacent to each other, they may share a common 8-foot wide loading area.

5. When less than five parking spaces are provided, at least one shall be 14 feet wide, striped to provide a 9-foot parking area and a 5-foot loading area. Such space shall not be required to be reserved or identified exclusively for use by persons with disabilities.
6. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
7. In each parking area, a curb shall be provided and located to prevent encroachment of cars over the required width of walkways. The space shall be so located that persons with disabilities are not compelled to wheel or walk behind cars other than their own. Pedestrian ways that are accessible to people with disabilities shall be provided from each such parking space to the related facilities, including curb cuts or ramps as needed.
8. Ramps shall not encroach into any parking space, with the exception that ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter their vehicle, thus providing equivalent facilitation. Where the building official determines that compliance with any regulation of this subsection would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided.
9. The slope of an accessible parking stall shall be the minimum possible and shall not exceed one-quarter inch per foot (2.083 percent gradient) in any direction.
10. Notwithstanding the off-street parking requirements of this Specific Plan, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification of an existing facility to comply with the requirements described in this subsection.

4.6.5 Parking Lot Standards

The following standards shall apply to all surface parking areas in the Specific Plan area, except where noted otherwise:

Parking Lot Configuration

1. Parking spaces shall be a minimum of nine feet in width by 19 feet in depth. In angled parking configurations stalls shall be large enough to fully contain a rectangle with the minimum stall dimensions, as shown in **Figure 4-23**. The paved parking stall depth may be decreased by up to two feet by providing an equivalent vehicle overhang into landscaped areas.
2. Pairs of on-site parking spaces for use by employees of a single use may be provided in tandem configuration (one behind the other) when approved by the JPA Planning Director.
3. Parking lot aisles shall not exceed five percent slope and shall have minimum dimensions as identified in **Table 4-7**. Figure 4-23 illustrates the basic parking lot configuration.
4. All parking areas shall be permanently paved and shall be separated from landscaped areas by curbs. Concrete wheel stops shall be prohibited.
5. Dead-end parking aisles shall be limited to 75 feet in length and shall not serve more than 16 parking spaces.
6. To discourage excessive speeds within parking areas, parking lot aisles, drive aisles and driveways shall be provided with stop signs at an interval not exceeding 300 feet.
7. Cul-de-sacs shall not be permitted, except where topographical or similar physical site constraints, or intersection spacing considerations prevent other reasonable connections.

Parking Lot Access and Connectivity

1. Where available, parking lots shall be accessed from a drive aisle. Additional driveway access shall be limited per applicable zone standards. Driveway curb cuts shall not be permitted within 100 feet of any intersection or curb cut.
2. Driveways providing access to a parking lot shall allow for stacking distance of at least 30 feet back from the property for exiting vehicles. The stacking distance shall be clear of intersecting vehicles from parking aisles or spaces.
3. The entrances to parking lot driveways shall be detailed with enhanced pavement, such as pavers or stamped concrete. Where a driveway and a sidewalk intersect, the sidewalk shall be the dominant feature and continue without change in grade or material.
4. Parking facilities shall be designed so as to provide easy access and shall not be divided into separate facilities that require use of the interior loop road to gain access between facilities.
5. Internal vehicular circulation shall be contained within a parking lot and shall not utilize

public or private street rights-of-way. Driveways and drive aisles may be utilized for internal circulation. Driveways and drive aisles 24 feet in width, or as required by the Fire Department.

6. Adjacent parking lots shall be connected to increase connectivity using drive aisles; at least one connection between adjacent parking lots shall be required.

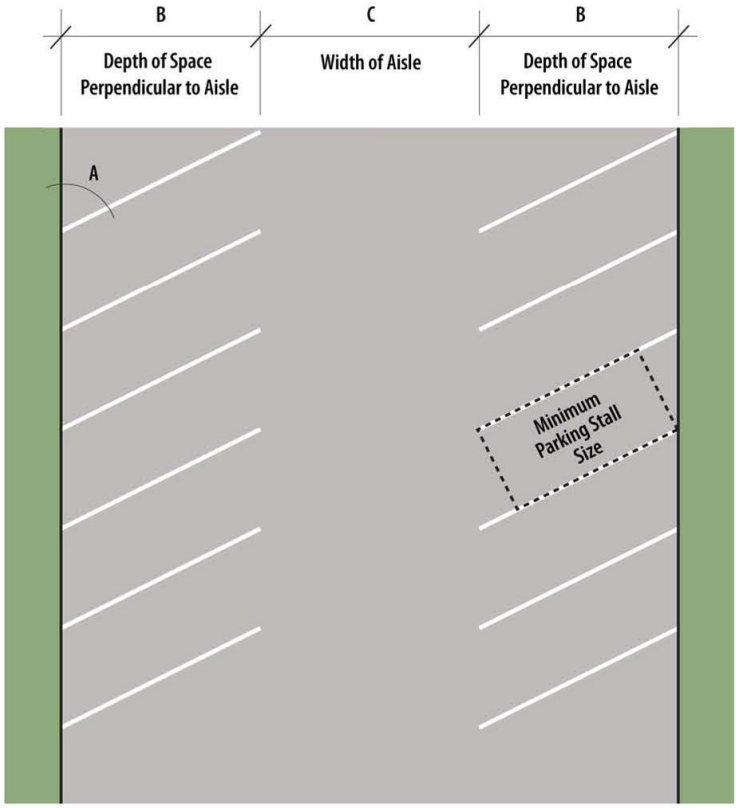


Figure 4-23. Minimum Parking Lot Dimensions
March LifeCare Specific Plan Amendment

TABLE 4-7: MINIMUM PARKING LOT DIMENSIONS			
Traffic Flow	**A Angle of Parking**	**B Minimum Depth of Space Perpendicular to Aisle**	**C Minimum Aisle Width**
2-Way	90	19	24
2-Way	60	21	24
2-Way	45	20	24
1-Way	90	19	22
1-Way	60	21	16
1-Way	45	20	14

Parking Lot Pedestrian Access

1. Pedestrian walkways shall comply with the regulations set forth in Section 4.3.3, Street Layouts. Vehicle overhangs shall not encroach into the minimum width.
2. Pedestrian walkways shall be provided as follows:
   a) Lateral walkways shall provide pedestrian access between parking lots and the sidewalk and/or the Public Realm in all zones to the extent possible. Maximum spacing between walkways shall be 75 feet on center.
   b) In non-PR areas, at least one walkway shall be provided for each parking lot for pedestrian circulation and building access.
   c) Parking lots shall comply with Uniform Federal Accessibility Standard and the Americans with Disabilities Act (see 4.6.4 Accessible Parking Requirements above).

Parking Lot Landscaping

3. Parking area landscaped planters and tree wells shall have a minimum width of not less than five feet and shall be protected from vehicle overhang through the provision of curbs and, where necessary, additional planter width. Any vehicle overhang shall require the minimum planter area width to be expanded by an equivalent dimension.
4. Trees shall be planted per the applicable sections of the Landscape Standards (see Section 4.8).
5. All parking areas abutting a public right-of-way shall be screened with landscaping in one of the following ways to minimize the visual impact.

a) A decorative masonry wall a minimum of 30 inches and a maximum of 42 inches in height placed at the property line may be used to provide a continuous screen. The setback area shall be landscaped with groundcovers, grasses and/or shrubs no more than 42 inches in height at maturity. In addition, shade trees shall be planted in the setback area spaced at approximately 30 feet on center, as shown in **Figure 4-24**.

b) A continuous screen shall be created through a combination of a decorative metal fence and landscaping. The fence shall be a minimum of 30 inches and a maximum of 42 inches in height and be placed at the back of sidewalk. Landscaping may consist of vines, shrubs and hedges that provide an evergreen screen a minimum of 30 inches and a maximum of 42 inches in height at maturity. In addition, shade trees shall be planted in the setback area spaced at approximately 30 feet on center, as shown in **Figure 4-25**.

c) The setback area shall be landscaped with shrubs and/or hedges providing a continuous, evergreen landscape screen. At maturity all plant material shall be 30 inches minimum and 42 inches maximum in height. In addition, shade trees shall be planted in the setback area spaced at approximately 30 feet on center, as shown in **Figure 4-26.**

d) All lighting used to illuminate a parking lot shall be shaded or diffused so as to reflect the light away from the adjoining property and from public rights-of-way. Light fixtures shall match or be compatible with the street light fixtures.

e) All parking areas shall be graded and provided with drainage facilities for the disposal of storm water without surface flow over sidewalks or walkways.

f) Landscaping shall be limited to 36 inches in height, measured from top of curb within 25 feet of any driveway entrance to ensure visibility. Any trees located in these areas shall have trunks not exceeding eight inches in diameter and shall have a minimum branching height of eight feet.

g) Additional standards for parking areas are included in Section 4.8 (Landscape Standards).

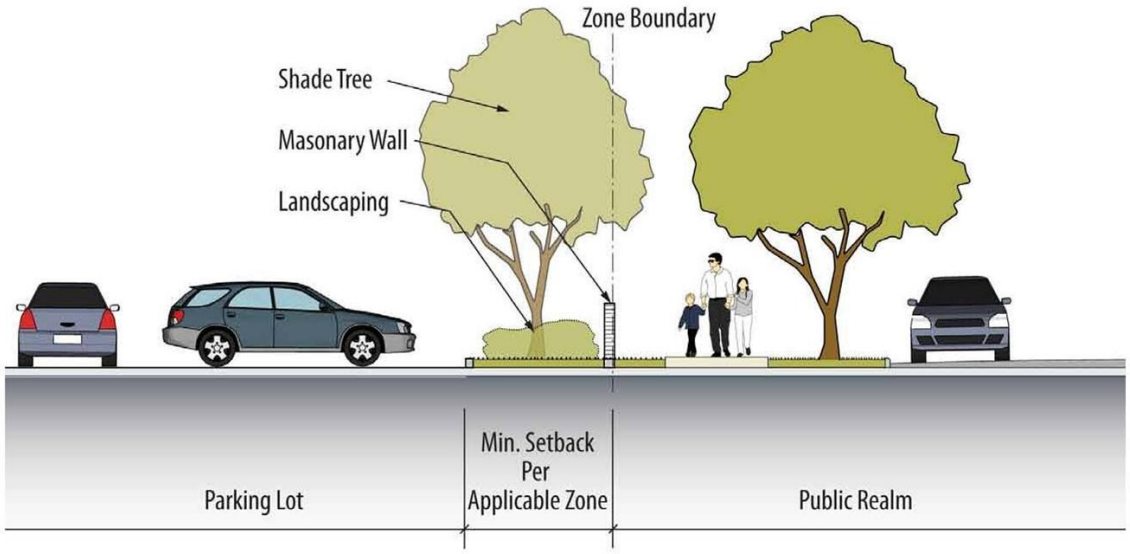


Figure 4-24. Parking Lot Landscape Screen A

March LifeCare Specific Plan Amendment

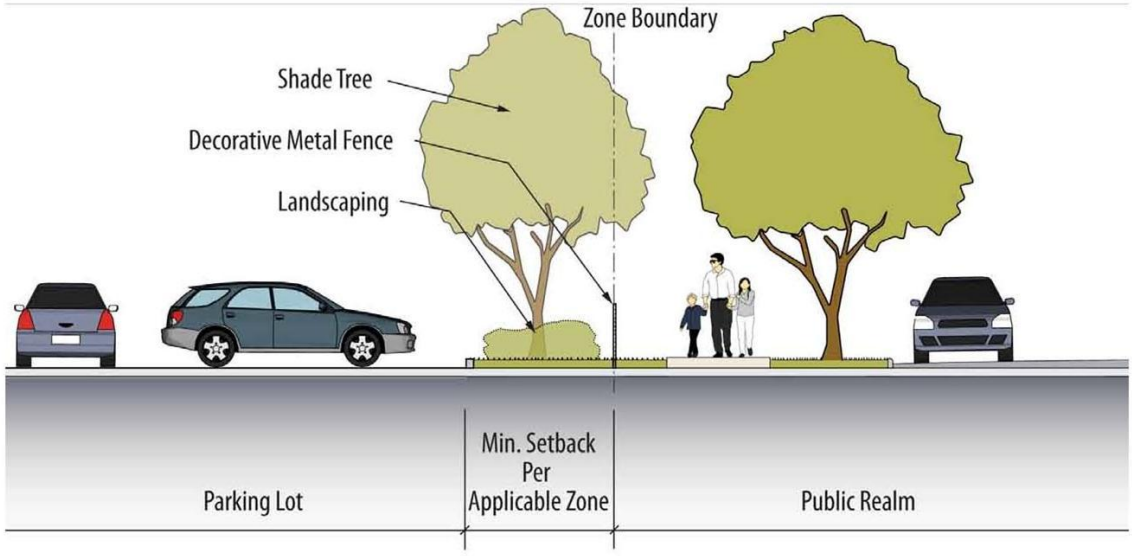


Figure 4-25. Parking Lot Landscape Screen B

March LifeCare Specific Plan Amendment

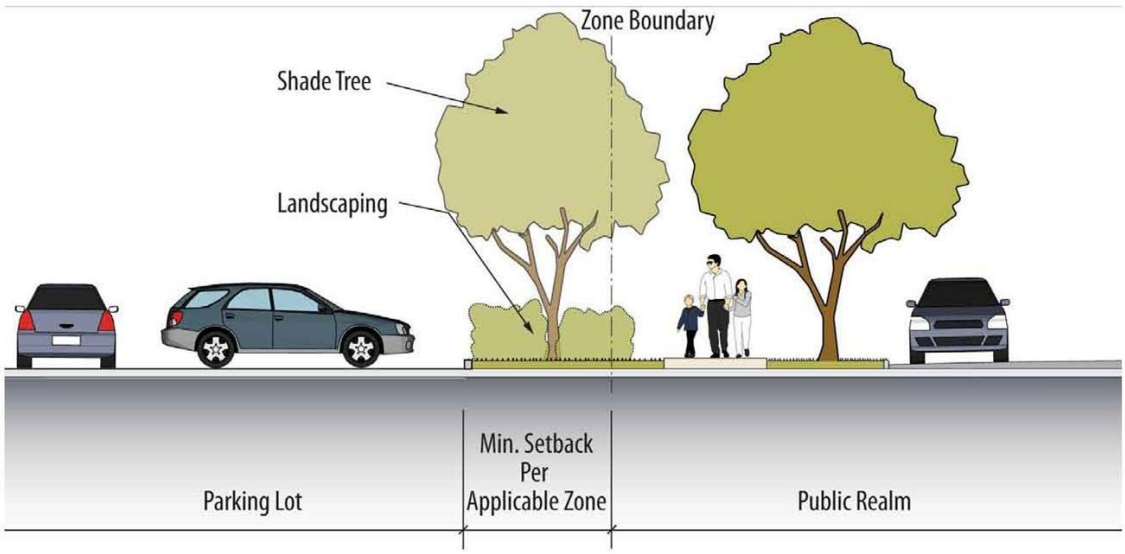


Figure 4-26. Parking Lot Landscape Screen C

March LifeCare Specific Plan Amendment

4.6.6 Parking Structure Standards

The following standards shall apply to parking areas in the Specific Plan area, except where noted otherwise. See also Section 4.9, Architectural Design Guidelines for parking structure specific design guidelines.

Parking Overlay Standards

The PO allows the placement of structured parking in Zones 1, 2, 5, 6 and 7. Each proposed parking structure in the PO shall comply with the following requirements:

1. Height limit: as per Section 4.2.4.
2. Setbacks:
    a) Setback from public right-of-ways: 250 feet minimum from the centerline of Cactus avenue, 150 feet minimum from the centerline of Riverside Drive, and 300 feet minimum from the centerline of Gilbert Avenue Extension; and
    b) Setback from adjacent buildings: 30 feet minimum.
3. Structures shall be screened with landscaping in compliance with the Landscape Standards, Section 4.8.
4. Structure designs must follow Building Design Standards for Parking Structures.

Building Standards

1. All parking structures shall comply with the applicable zone and overlay standards as set forth in Table 4.5, as well as all applicable building code provisions.
2. Building Height: as per applicable zone and overlay standards – see Section 4.2.4, Height Limitations.
3. All parking structures shall provide ground floor windows or wall openings along the street frontages. Blank walls shall be prohibited. Any wall facing the public realm shall contain windows, doors and openings equal to at least 20 percent of the ground floor facade area.

Parking Structure Configuration

1. Parking spaces shall be a minimum of nine feet in width by 19 feet in depth. In angled parking configurations stalls shall be large enough to fully contain a rectangle with the minimum stall dimensions, as shown in Figure 4-23**.** The paved parking stall depth may be decreased by up to two feet by providing an equivalent vehicle overhang between wall and a continuous curb.
2. Parking aisles shall have minimum dimensions as identified in **Table 4-8**. **Figure 4-27** illustrates the basic parking structure configuration.

TABLE 4-8: MINIMUM PARKING STRUCTURE DIMENSIONS

Traffic Flow	A Angle of Parking	B Minimum Depth of Space Perpendicular to Aisle	C Minimum Aisle Width
2-Way	90	19	24
2-Way	60	21	24
2-Way	45	20	24
1-Way	90	19	22
1-Way	60	21	16
1-Way	45	20	14

Notes:

1 - Depth may be decreased by up to two feet by providing an equivalent vehicle overhang between wall and a continuous curb.

2 - Dimensions may need to be increased subject to column placement.

3 - Limited to 30 percent of the number of spaces for each parking lot.

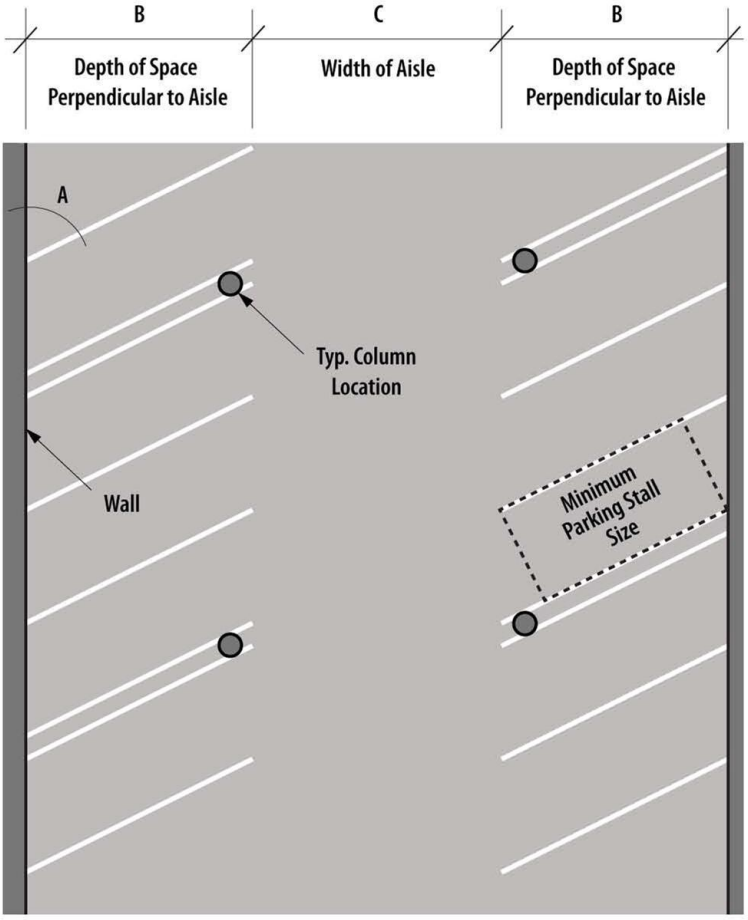


Figure 4-27. Parking Structure Configuration
March LifeCare Specific Plan Amendment

Parking Structure Access and Circulation

1. Where available, parking structures shall be accessed from a drive aisle. Additional driveway access shall be limited per applicable zone standards as set forth in this SP-7. Driveway curb cuts shall not be permitted within 100 feet of any intersection or curb cut.
2. Driveways providing access to a parking structure shall allow for stacking distance of at least 30 feet back from the property for exiting vehicles. The stacking distance shall be clear of intersecting vehicles from parking aisles or spaces. Facilities with controlled entries shall provide a minimum off-street three-car queuing length of 60 feet.
3. Ramps within parking structures shall not have a slope greater than 20 percent; provided, however, that the first and last 10 feet of a ramp shall have a transitional slope no greater than 10 percent.

4. One-way ramps shall have a minimum width of 14 feet, unless a larger dimension is required for emergency vehicle access.
5. Two-way ramps shall have a minimum width of 20 feet.
6. At the entrances to a parking structure driveways shall be detailed with enhanced pavement, such as pavers or stamped concrete. Where a driveway and a sidewalk intersect, the sidewalk shall be the dominant feature and continue without change in grade or material.
7. Adjacent parking garages shall be connected by driveways and/or drive aisles to increase connectivity. At least two connections shall be required.
8. Dead-end parking aisles shall be limited to 75 feet in length and shall not serve more than 16 parking spaces.

Parking Structure Pedestrian Access

Pedestrian walkways shall be provided as follows:

1. Lateral walkways shall provide pedestrian access between parking structures and the sidewalk connected to the Public Realm zone. Maximum spacing between walkways shall be 75 feet on center.
2. At least one walkway shall be provided for each parking structure for pedestrian circulation and building access.
3. Pedestrian walkways within parking structures shall be at minimum five feet in width and shall provide clear and direct access to elevators and stairs. Vehicle overhangs shall not encroach into the minimum width.
4. Stair wells within parking structures shall be open so as to facilitate safety through casual observation.

Parking Structure Landscaping

All parking structures abutting a public right-of-way and/or the PR shall be shall be set back from the property line per the applicable zone standards screened with landscaping in one of the following ways to minimize the visual impact.

1. A decorative masonry wall a minimum of 30 inches and a maximum of 42 inches in height shall be placed at the property line providing a continuous screen. The setback area shall be landscaped with groundcovers, grasses and/or shrubs no more than 42 inches in height at maturity. In addition, shade trees shall be planted in the setback area spaced at approximately 30 feet on center, as shown in **Figure 4-28**.
2. A continuous screen shall be created through a combination of a decorative metal fence and landscaping. The fence shall be a minimum of 30 inches and a maximum of 42 inches in height and be placed at the back of sidewalk. Landscaping may consist of vines,

shrubs and hedges that provide an evergreen screen a minimum of 30 inches and a maximum of 42 inches in height at maturity. In addition, shade trees shall be planted in the setback area spaced at approximately 30 feet on center, as shown in **Figure 4-29**.

3. The setback area shall be landscaped with shrubs and/or hedges providing a continuous, evergreen landscape screen. At maturity all plant material shall be 30 inches minimum and 42 inches maximum in height. In addition, shade trees shall be planted in the setback area spaced at approximately 30 feet on center, as shown in **Figure 4-30**.
4. All lighting used to illuminate a parking structure shall be shaded or diffused so as to reflect the light away from the adjoining property and from public rights-of-way.
5. Landscaping shall be limited to 36 inches in height, measured from top of curb within 25 feet of any driveway entrance to ensure visibility. Any trees located in these areas shall have trunks not exceeding eight inches in diameter and shall have a minimum branching height of eight feet.
6. Additional standards for parking areas are included in Section 4.8 (Landscape Standards).

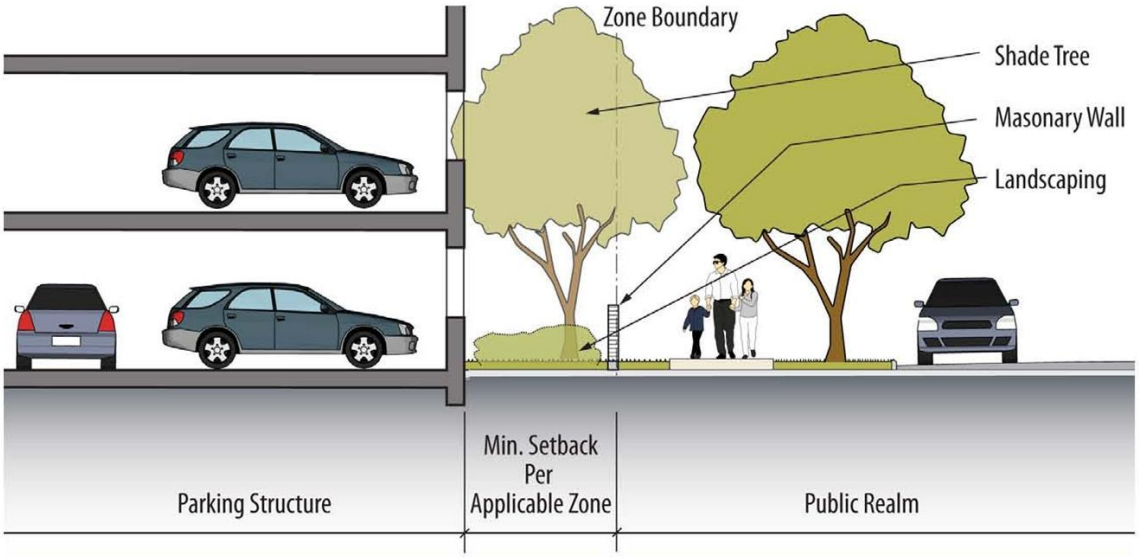


Figure 4-28. Parking Garage Landscape Screen A

March LifeCare Specific Plan Amendment

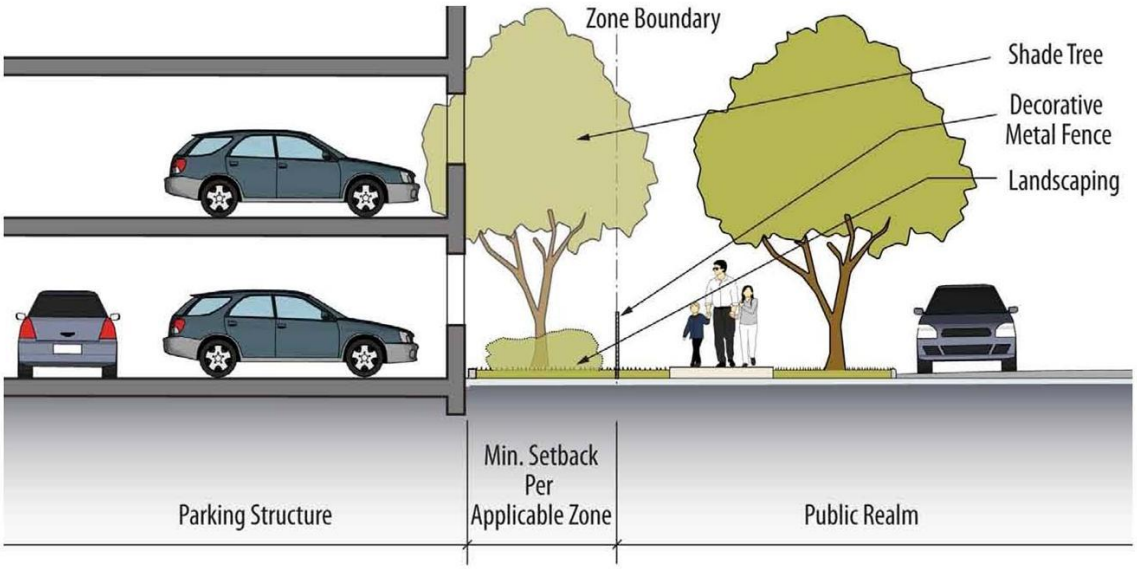


Figure 4-29. Parking Garage Landscape Screen B

March LifeCare Specific Plan Amendment

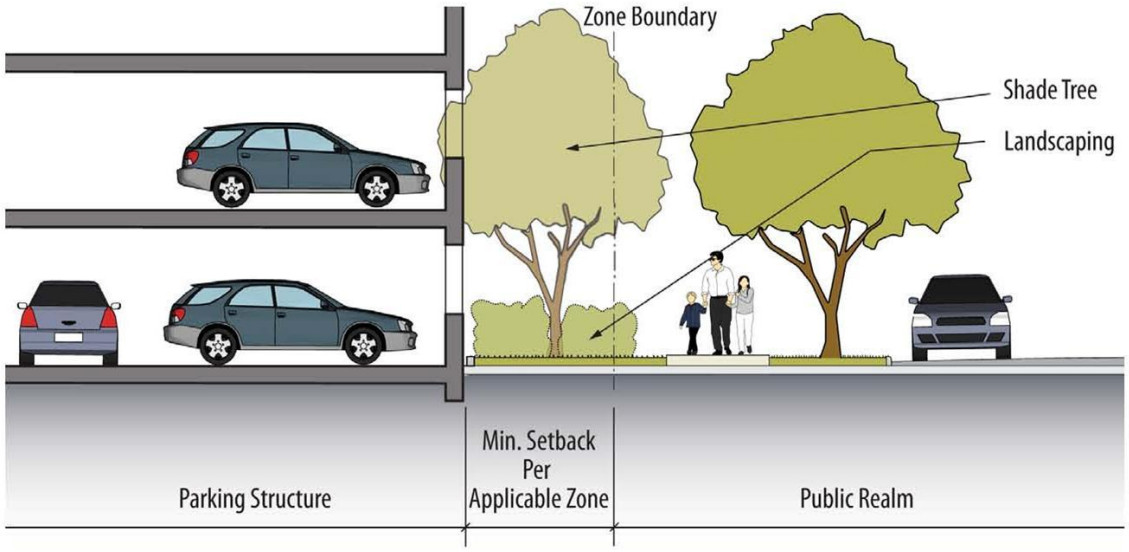


Figure 4-30. Parking Garage Landscape Screen C

March LifeCare Specific Plan Amendment

Section 4.7 Service and Utilities

4.7.1 Service and Utilities in the Public Realm

1. Above-ground utility devices, equipment, access or meters shall not be permitted in the PR zone.
2. Private trash and recycling dumpsters, such as those used in collection by Waste Management, shall not be permitted in the PR zone at any time.
3. All above-ground utilities within the Specific Plan area shall be undergrounded, or as approved by the March JPA Engineer.
4. Loading areas are prohibited in or adjacent to the PR zone.

4.7.2 Equipment and Meters

1. Ground or wall mounted utility devices, equipment, access or meters associated with an individual building shall not be permitted, except where they are fully contained in the building envelope. 2. Ground and wall mounted utility devices, equipment, access or meters within service areas of a site shall be permitted and shall be screened from public view using landscaping, fences, or garden walls.
2. Ground and wall mounted utility devices, equipment, access or meters shall be permitted in parking lots and structures and shall be screened from public view using landscaping, fences, or garden walls.
3. Roof mounted electrical and mechanical equipment on buildings and parking structures shall be completely screened from public view.

4.7.3 Trash and Recycling Dumpsters

1. Trash and recycling cans and dumpsters shall be located in the service area or parking lot of a site and shall be screened from public view using landscaping, fences, or garden walls. Trash and recycling truck access shall be through an alley, drive aisle or driveway.

4.7.4 Loading/Service Areas

1. Loading areas may be located in the service area of a site and shall be screened from public view using landscaping, fences, or garden walls. Where necessary, adequate turn-around and back-up space for service and delivery vehicles shall be provided.
2. Where existing buildings are reused, loading areas shall be located behind the primary buildings and shall be screened from public view using landscaping, fences, or garden walls.
3. Where necessary, adequate turn-around and back-up space for service and delivery vehicles shall be provided.

4. A minimum 15-foot landscape screen shall be provided where the service area directly abuts a public right-of-way.
    a) The landscape screen shall be landscaped in compliance with Section 4.8, Landscape Standards.
    b) Paved areas (including parking, drive aisles, and driveways),and structures shall be prohibited within the landscape screen, except lighting in compliance with the Landscape Standards, Section 4.8.

Section 4.8 Landscape Architecture Design Standards

Landscaping will be a critically important design element in the design of the Specific Plan. It should be used to create a unifying theme throughout the Campus while providing flexibility for individual buildings and settings within the community to display their distinct identity. In the Specific Plan, landscaping should provide the common link that ties the Campus together. Through the use of attractive water efficient plants in natural settings, the landscape architecture can provide a water wise yet lush and natural environment.

This section describes the minimum landscape requirements that shall be followed in the design of the improvements within the Specific Plan. The landscape should help to express Specific Plan Cutting Edge innovative design features and shall:

1. Define, unify and enhance the public space.
2. Enhance and define the Specific Plan entries.
3. Screen views of parking, loading, and service areas and provide a buffer from adjacent areas.
4. Soften uninterrupted architectural massings.
5. Complement the structures and their orientation on the site.
6. Help define building entries.
7. Create focal points and healing gardens.
8. Provide shelter from the environment.

Development within Specific Plan shall comply with these landscaping and irrigation guidelines. In the event of a conflict between other agency guidelines and these guidelines, these guidelines shall govern. Unless prohibited due to difficulties on a specific site, development shall comply with the following Landscaping and Irrigation guidelines.

4.8.1 General Landscape Requirements

Landscaping will be the unifying element within the Specific Plan that promotes the campus

character envisioned by the preceding development guidelines. The provisions of these guidelines, plans and specifications shall apply as follows:

1. Landscaping shall be selected from the Plant Palette included in Appendix H.
2. All areas not devoted to parking, drive aisles, walkways, building or operational areas shall be landscaped and permanently maintained by a Landscape Maintenance District for public landscape areas and by a Private Property Owner Association for private landscape areas.
3. To complement building elevations, landscape areas shall be provided adjacent to all building elevations that are visible from streets or on-site public use areas. The planting areas' dimensions shall be consistent with plant material requirements and the purpose of the plantings (i.e., aesthetics, screening, environment mitigations, air quality, wind, etc.).
4. All landscaped areas shall be protected or delineated with minimum 6-inch concrete curbs, concrete mow strips or equivalent as approved by March JPA. This requirement may be waived as necessary to address water quality management requirements.
5. To protect and preserve area biological resources, use of invasive species is discouraged. Invasive non-native plant species are specifically prohibited within 150 feet of the adjacent riparian habitat bordering the Specific Plan site to the north, along the Cactus Avenue.
6. Concrete gutters or swales shall not be used to drain landscaped areas. Underground drainage facilities shall be provided where surface conveyance of runoff would damage and/or erode planting areas or cross sidewalks.
7. Permanent automatic irrigation facilities shall be provided in all landscape areas, except those planned as soft bottom swales for water quality management purposes. Smart Timer devices shall be incorporated into all irrigation systems.
8. All trees will be planted and staked per March JPA standards. All trees planted in turf shall receive Arbor Guards to prevent damage from mowers and edgers, etc. Root barriers shall be required where trees are planted within six feet of hardscape or walls.
9. All plant materials shall be planted in the following sizes and shall be in accordance with all March JPA standards and minimum requirements:
    a) Trees: 25 percent of the site trees (excluding street and screen trees) provided shall be a minimum 24-inch box; the balance of the trees shall have a minimum size of 15 gallons. Larger specimen trees are required for entry points and in gathering areas.

b) Shrubs: The majority of all shrubs used shall have a minimum size of five gallons. Smaller shrubs may be used where appropriate due to plant species growth characteristics (e.g., smaller plants will be easier to establish or will result in greater plant size in a shorter period of time).

4.8.2 Low Water Use Design Requirements

Plant Requirements

The design of a planting plan for Specific Plan shall adhere to the following:

1. Reduce Potable water consumption for irrigation by 50 percent from a calculated mid-summer baseline case. Reductions shall be attributed to any combination of the following items:
   a) Plant species factor,
   b) Irrigation efficiency,
   c) Use of captured rainwater,
   d) Use of recycled rainwater,
   e) Use of recycled wastewater,
   f) Use of water treated and conveyed by a public agency specifically for non-potable uses.
2. Promote water-efficient landscaping, water use management and water conservation through the wise use of turf areas and the appropriate use of irrigation technology and management.
3. Reduce water demands from landscapes without a decline in landscape quality or quantity.
4. Retain flexibility and encourage creativity through appropriate design.
5. Assure the attainment of water-efficient landscape goals by requiring that landscape not exceed a maximum water demand of 80 percent of its reference evapotranspiration (ETo) or any lower percentage as may be required by state legislation.
6. Eliminate water waste from overspray and/or runoff.
7. Group plant types together in regards to their water, soil, sun and shade requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following landscape coefficients shall be grouped accordingly: high (0.9-0.7) and moderate (0.6-0.4), moderate (0.6-0.4) and low (0.3-0.1), low (0.3-0.1) and very low (<0.1). Whichever classification has the highest landscape coefficient in each grouping will determine the amount of water applied to that specific hydrozone. Deviations from these groupings shall not be permitted.

8. Provide trees for shade which will conserve energy and water; trees may be deciduous or evergreen.
9. Soil tests are required for appropriate specifications of soil amendments, and to facilitate selection of prescribed water-efficient plant species suitable for the site. Soil amendments such as compost shall be provided to improve water holding capacity of the soil where soil conditions warrant.
10. Cover all exposed surfaces of non-turf areas within the developed landscape area with a minimum 3-inch layer of mulch. In areas with groundcover planted from flats, the mulch depth shall be one and one half inches. The preceding does not apply to those areas where decomposed granite shall be the specified ground cover.
11. Design turf areas wisely in response to functional needs and in compliance with the Riverside County Water Budget Formula.

Planting plans shall identify the following:

1. New and existing trees, shrubs, ground covers, and turf areas within the developed landscape area.
2. Planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant container size.
3. Designation of hydrozones.
4. Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones broken down into their respective landscape coefficients.
5. Property lines, streets, and street names.
6. Building locations, driveways, sidewalks, retaining walls, and other hardscape features.
7. Appropriate scale and north arrow.
8. Planting specifications and details, including the recommendations from the soils analysis, if applicable.

Irrigation Requirements

The design of the irrigation system for March LifeCare Campus shall adhere to the following:

1. All irrigation systems shall be designed to prevent run-off, over-spray, low-head drainage and other similar conditions where water flows off site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigations systems shall be designed, constructed, managed and maintained to achieve as high an overall efficiency as possible.
2. All onsite and offsite irrigation systems shall be designed and built for recycled water.
3. All landscaped areas shall be provided with a smart irrigation controller which

automatically adjusts the frequency and/or durations of irrigation events in response to changing weather conditions. The planting areas shall be grouped in relation to moisture control zones based on the similarity of water requirements (i.e. turf separate from shrub and groundcover, full sun exposure areas separate from shad areas; top of slope separate from toe of slope, etc.) Additional water conservation technology may be required; where necessary, at the discretion of the Planning Director.

4. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Department of Public Health and Western Municipal Water District.
5. Separate valves shall be provided for separate hydro-zones, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall rely on the latest developments in highly efficient irrigation systems to eliminate runoff and maximize irrigation efficiency.
6. All irrigation systems shall be equipped with the following:
    a) A backflow prevention valve
    b) A smart irrigation controller;
    c) Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage; and
    d) A pressure regulator when the static pressure exceeds the maximum recommended operating pressure of the irrigation system.

Implementation

All landscaping and irrigation plans shall comply with the following requirements:

1. Landscaping plans shall be prepared using the Water Budget Formula from the County of Riverside. In addition, landscaping plans shall provide a water budget which includes estimated annual water usage (in gallon/acre feet) and the area (in square feet/acres) to be irrigated and precipitation rates for each valve circuit. Separate valves shall be provided for separate water-use planting areas, so that plant materials with similar water needs are irrigated by the same irrigation valve. The Estimated Annual Water Use, (EAWU), shall not exceed the Maximum Applied Water Allowance, (MAWA).
2. Landscape plans shall consist of separate planting and irrigation plans, both drawn at the same size and scale. Planting plans shall accurately and clearly include the following information:

a) New and existing trees, shrubs, ground covers, and turf areas within the developed landscape area.

b) Planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant by container size.

c) Designation of hydrozones.

d) Property lines, streets, and street names.

e) Building locations, driveways, sidewalks, retaining walls, and other hardscape features.

f) Appropriate scale and north arrow.

g) Planting specifications and details, including the recommendations from the soils analysis, if applicable.

3. Irrigation plans shall identify and site the following:

a) Irrigation point of connection (POC) to the water system.

b) Static pressure at the water system.

c) Location and size of the water meter(s).

d) Location, size and type of all components of the irrigation system, including smart controllers, main and lateral lines, valves, sprinkler heads, nozzles, emitters, pressure regulators, drip and low volume irrigation equipment.

e) Total flow rate (gallons per minute), and design operating pressure (psi) for each overhead spray, rotor and bubbler circuit, and total flow rate (gallons per hour) and design operating pressure (psi) for each drip and low volume irrigation circuit.

f) Precipitation rate (inches per hour) for each overhead spray circuit.

g) Irrigation legend with manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate.

h) Irrigation system details for assembly and installation.

i) Calculation of the Maximum Applied Water Allowance and the Estimated Annual Water Usage using the water budget formula contained in the County of Riverside Guide to California Friendly Landscaping.

j) If the water purveyor for a proposed project has adopted more stringent water-efficient landscaping requirements, as determined by the Planning Director, all landscaping and irrigation plans submitted shall comply with the water purveyor's requirements. Said plans shall be accompanied by a written approved document from the water purveyor delineating each requirement.

4.8.3 Entry Monumentation

Major entrances into the Specific Plan should communicate that one is entering into a State-Of-The-Art Wellness Campus. Specific Plan entries shall be designed with landscaping and architectural treatments that project a high quality image for the Campus. Entry Monumentation shall be designed to inform, create an identity, complement each other and reinforce the Specific Plan theme. Planting plans with clean lines and a welcoming, uncluttered, architectural type shall be encouraged.

As conceptually depicted on **Figures 4-31 through 4-34** the Monumentation Landscape will be planted with mostly drought tolerant trees, shrubs and groundcovers. Only two plant types require moderate water (plant factor 0.6 to 0.4), the remaining plant materials have plant factors within the low range for water use, (which is 0.3 to 0.1). All trees shown shall be 24-inch box size. Shrubs size shall be five gallon and groundcover shall be planted from flats 12-inch on center unless otherwise stated on plans. In landscaped planters adjacent to the street and on those corners of entry monumentation closest to the street, ground cover shall be of a plant type. In non-adjacent street planters the groundcover will be decomposed granite. The use of turf is prohibited; attractive drought tolerant ground covers shall be used in its place. Enhanced paving will consist of a combination of colored and/or stamped concrete and colored and/or textured interlocking concrete pavers. The hardscape will be designed with clean lines forming a strong, modern design. Low walls, bermed landscape, shrub hedges or masses shall be planted to screen parked cars.

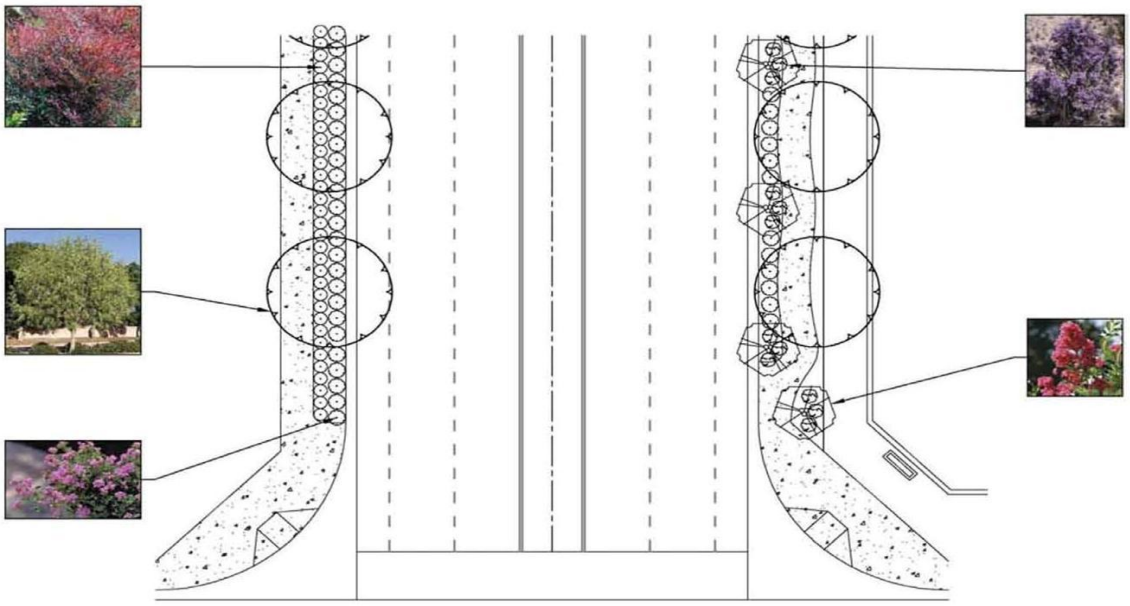


Figure 4-31. Entry Monumentation
Meyer Drive/March LifeCare Drive (Plan View)
March LifeCare Specific Plan Amendment

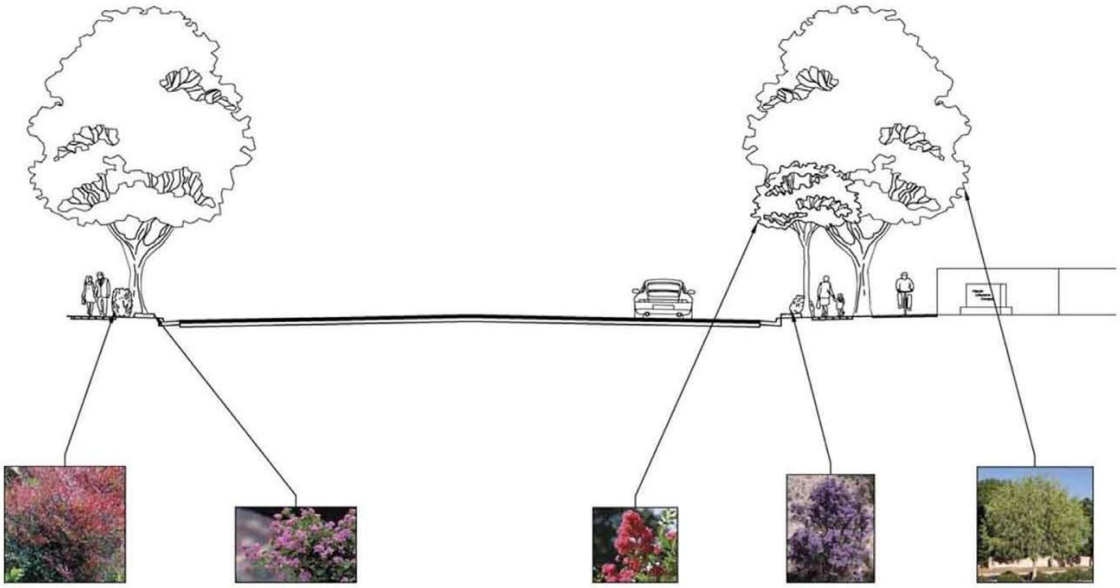


Figure 4-32. Entry Monumentation
Meyer Drive/March LifeCare Drive (Cross Section)
March LifeCare Specific Plan Amendment

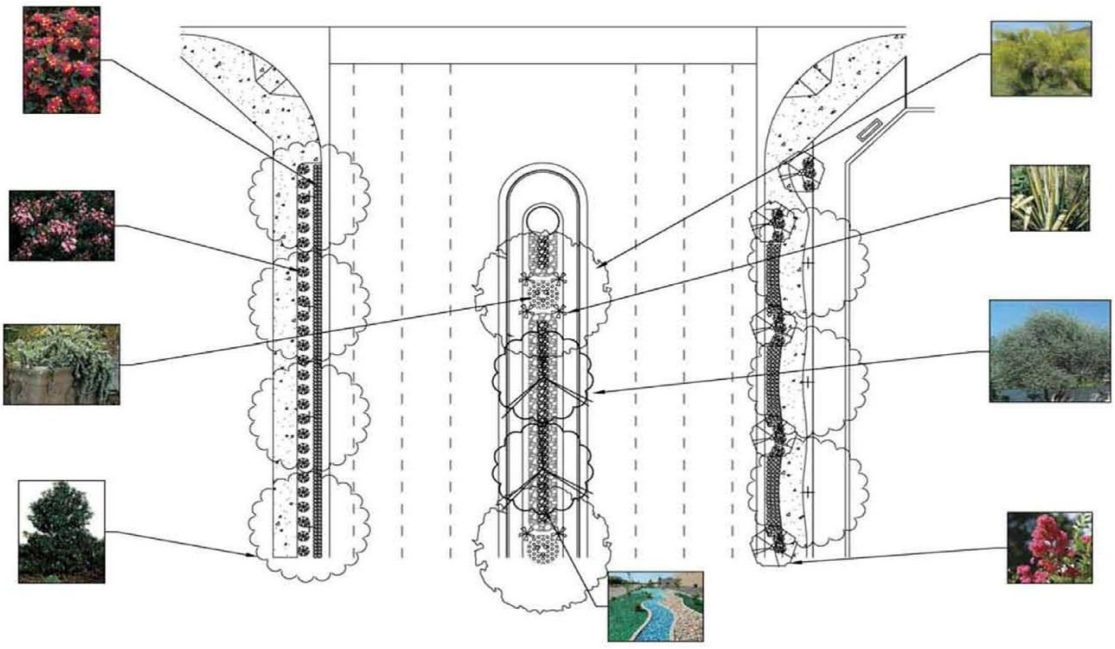


Figure 4-33. Entry Monumentation
Riverside Drive (Plan View)
March LifeCare Specific Plan Amendment

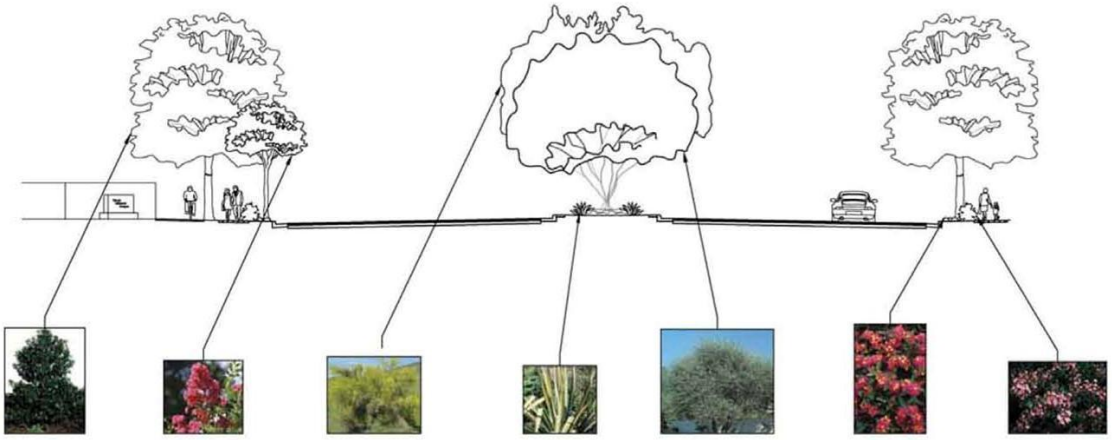


Figure 4-34. Entry Monumentation
Riverside Drive (Cross Section)
March LifeCare Specific Plan Amendment

4.8.4 Enhanced Landscaping Around Buildings

The provisions of these landscape guidelines, plans and specifications shall apply to enhanced landscaping around buildings as follows:

1. All areas not devoted to parking, drive isles, walkways, building or operational areas shall be landscaped and permanently maintained by a Landscape Maintenance District for public landscape areas and by a Private Property Owner Association for private landscape areas.
2. To complement building elevations, landscape areas shall be provided adjacent to all building elevations that are visible from streets or on-site public use areas. The planting area dimensions shall be consistent with plant material requirements and the purpose of the plantings (i.e., aesthetics, screening, environment mitigations, air quality, wind, etc.) Unless a groundcover or plant material is designed to be a hedge or a massed planting for screening purposes, plants will not be placed in such a way that they will overgrow one another in their mature state.
3. As an energy conservation measure, landscape plans shall include shade trees around southerly building elevations where practical, and where such landscaping will not interfere with loading dock locations or impose other operational constraints.
4. All landscaped areas are to be protected or delineated with minimum 6-inch concrete curbs, concrete mow strips or equivalent as approved by March JPA. This requirement may be waived as necessary to address water quality management requirements.

5. Concrete gutters or swales shall not be used to drain landscaped areas. Underground drainage facilities shall be provided where surface conveyance of runoff would damage and/or erode planting areas or cross sidewalks.
6. Permanent automatic irrigation facilities shall be provided in all landscaped areas, except those planned as soft bottom swales for water quality management purposes.
7. All plant materials shall be planted in the following sizes and shall be in accordance with all March JPA standards and minimum requirements:
    a) Trees: 25 percent of the site trees (excluding street and screen trees) provided shall be a minimum 24-inch box; the balance of the trees shall have a minimum size of 15 gallons. Larger specimen trees are encouraged for entry points and in gathering areas.
    b) Shrubs: The majority of all shrubs used shall have a minimum size of five gallons. Smaller shrubs may be used where appropriate due to plant species growth characteristics (e.g., smaller plants will be easier to establish or will result in greater plant size in a shorter period of time).
8. The landscape design for the Specific Plan site shall include trees, shrubs, groundcovers and succulents included under the Acceptable Plant Materials list in these guidelines.
9. The applicant and/or master developer shall be responsible for maintenance and upkeep of all landscaping around buildings.
10. Landscape coverage shall be a minimum of 10 percent of the total square footage of individual implementing development projects. Landscaping shall include a permanent automatic irrigation system controlled by a Smart Timer.
11. Where landscaping solutions are utilized for screening, landscaping shall be designed so that the landscape screen is full and dense within four years of the initial planting.
12. Trees that are utilized in the landscaping plan shall be a minimum of 15 gallon size trees.
13. The landscape around each building within the development is to be designed to correspond to the March LifeCare Campus style.
14. Prior to the issuance of building permits, a landscape and irrigation plan in conformance with these guidelines shall be submitted to March JPA for review and approval.
15. All detailed landscaping plans for development around buildings shall be prepared by a qualified and licensed landscape architect for review by the City staff, they shall contain but are not limited to the following information:
    a) Final grading plans.
    b) Irrigation plans certified by a landscape architect or licensed landscaping consultant.

c) Landscape plans certified by a landscape architect.

d) Fence treatment plans.

16. All landscape plans shall utilize water conservation methods which may include, but are not limited to:

a) Use of drought tolerant plants.

b) All exposed surfaces of non-turf areas within the developed landscape area around buildings shall be mulched with a minimum 3-inch layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one half inches. (The preceding does not apply to those areas where decomposed granite will be used as the ground cover).

c) Turf use shall be excluded from all areas except where needed for passive and active recreation (i.e., open space areas with picnic tables)

d) Installation of drip irrigation systems where appropriate.

e) Minimization of impervious surfaces.

f) Landscaped areas designed to retain irrigation water.

g) Use of Smart Timer automatic irrigation system technology.

h) Grouping of plants with similar irrigation requirements to reduce over watering.

i) Efficient irrigation system design that minimizes runoff and maximizes the amount of water that will reach the plant roots.

4.8.5 Street Landscape Design Standards

The March LifeCare Campus has developed two different streetscape themes for the two levels of roadways providing access into and through the area. Each streets chosen design establishes a consistent and unifying character that will give recognition to the place known as March LifeCare Campus. Conceptual streetscape designs are depicted in **Figures 4-35 through 4-40**

Riverside Drive – The landscape area along Riverside Drive shall be planted with contrasting informal groups of 24-inch box size evergreen trees and 24-inch box size deciduous trees averaging 30 feet on center located on both sides of the sidewalk, except where tree height and spacing conflicts with line-of-sight requirements. The street-side parkway area beneath the trees shall be planted with drought tolerant shrubs and ground covers. On the east side of Riverside drive there shall be a non-curb adjacent six feet sidewalk. Low walls, bermed landscape or shrub hedges or massings shall be planted to screen parked cars. Riverside Drive north of Meyer will have an 18-foot wide median planter. The median will be designed with drought tolerant deciduous and evergreen trees, and a variety of shrubs, ground covers and succulents that will tie into the theme of the Campus. Rock will be used as accents and to

create dry streambed features and mimic the surrounding environment.

Meyer Drive – The landscape area for this drive shall be planted with contrasting informal groups of 24-inch box size evergreen trees and 24-box size deciduous trees averaging 30 feet on center located on both sides of the meandering sidewalk, except where tree height and spacing conflicts with line-of-sight requirements. The street-side parkway area beneath the trees shall be planted with drought tolerant shrubs and ground covers. Low walls, bermed landscape or shrub hedges or massings shall be planted to screen parked cars.

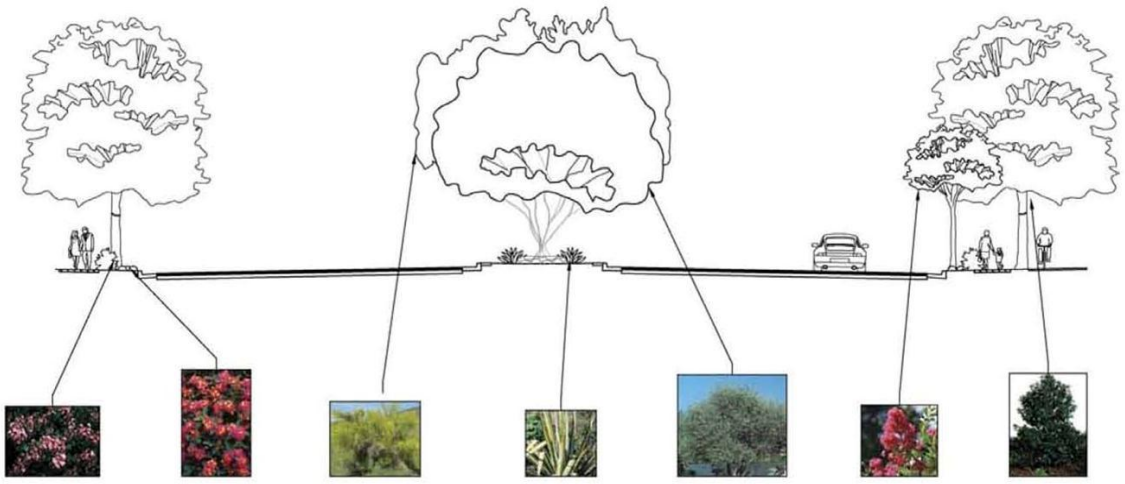


Figure 4-35. Riverside Drive North of Meyer Drive

March LifeCare Specific Plan Amendment

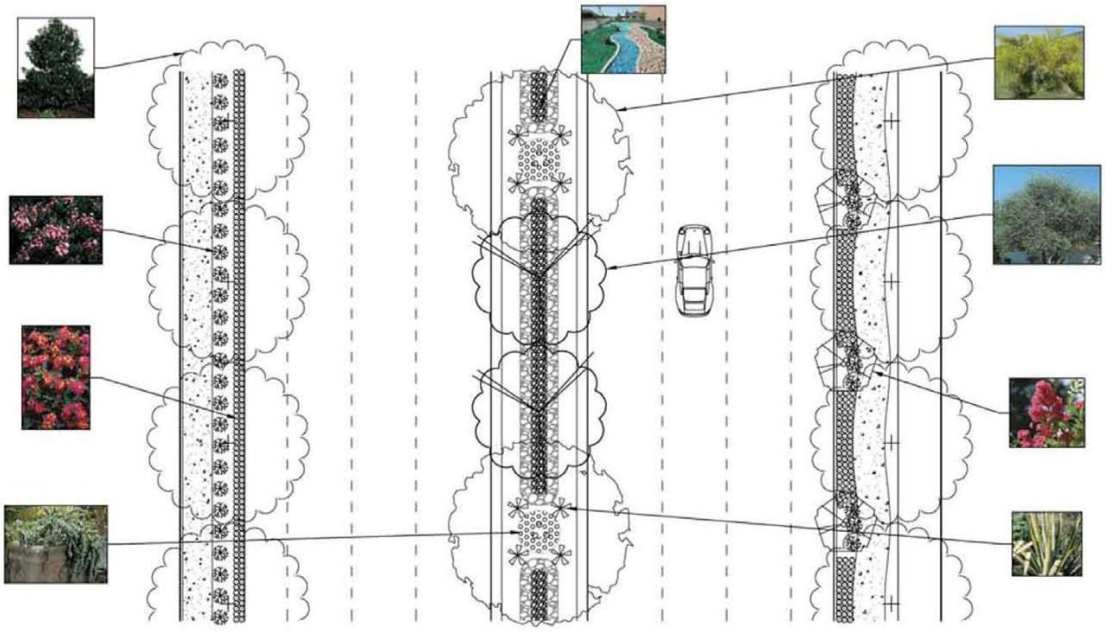


Figure 4-36. Riverside Drive North of Meyer Drive

March LifeCare Specific Plan Amendment

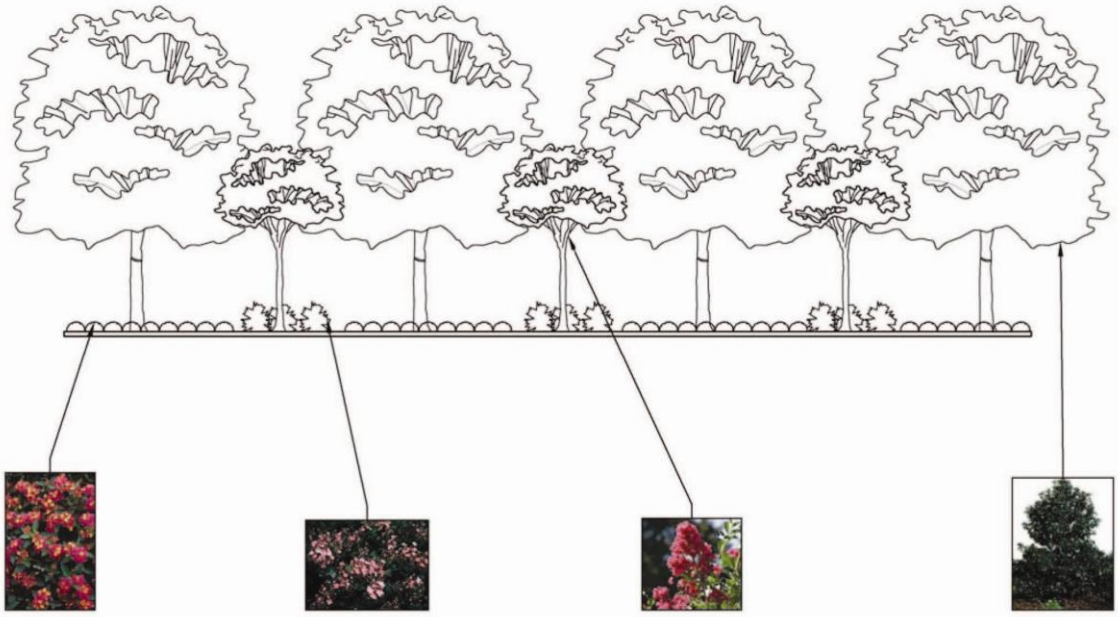


Figure 4-37. Riverside Drive South of Meyer Drive

March LifeCare Specific Plan Amendment

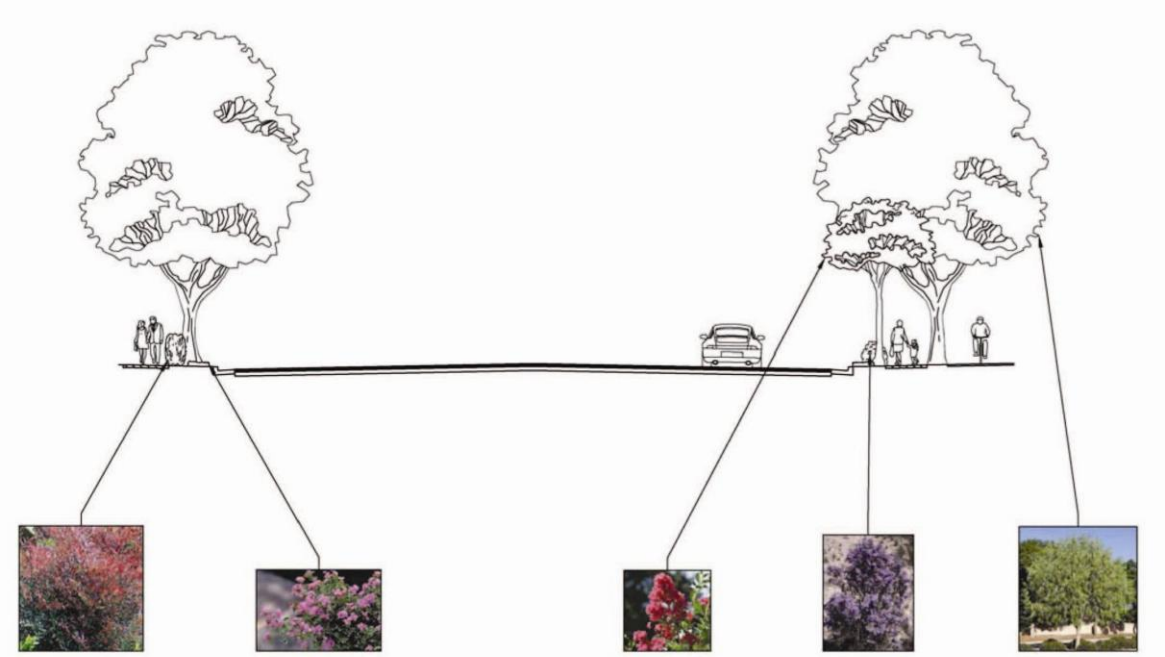


Figure 4-38. Riverside Drive South of Meyer Drive
March LifeCare Specific Plan Amendment

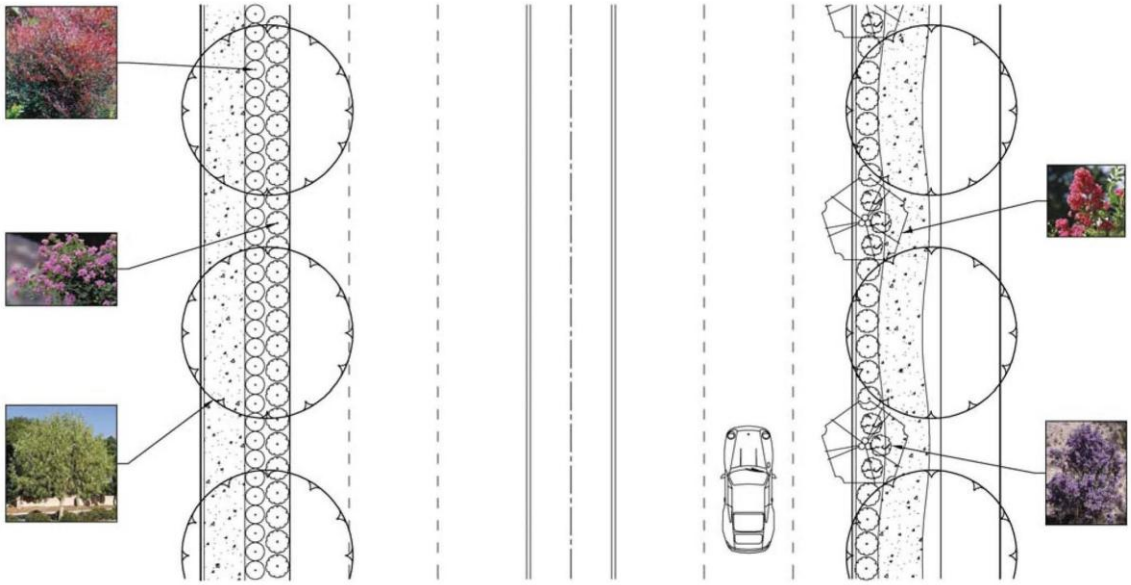


Figure 4-39. Meyer Drive East of 6th Street
March LifeCare Specific Plan Amendment

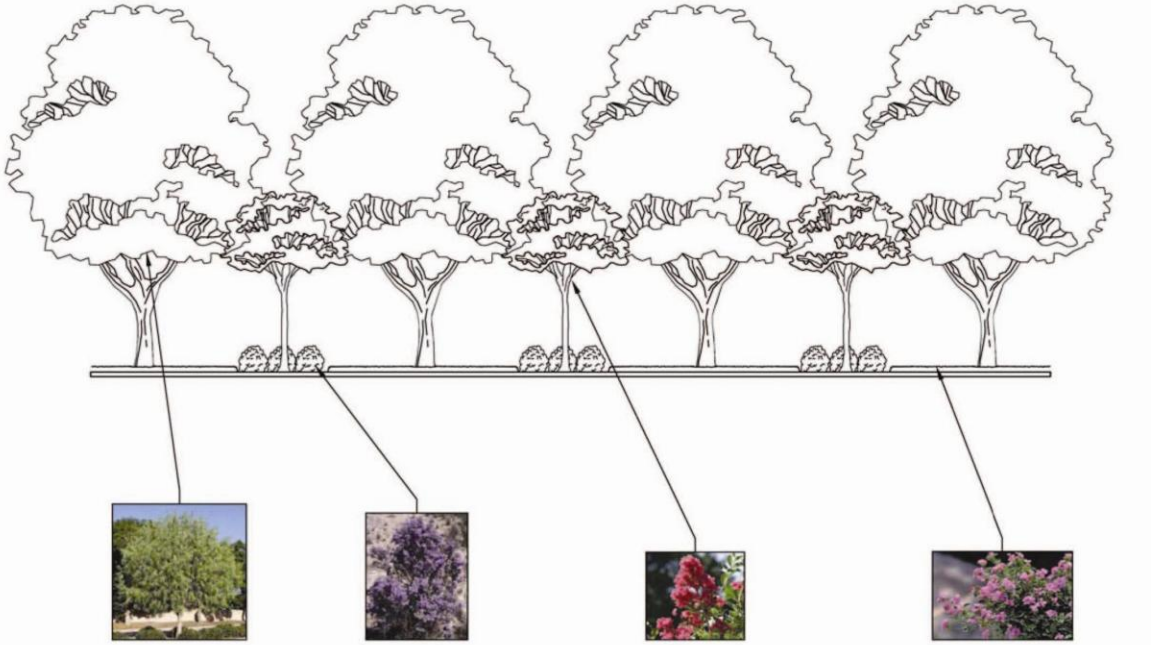


Figure 4-40. Meyer Drive East of 6th Street
March LifeCare Specific Plan Amendment

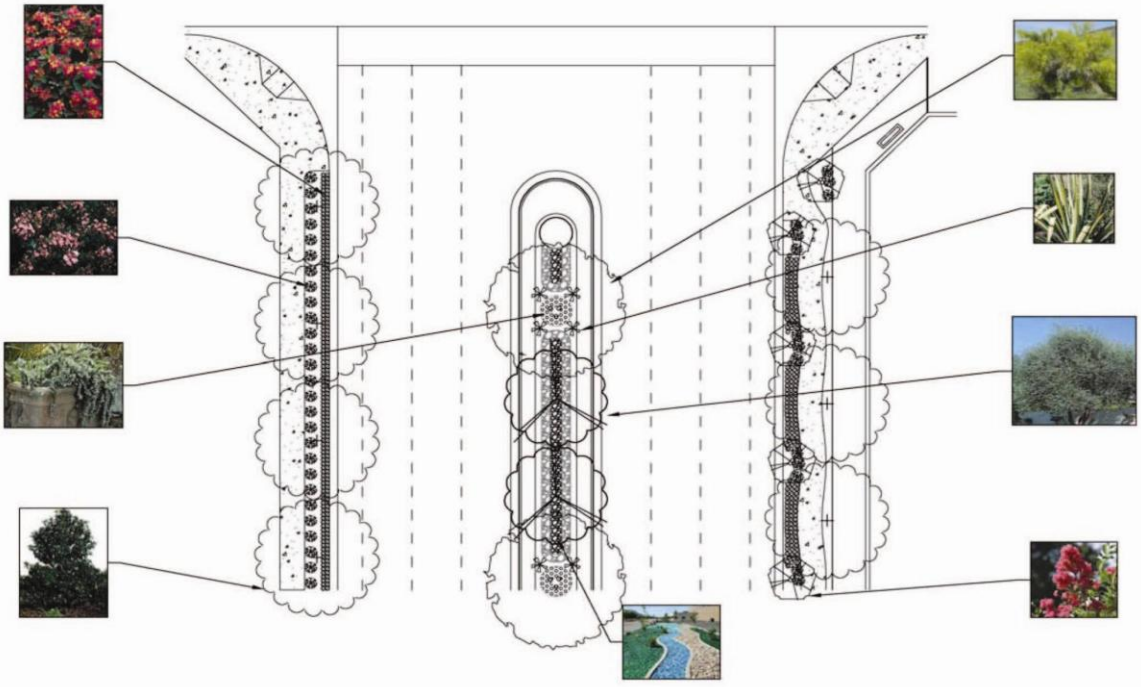


Figure 4-41. Meyer Drive and Riverside Drive South of Meyer Drive
March LifeCare Specific Plan Amendment

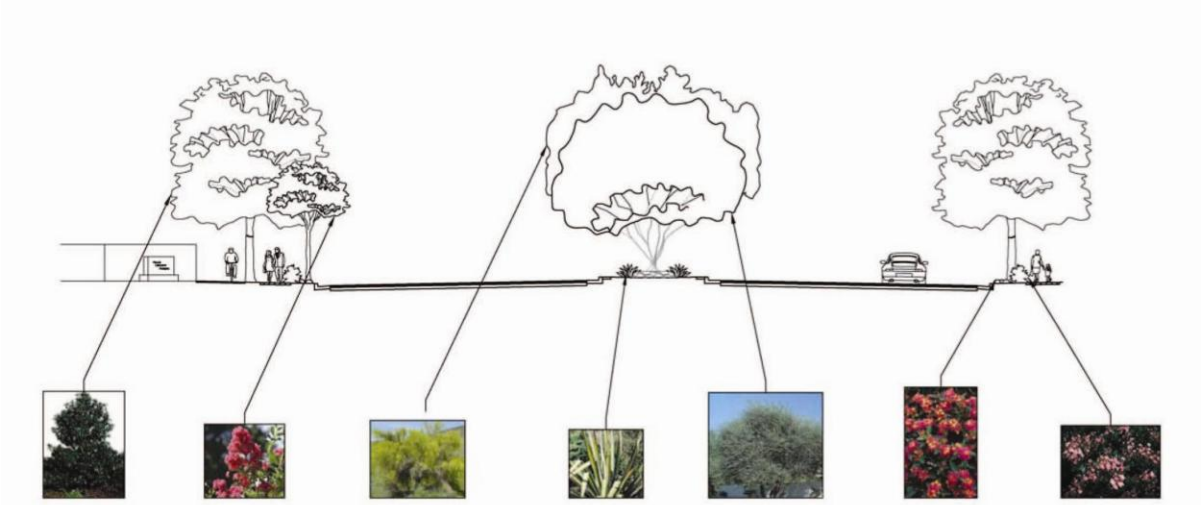


Figure 4-42. Meyer Drive and Riverside Drive South of Meyer Drive

March LifeCare Specific Plan Amendment

4.8.6 Parking Area Planting

Parking lots can appear to be large fields of barren asphalt unless effectively complemented and accented with landscaping. Landscape planting areas can serve multiple purposes such as screening parking lots, directing traffic flows, providing protective barriers for people and property, offering shade and a cooler climate and creating aesthetic interest.

The following standards shall be applied to parking lot landscaping in all parking areas of over five spaces:

1. Provide trees within the vehicular parking areas to attain a minimum 50 percent shade coverage of the parking area when the trees reach maturity (approximately 15 years).
2. Parking lot planters shall have a minimum inside width of five feet and bounded on the outside by a 6-inch high concrete curb (or its equivalent). The requirement for an outside concrete curb may be waived for landscaped swales intended for water quality management purposes. End cap planters, adjacent to a parking stall, shall provide an 18-inch concrete step-out next to the 6-inch curb.
3. Parking lots adjacent to and visible from public streets shall be adequately screened from vehicle view through use of one or more of a combination of low walls, earth berms and landscape or with a 3-foot high landscape hedge of five gallon shrubs planted at 30 inches on center.
4. The end of all parking rows adjacent to a drive aisle shall be protected by an end cap planter island/finger. End cap planters, adjacent to a parking stall, shall provide an 18-inch concrete step-out next to the 6-inch curb. These planters shall have a minimum

inside width of 5-feet, excluding curbs and a step-out and a minimum length comparable to the abutting parking stall(s), inclusive of curbing.

5. Parking areas shall be designed in a manner which links the building to the street-sidewalk system, creating an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, and/or landscape treatment.
6. Vegetated swales may be provided between opposing parking stalls to allow pavement runoff to infiltrate into these areas for pollutant mitigation and rainwater infiltration as a method to manage water quality.
7. Square or diamond planters, with an inside width of five feet shall be allowed between opposing parking stalls for tree plantings to aid in achieving the 50 percent shade coverage of the parking area when the trees reach maturity.
8. A minimum of one tree per ten parking spaces shall be provided within the parking lot and its immediate perimeter.

4.8.7 Pedestrian Circulation and Open Space Area Landscaping

Pedestrian circulation links are required to be provided to all courtyards, plazas, break areas, and healing gardens. These four pedestrian areas are designed to reinforce campus identity, complement each other and exhibit a high-tech/high-touch theme. The theme is meant to be expressed by the use of earth tone colors, attractively finished, modern looking metals, natural materials and an inviting landscape with common elements of seating, lighting and hardscape through-out. The following describe the pedestrian areas.

Courtyards, Plazas, Break Areas, and/or Healing Gardens

Courtyards, plazas, break areas, and/or healing gardens will be included throughout the design of the March LifeCare Campus as part of the Publicly Accessible Open Space and Landscaping required in Public Realm and Building Zones. The PR Zone provides a 15-foot minimum area beyond roadway right-of-way and parking areas for these purposes and approximately 20 percent of the Building zone is reserved for Publicly Accessible Open Space and Landscaping that would include courtyards, plazas, break areas, healing gardens, and open spaces. In addition, both public and private landscaped open spaces are permitted and in all zones except Zone 8. The design of Publicly Accessible and Private Open Spaces, the interconnection of these areas between zones and adjacent sites, and the amount of space provided will be evaluated for consistency with the Specific Plan as part of Site Plan review.

The medical office building sites and related facilities will include colored and textured concrete paving, interlocking colored and textured concrete paving units, seating areas, theme light

fixtures and trash receptacles. Where food will be served, areas will be designed for outdoor dining and include the features listed above but will also include the use of pots, umbrellas, decorative bollards and other related amenities. All areas should be designed such that one would desire to spend some time in these spaces and where socializing and informal gathering would be encouraged.

Specific standards for healing gardens are provided in Section 4.8.8.

Pedestrian Links

These links are required to connect buildings and parking areas within a Specific Plan area, interconnect different project areas, and will provide links across Riverside and Meyer Drives in order to connect the Specific Plan with the surrounding uses. These links will consist of sidewalks, multi-use paths, crosswalks, and connecting walks from public sidewalks. These walkway links are required to include a hierarchy of hardscape materials which may include broom finished natural sidewalks, colored textured concrete paving and/or interlocking concrete pavers at crosswalks.

4.8.8 Healing Gardens

An important and integral part of the March LifeCare Campus will be the healing gardens located throughout the development. The primary purpose of the healing gardens will be to provide a degree of relief from physical symptoms or awareness of those symptoms to people using the medical facilities. Secondly, the gardens will provide stress reduction and an increased feeling of comfort in dealing with the difficult emotional and physical discomforts associated with medical settings. Finally, when stress is reduced, healing gardens can facilitate an improvement in the overall sense of well-being and hopefulness that individuals and their families are experiencing, thereby assisting physical improvement.

In a study of stress reduction and its relationship to the physical environment conducted by Roger S. Ulrich, Ph.D., (Professor in the Dept. of Architecture and the Dept. of Landscape Architecture and Urban Planning at Texas A&M University), it was shown that 95 percent of those interviewed reported a positive change in mood after spending time outside (Ulrich, 1992). When asked which specific qualities seemed to be helpful in triggering this change of mood, more than two-thirds mentioned elements of the plant world (trees, flowers, colors, seasonal change, and greenery); these were essentially aspects that attracted the eyes. More than half also mentioned elements that stimulated other senses (auditory, olfactory, tactile); these were features such as the sound of water from a fountain, light/sun, shade, wind/fresh air, quiet, birdsong, fragrances and so on.

The Healing Gardens should be a source of comfort and rejuvenation for patients, friends, and family and also serve those employed in the medical facilities. In a study by Cooper Marcus and Barnes, it was discovered that a major reason why many employees used gardens was to escape from work stress and aversive conditions in their respective facilities (Cooper Marcus and Barnes, 1995, p.27).

The Healing Gardens are the marquee element of the landscape architectural element which will unify the Campus. These gardens are required to be located throughout the development and in direct proximity to medical facilities, as many of those using the gardens will be physically compromised in some way. In addition, it would be ideal if gardens were incorporated into the design of the buildings such that patients and those working in the facilities can have views of the garden outside their windows.

Medical Office, Research and Education, and Hospital uses shall be required to have at least 30 percent of their publicly accessible open space as healing garden space.

The studies quoted above show that the gardens must be more than just a collection of plants and some seating. The healing effects of these gardens will be powerfully enhanced by how they are detailed to support activities beyond being in a plant filled space. These gardens should include elements that encourage people to socialize, to spend desired time alone, to stroll, to engage in more vigorous exercise, to choose being in the sun or the shade, to allow close viewing and reflection on nature and so on. Without attention to these details, these gardens will not fulfill their highest potential as a healing place for patients, their families, and the individuals employed by the various medical facilities. Each landscape plan for a proposed healing garden shall address how these elements and details are provided.

4.8.9 On-Site Lighting

The lighting plan for March LifeCare Campus requires adequate lighting levels for the safety and security of vehicular and pedestrian travel. Uniform light standards are to be utilized with regard to style, materials, and colors in order to ensure consistent design based on the following standards and the approved master landscape plan and tentative track map. Additional lighting fixtures shall be well integrated into the visual environment and the appropriate theme.

1. All street and parking lot light fixtures shall be of a compatible design. Additional lighting features for downward illumination of buildings and site features are encouraged to add interest to the site during evening hours.
2. Light standards shall be located and designed to minimize direct illumination beyond the

parking lot or service area.

3. All exterior lighting designs shall address the issue of security. Parking lots shall be illuminated with at least five footcandles. Walkways from parking areas to building entries shall be illuminated with at least one footcandle. Building entries shall be illuminated with at least five footcandles. Light bollards shall be installed throughout the Specific Plan to illuminate all sidewalks and connecting walkways to at least one footcandle.
4. Building-mounted lights are to be utilized solely for architectural purposes on the fronts and sides of buildings visible from the streets. Wall mounted lights are discouraged in these locations for general parking lot illumination. They are encouraged for general illumination at the section of a building facing the public right-of-way if designed to direct light downward and minimize direct illumination beyond the parking lot or service area.
5. Lighting shall be directed, or shielded, to avoid intrusion into residential neighborhoods and to minimize spill light into the sky, adjacent properties and roadways. All lighting fixtures shall be manufactured of high quality materials that are compatible with Specific Plan area's design elements and adjacent architectural styles.
6. Accent lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking and similar areas shall be focused, directed and arranged to minimize glare and illumination of streets or adjoining property or into the sky. Low intensity lighting and energy conserving night lighting is preferred.
7. Accent lighting shall be required for all permanent monument or project signage, or focal features such as fountains, overhead structures, and garden art objects, and may consist of downlights, spotlights, pole lights, bollards, or bar lights. Uplights shall be used only where they can be precisely directed at the object to be illuminated and will not direct light upward into the sky.
8. Service area lighting shall be contained within the service area boundaries and enclosure walls.
9. LED lighting shall be required unless no suitable LED lighting fixtures are available as determined by the March JPA.

The following standard fixtures shall be used, unless otherwise approved by March JPA staff:

1. Light Column, Oval Series, Lumec lighting
2. Solstice, Oval Series, Lumec lighting
3. LEN_LED, Leonis Series, Lumec lighting

4.8.10 Site Furniture

A more pedestrian-friendly campus environment is created through the use of consistent site furnishings at plazas, courtyards, healing gardens, building entrances and other pedestrian areas. Outside furnishings include but are not limited to light fixtures, bollards, benches, drinking fountains, bike racks, trash receptacles and signage.

The appropriate style of site furnishing for the project may be selected from **Table 4-9.** Site furniture shall be utilized at appropriate locations throughout the development as determined in site plan review and approval.

In locating site features, such as lighting, trash receptacles, signage, recycling receptacles, bicycle racks, planters, water fountains and benches, site plan review and approval shall assure site furniture is an integral part of the site plan and is distributed throughout the campus.

Transit shelters shall be designed to be compatible with adjacent landscape and building design.

TABLE 4-9: SITE FURNITURE STANDARDS			
Type of Furniture	**Manufacturer**	**Name**	**Photo**
Trash Receptacle	Landscapeforms	Pitch	
Bollard	Lumec Lighting	Bollar/OVB Oval Series	
Wood and Metal Bench	Landscapeforms	Austin	

TABLE 4-9: SITE FURNITURE STANDARDS			
Type of Furniture	**Manufacturer**	**Name**	**Photo**
Metal Benches	Landscapeforms	Stay	
Bench, Table, Chairs, Trash Receptacle	Landscapeforms	Wellspring	
Chairs, Benches, Rocking Chair, Awning	Landscapeforms	Wellspring	

TABLE 4-9: SITE FURNITURE STANDARDS			
Type of Furniture	**Manufacturer**	**Name**	**Photo**
Attached Table with Benches and Umbrella	Landscapeforms	Mainstee	
Café Table and Chairs	Landscapeforms	Parc Centre	

TABLE 4-9: SITE FURNITURE STANDARDS			
Type of Furniture	**Manufacturer**	**Name**	**Photo**
Table	Landscapeforms	Tables	
Attached Table and Chairs	Landscapeforms	Carousel	

TABLE 4-9: SITE FURNITURE STANDARDS			
Type of Furniture	**Manufacturer**	**Name**	**Photo**
Trash Receptacle and Ash Urn	Petosky Group, Landforms	Litter Receptacles / Ash Urns	
Recycling Receptacles	Land Forms	Recycling Receptacle	
Bicycle Rack	Land Forms	Flo	

TABLE 4-9: SITE FURNITURE STANDARDS			
Type of Furniture	**Manufacturer**	**Name**	**Photo**
Wall Lights	Lumec	Appliqúes Murales / ECLW	

4.8.11 Sign Design

Signage is meant to inform, to create an identity, and to complement and exhibit the theme of wellness that is implemented throughout the Specific Plan. Signage shall visually reflect the practice of cutting edge medical technology practiced by caring professionals. A Master Signage Plan detailing the standards of this section shall be included as part of the Master Landscape Plan in Chapter 4.0. Signage will be divided into the following types:

1. Office Collection Signage. (Project Level Signage). This signage will be located at the individual user or area use of driveways to help direct vehicular traffic to specific users or areas. This level of signage shall consist of a 6-foot high by 2-foot wide smooth troweled, natural finished concrete monolith wall and a 4-foot high by 6-foot wide with brushed steel, powder coated cutout letters. The signage portion of the monument will be back lighted.
2. Tenant Signage. (Project Level Signage). This signage will be located at the individual user or area use driveways to help direct vehicular traffic to specific user or areas. This level of signage will consist of 4-foot high by 2-foot wide smooth troweled, natural finished concrete monolith and a 3-foot high by 4-foot wide with brushed steel, powder coated cutout letters. The signage portion of the monument will be back lighted.
3. Directional Signage. This signage may be provided at or along future intersections or internal streets and on the edges of the planning areas to help vehicular circulation to specific addresses. This level of signage will consist of a 5-foot high x 2 foot wide smooth troweled, natural finished concrete monolith wall and a 4-foot x 3-foot wide with brushed steel, powder coated cutout letters. The signage portion of the monument will be back lighted.
4. Building Signage. This signage shall be themed to follow the same context as the site signage program in compliance with applicable March JPA Ordinances. (Signs Affixed To Buildings – All Areas.)
5. Special Landscape Treatments. Special landscaping treatments will be incorporated on all corners where internal streets intersect. Additional enhancements will be included across from the terminus of “T” intersecting internal streets creating a unique focal point(s) within the Campus Area.

Section 4.9 Architectural Design Standards

4.9.1 Purpose

The standards in this section are intended to facilitate development of the architectural design within the Specific Plan in a manner that successfully creates an integrated setting which will provide a cohesive, quality architecture for the campus. Architecture designs that are consistent with these standards and in compliance with all applicable standards in these Development Regulations will ensure a cohesive and attractive campus. Building designs shall express creative features appropriate for the intended uses, and should respond to the specific conditions of the site and surroundings while adhering to the Development and Landscape Standards to create a consistent and unified campus.

This section identifies the key architectural elements that shall be incorporated into site plan applications as required by Chapter 4.0. It is the intent of these standards to establish a consistent architecture that will define the look and feel of the Specific Plan in such a way that there are positive opportunities for creative design and innovation for each building or segment. Architectural creativity within a unified campus architecture allows individual sites to create their own identities yet contribute an overarching sense of place for the entire campus.

A primary goal of the Specific Plan is to create a unified character that respects the critical relationship between the various functions in the planning areas. The Specific Plan reflects a consistent expression of the key architectural elements of mass, scale, articulation, materials, and color.

4.9.2 Buildings

Individual buildings shall be designed to relate to neighboring structures, open spaces, and landscape and shall be designed with the following considerations:

1. Placement:
    a) Buildings shall be oriented toward and face the Public Realm zone.
    b) Setbacks: Each building shall be located on the site in compliance with the following setback requirements:
        i. Setback from the Public Realm zone boundary: 0 feet minimum for the primary building façade; building frontages may encroach into the PR zone as permitted in Section 4.5.2, Frontage Type Standards.
        ii. Side yard setback:
            - 0 feet if attached with adjacent building;
            - 10 feet minimum from side property line if detached; and

- 20 feet minimum between buildings on the same parcel

iii. Setback from the service area boundary: no setback; building may encroach into the service area to within 20 feet of the adjacent right-of-way or property line; and

iv. Setback from abutting property line or public right-of-way: 20 feet minimum

c) The footprint of a building shall be limited to 80 percent a parcel's B1 zone area; if multiple buildings are located on the same parcel the cumulative footprint of all buildings shall be limited to 80 percent of the parcel's B1 zone area.

2. Profile:

a) Height limit: shall comply with the standards set forth in Section 4.2.4.

b) Driveways shall be limited to one driveway per 200 feet of frontage to minimize the number of curb cuts.

c) Frontage:

i. The primary entrance to a building shall be accessed from the sidewalk through an appropriate frontage type that creates a transition from public to private;

ii. The following frontage types are permitted in the B1 zone (see Section 4.5.2, Frontage Types Standards):

- Common Yard;
- Dooryard;
- Forecourt;
- Covered Forecourt;
- Shopfront and Awning;
- Gallery; and
- Arcade.

iii. Rooms designed for public use shall be located on the side of the building facing the Public Realm and contribute to an active and interesting ground-floor facade;

iv. Façades shall be composed in compliance with Section 4.9, Architectural Design Standards; and

v. All buildings with adjacent parking in service area shall provide a secondary entrance adjacent to the parking lot.

3. Miscellaneous structures:

a) Small open structures (such as gazebos) may be located in the Building Zones as the focal point of a specific open space or plaza design. The covered area of any such structure shall not exceed 400 square feet, excluding overhang.

b) No more than one pedestrian shelter may be provided at each passenger drop-off zones. Shelters may be free standing structures or may be integrated into the building façade. Free-standing shelters shall be limited to 150 square feet in size and

shall be transparent, visually unobtrusive, and compatible with the campus-wide street furniture design.

Incorporate massing and building height that respects surrounding conditions

1. Use building massing and height that is compatible to surrounding existing and future structures.
2. Use building massing and height to provide shading complementary to surrounding structures and open spaces.
3. North sides of buildings shall step back above the ground floor to reduce the amount of shade in open spaces.
4. Building massing and height should not interfere with views from or toward neighboring buildings.
5. Building location and massing should preserve major trees and long term health of such trees.
6. Buildings all include a base at ground level, high quality materials that enhance pedestrian access, use of open spaces and visibility.
7. Buildings must provide 360 degree architecture.
8. Building bases shall provide pedestrian-friendly scale and details commonly expressed in articulation of surface, and choice of quality materials, texture and color.
9. Buildings shall be arranged to maximize solar exposure in open spaces.
10. Buildings shall be designed to maximize the effect of day-lighting.
11. Buildings shall be designed to minimize the negative effects of heat reflection and the use of reflecting glass curtain walls is discouraged.
12. Building locations shall reinforce the integrity and vitality of adjacent open space.

Walls, windows, doors, entries and facades shall be articulated to accentuate human scale adjacent to open spaces and throughout.

1. Entries shall relate to building significance, interior function, and exterior function.
2. Entries shall be easily identifiable.
3. Entries shall be designed with prominence differentiated from treatment of adjoining walls and buildings.
4. Entries shall be proportionate to the façade.
5. Entries shall be designed to encourage people to approach, interact and linger without causing disruption to circulation.

Building details shall be used appropriately

1. Buildings terminating a visual corridor or defining a public outdoor space shall be distinctive.
2. Architectural features incorporated as part of the building design shall be used to separate noisy and quiet activities or functions.

Roof top equipment and appurtenances shall be visually unobtrusive

1. Equipment shall be organized to effectively screen and present the best possible appearance.
2. Equipment shall be standard color that matches the building roof color.
3. Equipment screen and enclosures shall be match building and site materials and colors.
4. Mechanical equipment is to be screened from view.

These factors play an important role in designing building height and mass, primary façade design and the location of primary, secondary, and service entries. Individual buildings help create an overall site context, and therefore must in their designs provide a positive contribution to the campus environment that will be evaluated in site plan review per Chapter 4.0. It is important to note that building walls often frame, accent, or punctuate views, and define public space, and a building's influence on adjoining open spaces will be closely evaluated during site plan review.

4.9.3 Architectural Palette

The goal of the Specific Plan is to create an integrated setting that provides:

1. A cohesive, quality architecture for the campus that will unify individual buildings and different land uses while promoting positive creativity, diversity and flexibility in design for each building and use.
2. A pedestrian friendly, walkable campus that promotes health and wellness while encouraging a sustainable environment.
3. A sense of a healing environment throughout the Specific Plan areas, so that the Specific Plan will meet the goal of developing into a healing campus.

To achieve this goal the Specific Plan establishes an architectural palette in Sections 4.9.5-6 to be integrated with landscape and site planning standards that will unify diversities in design for different building types and functions in various areas throughout the campus.

The architectural palette in Sections 4.9.5-6 identifies the basic, key architectural elements including materials and colors, and windows and doors that shall be incorporated into design to

knit together the diverse elements of buildings and surroundings in the campus in a coherent way.

Building designs are also to demonstrate sustainable, “green” architecture that incorporates the principles of The U.S. Green Building Council. Developers are encouraged to have their buildings certified through a recognized green building program.

4.9.4 Mass and Scale

Mass and scale are two primary design elements influencing the character of a building and its surroundings leads to an overall perception and spatial experience of the building and surroundings.

The following are standards for building mass and scale:

1. Building form and façade shall be segmented or articulated to minimize building bulk and to enhance human scale.
2. Clear expression of base, body and top of a building is required to set the building on the ground naturally and in a pedestrian-friendly manner.
3. Varying setbacks on upper floors, to accommodate balconies, are encouraged to articulate the building envelope and to humanize the building bulk as it relates to the ground.
4. Use of offsets in wall surfaces, architectural attachments such as sunscreens and different textured materials shall be required if needed to avoid large blank and flat walls.
5. Design of a building base at ground level shall complement adjacent buildings, open spaces, sidewalks and pedestrian activities by creating an attractive, inviting and comfortable pedestrian space.
6. The ground level building base shall provide a connecting pedestrian link connecting to adjacent buildings.
7. Roof lines and building tops shall be complementary to the overall building design and allow positive integration with those of adjacent buildings.

4.9.5 Exterior Materials and Colors

Building Materials and colors are important design elements in unifying various buildings and in establishing a cohesive look and feel within the Specific Plan areas. A master materials and color palette shall be provided in the Master Landscape Plan and will be used along with the following standards to manage the use of materials and colors. While complementary materials

and colors are to be used to integrate with adjacent and surrounding buildings, it is encouraged to use appropriate materials and colors to enhance different functions and to take advantage of particular site and design opportunities.

1. Building materials shall be of high quality that promotes consistent architecture throughout the campus.
2. The base or buildings at the ground or pedestrian level shall be of particularly high quality and durability.
3. Exterior materials and colors of a building shall complement those of adjacent buildings to maintain an integrated setting.
4. Use of natural, local, and rapidly renewable materials and green materials is encouraged.
5. Natural materials such as stone, brick, copper, etc. shall be left in their original color.
6. Color palette shall be of warm and natural colors.
7. Use of bright and obtrusive colors is discouraged.
8. Sand Finished Stucco is not allowed.

4.9.6 Windows and Doors

Windows and doors through placement and configuration, create a strong visual impact on appearance and scale of a building. A special consideration and effort shall be made in designing windows and doors at the base of buildings, which directly interface with pedestrian traffic, open spaces and public spaces to create a human-scaled, pedestrian-friendly environment.

1. Treatment of windows in a building shall be consistent and complement the building design.
2. At the street level windows and details shall enhance pedestrian scale and provide visual interest.
3. Clear glass is required on the building base or pedestrian and street levels; any glass with a value of Visible Light Transmission rate less than 70 percent is not allowed at the base of a building.
4. Entrance doors shall be protected, clearly visible and differentiated from adjacent windows.
5. Doors for emergency exit or service shall be treated to blend in with the adjacent walls.
6. Insulated, Low-E glazing is required.
7. Reflective glass that reflects heat is not allowed.

4.9.7 Visual Screening

Utility service areas and associated equipment, as well a trash and recycling areas are building features that are necessary for the buildings' function. These features shall be properly incorporated into the building design through appropriate screening. The design of screening shall be architecturally integrated with the building it serves in terms of form, scale, materials and color. In addition to the requirements of the applicable Development Standards the following standards shall apply:

1. All mechanical and utility equipment, whether on the roof, ground or side of building must be screened from view.
2. The roof line of buildings shall appear clean, organized, and uncluttered. Screening of rooftop equipment shall be achieved by building parapet or some other screen wall that is consistent with the architecture of the building.
3. Other components such as exhaust fans, communication dishes, downspouts, chimneys or vents, etc. shall be integrated into the building design.
4. Outdoor storage and equipment shall be enclosed with screen walls of similar materials and finishes as the primary building.
5. An easily accessible area that serves an entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
6. Roof access shall be provided from the interior of building.
7. Exterior stairs or exit stairs shall be articulated and integrated into the building design as an integral part of the building.
8. Loading docks or service yards shall be screened from direct view from pedestrian and public spaces.
9. Guard rails shall complement the building design.
10. All flashing and sheet metal materials shall be articulated and painted to be consistent with the building design.

4.9.8 Building Systems

Buildings shall be designed to consider the interactions of building envelope, heating, ventilation, and air conditioning (HVAC), lighting and power systems as they impact energy performance. Refrigerants and HVAC equipment shall be selected to minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. Ventilation and HVAC systems shall be designed to meet or exceed the minimum outdoor air ventilation rates described in the American Society of Heating, Refrigeration, and Air Conditioning Engineers

(ASHRAE) standards, Sections 4 through 7 (62.1-2004, Ventilation for Acceptable Indoor Air Quality). Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure. Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1.

Buildings shall be designed to comply with mandatory provisions and the prescriptive requirements or performance requirements of ASHRAE/Illuminating Engineering Society of North America (IESNA) Standards 90.1-2004.

New construction buildings shall adhere to a standard of zero use of Chlorofluorocarbon (CFC)-based refrigerant HVAC systems. If existing base building HVAC equipment is reused, a comprehensive CFC phase-out conversion must be created prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits.

Smoking is prohibited in all buildings. Designated smoking areas must be located at least 25 feet away from entries, outdoor air intakes, and operable windows.

Additionally, on-site renewable energy systems are encouraged, including solar roofs on buildings and parking lots.

4.9.9 Parking Structure Design Standards

The standards for parking structures are intended to facilitate effective design of parking structures within the Specific Plan in a manner that integrates the parking structures with the surrounding buildings and ensures consistency and quality architecture of the campus. Parking structure design shall be consistent with these standards and all applicable standards in this Specific Plan.

Parking structures are frequently a visitor's first introduction to a campus and greatly influences their first impression of the campus. To ensure a pleasant experience and a positive first impression, parking structures shall be designed with the following:

1. The facade of a parking structure facing a public street, driveway, open space, or other public space shall exhibit a high level of architectural detail such as decorative grill work, overhead trellises, planters, pedestrian scaled lighting, and the use of materials and textures that complement the campus character and create a comfortable and friendly environment.
2. Parking structure floors shall appear level from the exterior.
3. Ramps shall be located in the interior of the structure.
4. All decks, parapets and openings along the exterior facades facing streets and open

spaces shall appear level.

5. Parking structure facades shall be modulated to create visual interest and minimize the visual impact of long and large building masses. This may be achieved through any or all of the following features:
    a) Projecting or recessing wall surfaces.
    b) Changes in the roofline.
    c) Variations in color, material, and/or texture.
    d) Use of window patterns that resemble an occupied building rather than a parking structure.
    e) Decorative trellis work and/or screening on the façade.
    f) Stair towers and elevator cores that are designed as distinct elements.
    g) Dense and high clusters of landscaping

Convenience, safety, easy access, and clear way-finding are important virtues for a well-designed parking structure. To achieve these virtues the following shall be incorporated into the parking structure design:

1. Parking structures shall be easily accessible from surrounding streets and buildings.
2. All parking structures shall provide reciprocal off-street access to the entirety of the parking area.
3. Entrances and exits for parking structures shall be highly visible from streets.
4. Pedestrian walkways shall conveniently connect parking structures and buildings, and conflicts between pedestrian and vehicular traffic shall be minimized both within and outside of parking structures.
5. Pedestrian entrances to parking structures shall be easily identifiable and placed in a manner to maximize pedestrian convenience and safety.
6. Designated pedestrian collection points shall be provided on each level of a parking structure preferably on the street side for convenient access and safety.
7. Pedestrian collection points shall be vertically connected leading pedestrians down to the pedestrian entrances on the ground level.
8. Vertical transport system for pedestrians shall be conveniently placed to accommodate the physically impaired and elderly people.
9. Pedestrian walkways, separate from traffic aisles and parking stalls, are recommended to connect pedestrian collection points to the vertical transport location on each level.
10. Internal signage for buildings shall be coordinated with campus standards and

guidelines.

11. Interior signage and lighting for parking structures shall be coordinated with campus standards and guidelines and promote safety for users.

CHAPTER 5.0 IMPLEMENTATION

California Government Code §65451 requires that specific plans include a program for implementation that includes regulations, conditions, programs necessary to implement the plan. This section sets forth the procedures needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan.

Section 5.1 General Implementation Provisions

The adoption of this Specific Plan by the March Joint Powers Authority (JPA) is authorized by §65450 et. seq. of the California Government Code and Chapter 9.13 of the March JPA Development Code. The State Government Code authorizes legislative bodies to prepare, adopt and administer Specific Plans for portions of their jurisdictions, as a means of implementing the General Plan. The March JPA Development Code §9.13.010 through 9.13.100 specify the purpose, requirements, regulations, and procedures for preparation of a Specific Plan for use in the March JPA jurisdictional area.

All Specific Plans must be in conformance with the General Plan, as required in the March JPA Development Code Chapter 9-13, Specific Plans. Specific Plans are subject to Major Development Review, and the requirements of the underlying district. All specific plan applications shall be accompanied by a General Plan Amendment and Zone Change application requesting a change from the General Plan and underlying district designation to a specific plan designation. This SPA proposes no changes from the General Plan designation of Medical Campus and/or the underlying designation of Specific Plan.

Specific Plan applications shall be processed by March JPA staff who will review the information and prepare a report and recommendation to the March JPA. If approved, the Specific Plan will be adopted by the March JPA by ordinance. A Specific Plan shall be adopted, amended and repealed by ordinance and may be amended as often as deemed necessary by the March Joint Power Authority (Gov. Code § 65453).

Section 5.2 Legal Authority and Scope

The Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by the General Plan to establish systematic methods of implementing the agency's General Plan. Thus, a Specific Plan is a comprehensive planning document for a defined geographic area designed to address site specific issues and to create a

bridge between the jurisdiction's General Plan and site development plans within that area.

Government Code Section 65451 states that a Specific Plan shall include text and graphics that discuss all of the following subjects:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area and needed to support the land uses described in the plan.
3. Standards by which development will proceed and standards for the conservation, development and utilization of natural resources.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures to implement all of the above.
5. The relationship of the Specific Plan to the General Plan.

In addition to the California Government Code requirements, the March JPA addresses further requirements and standards that are deemed necessary or desirable for the implementation of the General Plan. Chapter 9.13 of the March JPA Development Code indicates that all Specific Plans shall include a table indicating how development standards contained in the Specific Plan differ from the JPA's zoning districts that most closely resemble the uses proposed in the Specific Plan, including a discussion of how the Specific Plan would result in a higher quality of development than would occur under the existing development standards contained in the March JPA zoning ordinance. This is included in the Specific Plan as Appendix B.

A statement of consistency describing the consistency of the Specific Plan with the March JPA General Plan is presented in Appendix C. The Adopting Ordinance for this Specific Plan is included in Appendix D.

Section 5.3 Applicability of Specific Plan

The requirements and guidelines of the Specific Plan apply to all proposed development, subdivisions, and land uses within the Specific Plan area.

5.3.1 Relationship of Specific Plan to Local Ordinance

This Specific Plan applies to all portions of the Specific Plan area. In the event of a conflict between the March JPA Development Code and this Specific Plan, the Specific Plan regulations will take precedence. The March JPA Planning Director or designee is authorized to provide

administrative determinations regarding the Specific Plan. Such administrative determinations must be in writing and may be appealed in accord with the March JPA Development Code.

This Specific Plan provides the entire zoning for the Specific Plan area, which includes zones that define each of the allowable land uses, as well as how the zones interact with each other. The applicable zoning regulations are those set forth in Chapter 4, Development Regulations of the Specific Plan.

5.3.2 Definitions

A detailed definition list of terms and phrases used in the Specific Plan that are technical or specialized, or that may not reflect common usage is provided in Appendix I. If a definition contained in the list conflicts with a definition in another provision of the March JPA Development Code, the definitions provided in this Specific Plan control for the purposes of this document. If a word or phrase used in the Specific Plan is not defined in the appendix, or in the March JPA Development Code, the Planning Director will determine the correct definition, giving deference to common usage.

Section 5.4 Specific Plan Administration

The implementation procedures set forth in this section are intended to assure the development of the planning area in accordance with the planning and design intent of this SPA, and other applicable regulations. The processing procedures set forth in this SPA shall govern all development within the SPA area. To the extent that specific provisions of the March JPA's Development Code or other codes are referenced, then those code sections shall also apply to development within the SPA.

Any use proposed for development that is not specifically identified in Table 4-1 can be approved as a Predominant Use Permitted with Review (PPD) or a Secondary Use Permitted with Review (SPD) upon application to March JPA, which includes a description and summary of the proposed use and justification for consideration and approval as a PPD or SPD. The final interpretation of a uses eligibility as a PPD or SPD will be determined by March JPA Planning Director.

5.4.1 Specific Plan Amendments

Amendments to the SPA shall be accomplished pursuant to the applicable provisions of state law and the March JPA Development Code. All proposed modifications and/or revisions to the SPA shall be reviewed by the March Joint Powers Commission. The scope of the Planning Director's authority regarding the SPA shall be limited to the interpretation of the following

items:

1. Interpretation of the consistency of a proposed use with Table 4-1: Permitted Land Uses.
2. Interpretation of the consistency of a proposed building material with Section 4.10.5, Exterior Materials and Colors, of the Specific Plan.
3. Interpretation of the consistency of a proposed alternate plant species with Appendix H, Plant Palette, of the Specific Plan.

5.4.2 Master Plans

A Master Plot Plan and associated master plans (i.e. Master Landscaping Plan and Public Realm Zone Plan, Master Grading Plan, Master Drainage Plan, Subdivision Map and Master Phasing Plan) for the entire SPA area shall be submitted to the March JPA, with a final determination made by the March Joint Powers Commission, prior to the filing of any site specific application. The Master Plot Plan and associated master plans shall include, but not be limited to, the locations of:

1. Easements;
2. Internal and external circulation systems;
3. Transportation facilities (i.e. bus and shuttle bay pullouts and bus shelters);
4. Water distribution facilities;
5. Sewer facilities;
6. Drainage facilities; and
7. Dry utilities, including electricity, gas, telephone, and cable.

Additionally, the Master Plot Plan must be evaluated pursuant to the California Environmental Quality Act (CEQA). A completed tiered initial study shall accompany the submittal package or be prepared by the JPA, at the discretion of the JPA staff to facilitate an analysis of the environmental impacts of the proposed plans which will assist in the determination of whether the proposal is within the scope of the previously certified Environmental Impact Report (EIR), and a Water Quality Management Plan that will encompass requirements for an Erosion and Sedimentation Control Plan for the whole SPA area.

In no event shall any revision to the Master Plot Plan or associated master plans be considered minor where such revision or deviation would result in additional environmental effects that were not examined in a previously certified Specific Plan EIR. Final determination to future

modifications to the Master Plot Plan or associated Master Plans, shall be made by the March JPA Planning Director unless these modifications include a Specific Plan Amendment, General Plan Amendment or Change of Zone, in which case, final determination will be made by the March JPA Commission.

5.4.3 Subsequent Development Proposals

After the Master Plot Plan and associated master plans have been approved by the March Joint Powers Commission, proposals for site specific development may be filed with the JPA for review and consideration. Subsequent proposals shall comply with and implement the approved Master Plot Plan and associated master plans regarding details such as building locations, pedestrian paths and linkages to adjacent site plans, on-site vehicular circulation and linkages to the internal circulation system, parking areas, and open space locations.

Applications for site specific developments shall include, but not be limited to, the following items:

1. 1 colors and materials board (8.5 X 11”);
2. 1 set of full size (24” X 36”) colored building elevations showing all building elevations;
3. 1 set of color reductions of the site plan, building floor plans, landscape plan, preliminary grading plan and building elevations on 8.5 X 11” paper;
4. Completed and signed application form;
5. Completed LEED Checklist (Appendix F);
6. Preliminary Water Quality Management Plan;
7. 2 Copies Preliminary Drainage Study;
8. Copy of fee receipt;
9. Copy of Preliminary Title Report;
10. 1 completed tiered initial study to facilitate an analysis of the environmental impacts of the site specific development which will assist in the determination of whether a proposal is within the scope of the previously certified EIR;
11. 10 sets of the following plans, collated, stapled, and folded to 8.5 X 11”:
    a) Site plan with dimensions, following standard March JPA requirements;
    b) Architectural plans to include elevations, roof plans/sections (showing mechanical equipment), and preliminary floor plans;
    c) Conceptual landscape plan;
    d) Preliminary grading plan (if applicable).

The project review process shall include Southern California Edison Company, all applicable March JPA departments, and a consulting architect. Southern California Edison Company shall review proposed building designs to determine the energy efficiency rebates for the buildings prior to the applicant submitting a site plan package to March JPA. The consulting architect shall participate in the review of the site plans and architectural plans to ensure that they meet the requirements of this SPA.

The developer or property owner shall submit a project application detailing the site specific development proposal. If, after completion of an initial study, the March JPA Planning Director determines that (a) the plot plan approval is exempt from the provisions of CEQA or (b) the environmental impacts of the proposed development are within the scope of the analysis in a previously certified CEQA document prepared for the Specific Plan and/or the Master Plot Plan or (c) any changes in the proposed development from the project analyzed in the Specific Plan EIR can be addressed through the use of an addendum, the March JPA Planning Director shall be the decision-making body; otherwise, the Commission shall be the authorized decision-making body.

In all cases where the March JPA Planning Director is not authorized to serve as the decision-making body or in any case where the JPA Planning Director determines that there are unusual circumstances and/or unusual impacts and/or unusual controversy associated with the proposed development which dictate that the matter be reviewed and considered by the March Joint Powers Commission, the March Joint Powers Commission shall be the decision-making body on all project applications.

5.4.4 Application Process

Development within the SPA area will be reviewed and considered by March JPA through a discretionary review process unless otherwise stated below. A summary of the process and identification of the principal decision-making bodies are included in **Table 5-1**.

Public hearing and notification procedures shall be in compliance with Section 9.02.200 of the March JPA Development Code. Notice shall also be provided to all individuals, organizations, and other entities as required by law. The notice shall describe the nature of the request and the location of the project. The notice shall also state that written comments are requested and the decision will be made on a date not less than ten (10) days from the date of mailing of the notice. Notice of decision shall be mailed or delivered to the applicant and to the adjoining property owners.

Any decision of the Planning Director in approving, modifying or denying an application for

development within the Specific Plan area shall be subject to the appeal provisions in Section 9.02.240 of the March JPA Development Code.

TABLE 5-1: APPLICATION PROCESS AND DECISION-MAKING BODIES			
	JPA Planning Director	**JPA Planning Commission**	**JPA Commission**
Specific Plan Amendments			X
Master Plot Plan and Associated Master Plans			X[1]
Conditional Use Permits		X[2]	
Parcel Maps / Tract Maps			X
Variances		X[3]	
Plot Plan	X[4]		X[5]
Minor Land Subdivisions	X		
Administrative Variances	X[3]		

Notes

1 –March JPA Planning Director shall be the decision making body on future modifications to the Master Plot Plan or associated Master Plans that do not include a Specific Plan Amendment, General Plan Amendment, or Change of Zone. Otherwise, March JPA Commission will be the final decision making body.
2 -Process shall be completed pursuant to Section 9.02.060 of the MJPA Development Code. Conditional Use Permits shall be required for the sale of alcoholic beverages.
3 - Process shall be completed pursuant to Sections 9.02.090 (Administrative Variances) or 9.02.100 (Variances) of the MJPA Development Code.4 - If, after completion of an initial study, the March JPA Planning Director determines that (a) the plot plan approval is exempt from the provisions of CEQA or (b) the environmental impacts of the proposed development are within the scope of the analysis in a previously certified CEQA document prepared for the Specific Plan and/or the Master Plot Plan or (c) any changes in the proposed development from the project analyzed in the Specific Plan EIR and/or the CEQA document prepared for the Master Plot Plan can be addressed through the use of an addendum, the March JPA Planning Director shall be the decision-making body; otherwise, the Commission shall be the authorized decision-making body.
5 - Only required if the plot plan does not qualify for March JPA Planning Director approval pursuant to this Chapter.

Master Plot Plan Revisions, Minor Land Subdivision, Lot Line Adjustments and Lot Mergers

To facilitate individual development proposals within the Specific Plan area, the March JPA Planning Director may approve, conditionally approve or disapprove changes to the Master Plot Plan and Associated Master Plans. The Planning Director may also approve minor land subdivisions resulting in four or fewer commercial parcels without a public hearing, pursuant to

Section 9.14.050-E of the March JPA Development Code. Lot mergers and lot line adjustments shall be reviewed and approved by the City Engineer pursuant to Sections 9.14.150 and 9.14.170 of the March JPA Development Code. However, if proposed land subdivisions, lot line adjustments and lot mergers are filed concurrently with a project plan, the highest authority associated with filed plans shall be the final decision-making body.

Section 5.5 Specific Plan Buildout

Development throughout the Specific Plan area will occur in a comprehensive manner based on the buildout scenario presented in **Table 5-2**, below.

TABLE 5-2: ANTICIPATED BUILDOUT

Permitted Use	Anticipated Building Square Footage
General Medical Office	1,909,000
Commercial Retail	315,000
Research and Education	200,000
Institutional Residential	700,000
Wellness Facilities	40,000
Mixed Use	310,000
ALL PERMITTED USES	3,555,000

Project phasing shall be delineated in the Master Plot Plan for the SPA and is shown on Figure 3-10. Phasing of parking lots and parking structures is also clearly described in Section 4.6 of this Specific Plan as well as the attached the Shared Parking Strategy (Appendix M). The construction of parking structures, if replacing a surface parking lot, shall not compromise the availability of parking needed to serve the existing uses during its construction. Sharing of parking lots and/or structures within specified Zonesduring such construction shall be allowed temporarily within 800 feet of the use. Details regarding cost sharing, ownership and financing are outlined in the Covenants, Conditions and Restrictions (CC&Rs) for the property owners and/or Business Owners Association, as appropriate.

Section 5.6 Financing of Public Infrastructure

The master-planned infrastructure and improvements necessary to serve the Specific Plan area may be financed through one or a combination of several of the following financing mechanisms, which are subject to the review and final consideration of the March JPA:

1. Developer improvement with reimbursement agreement
2. Developer improvement with credits against fees
3. Community Facilities District (CFD)
4. Special Assessment Districts
5. Landscape and Maintenance District (LMD)
6. Public Enterprise Revenue bonds
7. General obligation bonds
8. Tax-increment financing
9. Impact Fees and Exactions

Section 5.7 Maintenance Plan

The intent of the maintenance plan is to establish responsibilities for the operation and maintenance of various facilities and community improvements for the Specific Plan. A Business Association will be formed to provide maintenance for private facilities on the campus. **Table 5-3** lists the maintenance responsibilities for these facilities.

The master-planned infrastructure and improvements necessary to serve the Specific Plan area may be financed through one or a combination of several of the following financing mechanisms, as approved by the March JPA:

1. Developer improvement with reimbursement agreement
2. Developer improvement with credits against fees
3. Community Facilities District (CFD)
4. Special Assessment Districts
5. Landscape and Maintenance District (LMD)
6. Public Enterprise Revenue bonds
7. General obligation bonds
8. Tax-increment financing
9. Impact Fees and Exactions

It is expected that costs will change over time and therefore each funding mechanism employed shall include a method for adjusting the amount of funding to reflect current costs at the time of construction.

TABLE 5-3: MAINTENANCE RESPONSIBILITIES

	Western Municipal Water District	March JPA	Property Owner or Business Association[1]	Private Property Owner
Public Water/Sewer	X			
On-site Water/Sewer				X
Public Street ROW		X	X	
Private Street		X	X	X
Common Parking Lots			X	X
Parking Structures			X	X
Public Streetscape Landscaping		X	X	
Building Landscaping			X	X
Other Public Infrastructure[2]		X	X	
Other Private Infrastructure			X	X
Private Streetscape Landscaping			X	X
Entry Monumentation		X	X	
Private Common Outdoor Spaces			X	X
Storm Drain		X	X	
Public Realm		X	X	X

[1] The entity(ies) represented by this column may include an owners or business association (e.g., POA), a lighting and landscape maintenance district (LLMD), a community facilities district (CFD), or other maintenance funding mechanism.

[2] Or maintenance may be accomplished through the actual utility provider, such as Southern California Edison or The Gas Company.

Appendix A - Legal Description Specific Plan Boundary

Those portions of Lots 1 and 8 in Block 262, and Lots 1 through 8, inclusive, in Block 261, and Lots 1 through 8, inclusive, in Block 280, and Lots 1 through 8, inclusive, in Block 281 of Map No. 1 of Bear Valley and Alessandro Development Co., as shown by map on file in Book 11 of Maps at page 10, thereof, Records of San Bernardino County, California, lying in Sections 13 and 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

BEGINNING at the intersection of the centerline of Cactus Avenue with the centerline of Heacock Street (30.00 feet in half width), as shown on Record of Survey on file in Book 124 of Records of Survey at pages 69 through 81, inclusive thereof, Records of Riverside County, California, said centerline of Heacock Street being the easterly line of said Blocks 261 and 280;

Thence South 00°26'00" West along said centerline of Heacock Street, a distance of 2640.57 feet to a point of intersection with the centerline of John F. Kennedy Drive as shown on Tract No. 19711 on file in Book 182 of Maps at pages 38 through 42, inclusive thereof, Records of Riverside County, California, said centerline of Heacock Street also being the westerly line of Block 144 of said Map No. 1 of Bear Valley and Alessandro Development Co.;

Thence South 00°26'44" West along said centerline of Heacock Street, a distance of 26.65 feet to a point of intersection with the easterly prolongation of the northerly line of Parcel 5 of Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California, said centerline of Heacock Street also being the easterly line of said Block 281;

Thence along the boundary line of said Parcel 5 the following seven (7) courses and distances:

1) North 89°34'43" West, a distance of 858.46 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 100.00 feet, the radial line from said point bears South 00°27'54" West;

2) Westerly, southwesterly and southerly along said curve, to the left, through a central angle of 90°00'55", an arc distance of 157.11 feet;

3) South 00°26'59" West, a distance of 71.74 feet to the beginning of a tangent curve, concave to the west, having a radius of 75.00 feet;

4) Southerly along said curve, to the right, through a central angle of 06°50'44", an arc distance of 8.96 feet;

5) South 07°17'43" West, a distance of 92.07 feet to the beginning of a tangent curve, concave to the east, having a radius of 75.00 feet;

6) Southerly along said curve, to the left, through a central angle of 06°50'44", an arc distance of 8.96 feet;

7) South 00°26'59" West, a distance of 569.36 feet to the southwesterly corner of said Parcel 5, said corner also being the northwesterly corner of that certain parcel of land conveyed to The March Joint Powers Authority described as Parcel K-5D-B1050 on Quitclaim Deed recorded November 05, 2007 as Document No. 2007-0674220, Official Records of Riverside County, California;

Thence along said boundary line of Parcel 5 and along the boundary line of said Parcel K-5D-B1050 the following eight (8) courses and distances:

1) South 89°33'04" East, a distance of 5.00 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 15.00 feet;

2) Northeasterly along said curve, to the right, through a central angle of 90°00'30", an arc distance of 23.56 feet;

3) South 89°33'04" East, a distance of 303.98 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 55.00 feet;

4) Northeasterly along said curve, to the left, through a central angle of 85°54'06", an arc distance of 82.46 feet;

5) South 89°33'04" East, a distance of 252.16 feet;

6) North 00°26'26" East, a distance of 160.24 feet;

7) South 89°33'04" East, a distance of 183.69 feet;

8) North 62°09'21" East along said boundary line and along the northeasterly prolongation thereof, a distance of 177.05 feet to a point on said centerline of Heacock Street;

Thence South 00°26'44" West along said centerline, a distance of 477.28 feet to a point thereon;

Thence North 89°33'16" West, a distance of 29.79 feet to a point on westerly right of way line of said Heacock Street, said point being the southeasterly corner of said Parcel K-5D-B1050;

Thence along said boundary line of Parcel K-5D-B1050 the following four (4) courses and distances:

1) North 47°27'01" West, a distance of 88.64 feet;

2) North 65°55'13" West, a distance of 206.62 feet;

3) South 00°24'35" East, a distance of 446.13 feet;

4) North 89°37'53" West, a distance of 325.02 feet to a point on the easterly boundary line of "N" Street of that certain parcel of land described as "N Street & Vicinity Roads" on said Quitclaim Deed recorded November 05, 2007 as Document No. 2007-0674220, Official Records of Riverside County, California;

Thence South 00°07'09" East along said easterly boundary line and along the easterly line of that certain parcel of land described as Parcel K-5D-B1054 of said Quitclaim Deed, a distance of 368.40 feet to the southeast corner thereof;

Thence North 89°59'14" West along the southerly line of said Parcel K-5D-B1054 and along the boundary line of 6th Street of said parcel of land, a distance of 398.12 feet to an angle point thereon;

Thence South 00°25'27" West along said boundary line, a distance of 87.88 feet to an angle point thereon;

Thence South 88°31'07" West along said boundary line and along the southerly line of Parcel K-5D-B940 as described on said Quitclaim Deed and along the southerly boundary line of 5th Street of said parcel of land, a distance of 400.55 feet to an angle point thereon;

Thence North 89°33'28" West along said southerly boundary line and along the southerly line of Parcel K-5D-B942b as described on said Quitclaim Deed and along the southerly boundary line of 4th Street of said parcel of land, a distance of 400.02 feet to the southwesterly corner of said 4th Street;

Thence North 00°27'58" East along the westerly line of said 4th Street, a distance of 470.22 feet to a point on the southerly line of said certain parcel of land conveyed to The March Joint Powers Authority described as "4th Street South and Vicinity Streets" on Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, Official Records of Riverside County, California;

Thence South 89°37'40" East along said southerly line, a distance of 142.19 feet to a point of intersection with the southerly prolongation of the easterly line of Parcel 4 of said Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California;

Thence along said southerly prolongation and along the boundary line of said Parcel 4 the following seven (7) courses and distances:

1) North 00°21'11" East, a distance of 449.54 feet;

2) South 89°45'19" East, a distance of 18.14 feet:

3) North 00°20'40" East, a distance of 305.07 feet;

4) North 89°38'45" West, a distance of 547.07 feet;

5) South 00°21'13" West, a distance of 330.00 feet;

6) South 89°38'51" East, a distance of 167.04 feet;

7) South 00°21'03" West along said boundary line and along the southerly prolongation thereof, a distance of 424.53 feet to a point on said southerly line of that certain parcel of land conveyed to The March Joint Powers Authority described as "4th Street South and Vicinity Streets" on Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, Official Records of Riverside County, California;

Thence North 89°37'40" West along said southerly line, a distance of 647.96 feet to a point on the westerly line of that certain parcel of land conveyed to The March Joint Powers Authority described as "Riverside Drive" on Quitclaim Deed recorded June 27, 2007 as Document No. 2007-0416182, Official Records of Riverside County, California;

Thence along said westerly line of parcel so conveyed the following five (5) courses and distances:

1) North 00°25'58" East, a distance of 1292.50 feet

2) North 01°07'52" West, a distance of 111.70 feet;

3) North 00°42'13" East, a distance of 738.58 feet;

4) South 89°17'47" East, a distance of 7.67 feet;

5) North 00°13'55" East, a distance of 489.86 feet to the southeasterly corner of that certain parcel of land conveyed to The March Joint Powers Authority described as "Castle Street" on said Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, said point being the beginning of a non-tangent curve, concave to the southwest, having a radius of 45.00 feet, the radial line from said point bears South 89°47'49" West;

Thence northerly, northwesterly and westerly along the southerly line of said parcel so conveyed and along said curve, to the left, through a central angle of 89°20'52", an arc distance of 70.18 feet;

Thence North 89°05'07" West along said southerly line, a distance of 358.82 feet to a point of intersection with the southerly prolongation of the easterly line of that certain parcel of land conveyed to The March Joint Powers Authority described as Parcel B2595 on Quitclaim Deed recorded October 25, 2006 as Document No. 2006-0783417, Official Records of Riverside County, California;

Thence North 00°33'08" East along said southerly prolongation and along said easterly line, a distance of 1311.87 feet to a point on the northerly line of March Air Reserve Base as shown on said Record of Survey, said line also being the centerline of said Cactus Avenue as shown on said Map No. 1 of Bear Valley and Alessandro Development Co.;

Thence South 89°33'32" East along said northerly line and along said centerline, a distance of 420.28 feet to an angle point thereon;

Thence continuing along said northerly line and along said centerline South 89°34'42" East, a distance of 2640.23 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM Parcels 1, 2 and 3 of said Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California and Parcel 1 of Record of Survey on file in Book 106 at page 87 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to The March Joint Powers Authority described as Parcel J-1 on Quitclaim Deed recorded May 17, 2006 as Document No. 2006-0359740, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM those certain parcels of land described as Parcel K-5D-B940, Parcel K-5D-B942a, Parcel K-5D-B942b, Parcel K-5D-B1054, “N Street & Vicinity Roads” and Parcel J-4-B960 on said Quitclaim Deed recorded November 05, 2007 as Document No. 2007-0674220, Official Records of Riverside County, California, described as follows:

BEGINNING at the intersection of the centerline of said N Street with the northerly prolongation of the easterly boundary line of said Parcel K-5D-B1054;

Thence South 00°07'09" East along said easterly boundary line and along the easterly line of that certain parcel of land described as Parcel K-5D-B1054 of said Quitclaim Deed, a distance of 368.40 feet to the southeast corner thereof;

Thence North 89°59'14" West along the southerly line of said Parcel K-5D-B1054 and along the boundary line of 6th Street of said parcel of land, a distance of 398.12 feet to an angle point thereon;

Thence South 00°25'27" West along said boundary line, a distance of 87.88 feet to an angle point thereon;

Thence South 88°31'07" West along said boundary line and along the southerly line of Parcel K-5D-B940 as described on said Quitclaim Deed and along the southerly boundary line of 5th Street of said parcel of land, a distance of 400.55 feet to an angle point thereon;

Thence North 89°33'28" West along said southerly boundary line and along the southerly line of Parcel K-5D-B942b as described on said Quitclaim Deed and along the southerly boundary line of 4th Street of said parcel of land, a distance of 400.02 feet to the southwesterly corner of said 4th Street;

Thence North 00°27'58" East along the westerly line of said 4th Street, a distance of 470.22 feet to a point on the southerly line of said certain parcel of land conveyed to The March Joint Powers Authority described as "4th Street South and Vicinity Streets" on Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, Official Records of Riverside County, California;

Thence South 89°37'40" East along said southerly line, a distance of 142.19 feet to a point of intersection with the southerly prolongation of the westerly line of said Parcel J-4-B960, said westerly line also being the easterly line of said Parcel 4 of Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California;

Thence North 00°21'11" East along said southerly prolongation and along said westerly line, a distance of 403.74 feet to the northwesterly corner of said Parcel J-4-B960;

Thence South 89°38'33" East along the northerly line of said Parcel J-4-B960, a distance of 685.72 feet to a point on the westerly boundary line of said Parcel K-5D-B1050;

Thence South 00°25'53" West along said westerly boundary line, a distance of 362.61 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 20.00 feet;

Thence southerly, southeasterly and easterly along said boundary line and along said curve, to the left, through a central angle of 89°13'01", an arc distance of 31.14 feet;

Thence South 88°47'08" East along said boundary line, a distance of 347.43 feet;

Thence South 00°06'18" East along said boundary line, a distance of 15.17 feet to the **POINT OF BEGINNING**.

Containing 191.39 acres, more or less.

IT IS NOT INTENDED THAT THIS LEGAL DESCRIPTION INCLUDE THE LANDFILL LOCATED ON LAND OWNED BY THE CITY OF MORENO VALLEY LOCATED AT THE SOUTHEAST CORNER OF THE BOUNDARY DESCRIBED ABOVE.

Appendix B – Zoning Consistency Chart

Chapter 9.13 of the March Joint Powers Authority (JPA) Development Code requires that all Specific Plans shall include a table indicating how development standards contained in the Specific Plan differ from the JPA's zoning districts that most closely resemble the uses proposed in the Specific Plan, including a discussion of how the Specific Plan would result in a higher quality of development than would occur under the existing development standards contained in the March JPA zoning ordinance.

Parcels within the Specific Plan site are former military properties that were transferred to the JPA for redevelopment and reuse. As part of the transfer process, the parcels were not zoned but following the adoption of Specific Plan – 4 (SP-4), the entire site is now zoned "Specific Plan." The Specific Plan site is currently zoned to reflect proposed uses associated with the medical campus and there is no change in zoning designation proposed in this Specific Plan Amendment (SPA).

The Specific Plan is intended to foster a more innovative and desirable health care campus than could be achieved through conventional zoning and development standards or by development of the site on a use-by-use basis.

Table B-1 details where the proposed zoning uses would be allowed in the March LifeCare Campus Specific Plan area under the current zoning.

TABLE B-1: ZONING CONSISTENCY

Proposed Zoning		**Current Zoning**
	SP Zone Number	SP
General Medical Office/Hospital	1, 2, 5, 7 and 10	X
Commercial Retail	3, 4, 9 and 10	X
Research & Education	7, 9 and 10	X
Institutional Residential	4	
Wellness	5	X
Mixed Use	2, 3, 6 and 11	X

Note: X represents the use is allowed under current SP zoning.

Appendix C – General Plan Consistency Statement

Purpose of this Appendix

The March LifeCare Campus Specific Plan is in compliance with the California Government Code and is consistent with and furthers the objectives of the March JPA General Plan. The purpose of this appendix is to identify consistency between the policies included in the March LifeCare Campus Specific Plan and the goals provided in the March JPA General Plan.

Legal Framework for Consistency

A Specific Plan is a detailed land use plan that covers a selected area of a jurisdiction for the purpose of implementing a General Plan. State and local regulations require consistency between these two planning documents. Consistency is defined by the Governor's Office of Planning and Research as follows. "An action, program or project is consistent with the General Plan if, considering all its aspects; it will further the objectives and policies of the General Plan and not obstruct their attainment".

California State law authorizes cities and other jurisdictions with General Plans to prepare and adopt Specific Plans (Government Code § 65450 – § 65457). The California Government Code states, "after the legislative body has adopted a General Plan, the planning agency may, or if so directed by the legislative body, shall, prepare Specific Plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan" (§ 65450) and that "no Specific Plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan" (§ 65454). A statement of consistency between an area's General Plan and the policies in the proposed Specific Plan is required by section 65451(b) of the California Government Code.

The March JPA Development Code chapter 9.13, specify the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the March JPA planning area. Section 9.13.090 states, "No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan or any General Plan Amendment approved concurrently with the Specific Plan".

In response to government requirements, the March LifeCare Campus Specific Plan has been prepared to provide the essential link between March JPA General Plan policies and actual development in the Specific Plan area. The March LifeCare Campus Specific Plan has been prepared in accordance with the provisions of California Government Code §65450 – § 65457 and the March JPA General Plan Chapter 9.13.

Appendix Organization

The following section, organized by planning element, states the goals outlined in the March JPA General Plan. Each General Plan goal is followed by a consistency statement highlighting the provisions included in the Specific Plan that support each goal in the General Plan. The Specific Plan is referred to hereafter as the "Specific Plan" or the March LifeCare Campus Specific Plan.

LAND USE ELEMENT

Goal #1: The Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, and capitalizes on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.

Consistency Statement: The Specific Plan supports logical, balanced growth by providing a state-of-the art, integrated healthcare campus, offering a wide range of medical-related services to residents of southwestern Riverside County, an area that is severely under served by high quality health care services. This Specific Plan is consistent with the General Plan by adding service and facility diversity throughout the General Plan planning area. This Specific Plan facilitates vital community development while being sensitive to regional transportation and land use planning.

Goal #2: Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.

Consistency Statement: The form based Development Regulations included in this Specific Plan establish a flexible framework and criteria that designers and developers will use as a guide for new development, and which the March JPA will use to evaluate development proposals on the March LifeCare Campus Specific Plan campus. These regulations will assure the Authority that individual improvements will conform to a consistently high standard of design thus ensuring compatibility with the surrounding area and enhancement of the overall community image. The Regulating Plan identifies Zones and overlays within the Specific Plan to assist in achieving maximum land use compatibility and minimize land use conflicts with adjacent properties.

All proposed development in the March LifeCare Campus Specific Plan area shall substantially conform to these Development Regulations and Guidelines (Chapter 4). The March JPA shall review future projects for conformance with these regulations during the Master Plot Plan Approval process, which is described in the implementation section (Chapter 5) of this Specific Plan.

Goal #3: Manage growth and development to avoid adverse and fiscal effects.

Consistency Statement: The development of the Specific Plan will occur in a comprehensive manner based on square footage thresholds, not geographic or spatial limits. It is the intent of the Specific Plan to provide flexibility in the order of development to respond to market conditions. To ensure adequate infrastructure and parking is available for each increment of development, performance standards have been incorporated into the Specific Plan to ensure concurrency between the development of on-site uses, infrastructure, streetscapes, pedestrian paths, and other amenities throughout the site.

Goal #4: Develop an identity and foster quality development within the planning area.

Consistency Statement: The March LifeCare Campus Specific Plan is one-of-a-kind in Riverside County and the surrounding region. The Specific Plan contains Development Regulations and Guidelines (Chapter 4) that will encourage a high standard of design within the campus planning area. Each Zone within the Regulating Plan serves a different purpose and is intended to function with a different identity than other Zones within the planning area. Cohesively, the March LifeCare Campus Specific Plan will be a state-of-the-art healthcare campus promoting and fostering high quality sustainable development in the planning area.

Goal #5: Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.

Consistency Statement: The implementation of this Specific Plan will greatly benefit the local community and region by allowing for three hospitals and supporting medical-related uses within a healthcare campus. The Specific Plan will increase professional and service related employment opportunities associated with the hospital and proposed development. The Specific Plan is consistent with the vision and intent of the March Air Force Base Master Reuse Plan and March Air Force Base Redevelopment Plan, and is designed to recapture the economic development opportunities that were lost when base realignment occurred.

Goal #6: Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible use encroachment.

Consistency Statement: This Specific Plan has been developed under the guidance of the March JPA. The March JPA was created to guide the transition of the base from a military operation to one with more general land uses open to both military and civilian populations. A key goal of the Specific Plan is to provide for the reuse of lands within the former Air Force Base that have been declared surplus and returned to civilian use. Careful planning has resulted in the

proposed Regulating Zones to sensitively handle new uses for vacant lands, reuse of existing facilities, and joint use of the airfield facilities.

Goal #7: Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight-related air uses.

Consistency Statement: While this plan focuses on the development of regional medical and healthcare campus, the employment opportunities in professional and service jobs associated with the hospital and supporting facilities will help to further the goal of the area to serve as an Intermodal Transportation facility. In addition, the upgrade of water, sewer, and stormwater utilities, as well as the development of a comprehensive internal roadway circulation system as part of this development will improve the development potential of the area overall.

Goal #8: Preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources, and scenic vistas.

Consistency Statement: This Specific Plan promotes a sustainable development strategy toward future implementation and construction of the proposed development. The Specific Plan incorporates performance standards and sustainable design criteria from the *LEED for On-Campus and Multiple Buildings* rating system. The Specific Plan integrates campus-specific sustainable practices into the initial development and requires subsequent development to be consistent with such criteria.

The vision of the March LifeCare Campus Specific Plan includes attractive streetscapes and landscaping, aesthetic treatments, and architectural details that will enhance the planning area and become a community asset.

Goal #9: Preserve the integrity of the historic and cultural resources of the planning area and provide for their enhancement.

Consistency Statement: An inventory of historical and archaeological resources in the Specific Plan area has been conducted. No indications of cultural resources were found. The March LifeCare Campus will be constructed in accordance with the laws designed to protect potentially significant archaeological resources discovered during its implementation. If buried cultural resources are inadvertently discovered, mitigation measures have been outlined which requires work to stop in the area within 100 feet of the find until a qualified archaeologist can arrive on site and conduct an assessment.

The Specific Plan area is occupied with 25 existing structures, several of which are vacant. The

Specific Plan will enhance the site, and rehabilitate a former developed portion of the March Air Force Base.

Goal #10: Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March JPA Planning Area.

Consistency Statement: Significant investment in infrastructure improvements will be required, as the area is currently lacking adequate facilities. Implementation of the Specific Plan will require construction of new (and/or improvement) of existing utility infrastructure, including electrical and natural gas facilities, as well as an internal roadway system to serve the campus. Further improvements to public roadways will also be necessary.

All planned development is anticipated to occur incrementally. All backbone infrastructure, including internal roadway, water, sewer, and drainage facilities shall be constructed and operational prior to the approval of subsequent projects within the Specific Plan area.

Goal #11: Plan for the location of convenient and adequate public services to serve the existing and future development of March JPA Planning Area.

Consistency Statement: This plan specifies that adequate levels of service shall be established in the Planning Area which meet performance standards, and protect public health, safety and welfare of the region. At build out, the Specific Plan will include all public and private infrastructure, public facilities and services necessary to support the medical campus development, including: water, sewer, electricity, gas, telephone, cable, solid waste, storm drainage facilities, circulation improvements, and the provision of adequate police and fire service for the Specific Plan site.

Goal #12: Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation.

Consistency Statement: The development of the March LifeCare Campus Specific Plan will require the extension of existing infrastructure and services into this new district as required by the California Government Code and the March JPA. The Specific Plan has developed a logical, cost-effective phasing plan which includes new and/or improvement of existing utility infrastructure with sufficient capacity to service the ultimate buildout of the medical campus.

Goal #13: Secure adequate water supply system capable of meeting normal and emergency

demands for existing and future land uses.

Consistency Statement: The Specific Plan will include securing all infrastructure needs including water supply, necessary to support the normal and emergency activities of the campus. The Specific Plan assumes installation by the development of water main lines and distribution systems capable of providing service levels needed for full buildout of the March LifeCare Campus Specific Plan. The developers of the March LifeCare Campus Specific Plan will work with the March JPA to guarantee adequate capacity as the Specific Plan moves forward.

Goal #14: Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes water use, and prevents groundwater contamination.

Consistency Statement: As stated in the Specific Plan, necessary infrastructure including wastewater collection will be installed or upgraded to meet ultimate buildout needs of the facilities. As phases of the Specific Plan are constructed, wastewater needs will be reassessed and adequate capacity for treatment and disposal confirmed. All facilities will be constructed and maintained in accordance with applicable laws and standards in effect at the time of installation. The developers of the March LifeCare Campus Specific Plan will work with the March JPA to guarantee adequate capacity as the Specific Plan moves forward.

The Specific Plan area is not currently supplied with recycled water. To facilitate future use of recycled water, recycled water lines will be installed within the Specific Plan area. Once supplies become available, the intent is to use recycled water throughout the site.

Goal #15: In compliance with State law, ensure solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Plan.

Consistency Statement: The March LifeCare Campus Specific Plan will be supported by a comprehensive solid waste collection, recycling program, and hazardous waste disposal program that is in compliance the *County Solid Waste Management Plan*. Solid waste will be disposed of through contracts with Waste Management of the Inland Empire. In an effort to reduce the amount of material generated by the Specific Plan area, the Specific Plan includes provisions for compliance with the County of Riverside Source Reduction and Recycling Element.

Goal #16: Adequate supplies of natural gas and electricity from utility purveyors and the

availability of communications services shall be provided within the March JPA Planning Area.

Consistency Statement: As described in the Specific Plan, natural gas and electricity purveyors will provide service to the March LifeCare Campus. Communication services will utilize the latest in emergency management systems in order to provide a dependable network that is critical during crisis situations. The developers of the March LifeCare Campus Specific Plan will work with the March JPA and the utility purveyors to guarantee adequate capacity as development moves forward.

Goal #17: Adequate flood control facilities shall be provided prior to, or concurrent with, development in order to protect the lives and property within the March JPA Planning Area.

Consistency Statement: March LifeCare Campus is committed to effectively controlling flooding on the healthcare campus through the installation of appropriate facilities for both interim and ultimate conditions, and has worked with the March Joint Powers Authority to determine which facilities to use based on effectiveness.

TRANSPORTATION ELEMENT

Goal #1: Establish and provide for a comprehensive transportation system that captures the assets and opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub-region.

Consistency Statement: The Planning Area is already served by major regional freeways and surrounded by developed local streets. The Specific Plan contains features inherent within the development plan to facilitate the use of alternative modes of transportation while supporting efficient and safe vehicular and non-vehicular access to and from individual uses throughout the plan area. The Specific Plan provides for bus stops and shuttle services as development moves forward during each phase to provide circulation services throughout the site to both employees and visitors of the March LifeCare Campus Specific Plan. With the Specific Plan being constructed in sequential phases, the support facilities such as new roads will be constructed and operational before the facilities requiring the new infrastructure are open and operational. Infrastructure installed during each phase may be sized to accommodate future phases.

Goal #2: Build and maintain a transportation system which capitalizes on the multi-faceted elements of transportation planning and systems, designed to meet the needs of the planning area, while minimizing negative effects on air quality, the environment and adjacent land uses and jurisdictions.

Consistency Statement: The campus will facilitate the use alternative modes of transportation to reduce pollution and land development impacts associated with the use of automobiles. Sustainable transportation features within the Specific Plan include: pedestrian pathways and linkages, off-street bike paths and trails and on-street bike lanes, on-campus shuttle system, shared parking strategies and a "park once" strategy within specified Zones, carpool and vanpool opportunities, and the provision of bus stops and shuttle service to the nearby Moreno/March Air Force Base Metro Station. The March LifeCare Campus Specific Plan will provide medical services and facilities intended for use by the local residents who typically have to travel great distances to obtain these goods and services in other areas. By reducing the number of trips and miles traveled for persons in need of medical care, pollution-generating emissions damaging air quality will be further reduced.

As a medical campus offering emergency services and other healthcare related businesses and activities, the transportation system within and around the development will be designed with those land uses in mind such as technologies to facilitate swift entry to the hospital and adequate access for high volumes of traffic and large delivery vehicles.

Goal #3: Develop a transportation system that is safe, convenient, efficient, and provides adequate capacity to meet local and regional demands.

Consistency Statement: The March LifeCare Campus Specific Plan circulation system provides for safe, convenient, and efficient vehicular and pedestrian access throughout the site while ensuring adequate capacity to meet the daily needs of the surrounding community and emergency services that will be on site. Each public roadway improvement will be constructed to ensure there is sufficient capacity to accommodate future traffic conditions.

Goal #4: Provide a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities.

Consistency Statement: Much of the perimeter road system around the campus already exists. As land uses and tenants are identified in each Building Zone, additional upgrades to the road system, primary access points, and driveway locations will need to be implemented as stated in the Traffic impact Analysis Report and the EIR. Efficient circulation throughout the entire campus will be provided through the Public Realm; these allow for minimal new roads and the use of land for parking structures.

Goal #5: Plan and encourage land use patterns and designs which enhance opportunities for

non-vehicular circulation and improve trip reduction strategies.

Consistency Statement: The March LifeCare Campus Specific Plan will offer a range of medical services and facilities located in close proximity to each other within the Regulating Zones, in a manner that successfully creates a walkable and human-scaled campus environment in accordance with the guiding principles and vision of the Specific Plan. On-site circulation will be provided through a multi-modal, interconnected and hierarchical system of thoroughfares that balances the needs of automobile traffic, pedestrians, bicyclists, and potentially transit.

Goal #6: Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterial roadways.

Consistency Statement: While the exact number and location of driveways will be determined as the Specific Plan moves towards construction, the March LifeCare Campus Specific Plan establishes a vehicular access control zone; the Development Regulations contain policies to maintain functionality of the arterial roadway system serving the campus.

Goal #7: Facilitate and develop transportation demand management and transportation systems management programs, and use of alternative transportation modes.

Consistency Statement: Trip reduction strategies provided within the Specific Plan include: pedestrian pathways and linkages, off-street bike paths and trails and on-street bike lanes, on-campus shuttle system, shared parking strategies and a “park once” strategy within specified Zones, carpool and vanpool opportunities, and the provision of bus stops and shuttle service to the nearby Moreno/March Air Force Base Metro Station. Each of these strategies will aim to reduce the number of vehicle trips generated between land uses.

In addition, hospitals and other large employers and residential communities operating within the March LifeCare Campus will have the option to administer flexible work hours, carpool programs, and offer employee shuttle service to help off-set their increase in vehicle trips on the local roads system.

Goal #8: Adequate, affordable, equitably distributed and energy efficient public and mass transit services which promote the mobility to, from, and within the planning area shall be provided.

Consistency Statement: The Specific Plan proposes bus stops within ¼ mile of existing transit lines along Riverside Drive and Meyer Drive that will include kiosks and benches with specific information for riders (bus routes and schedules). In addition, shuttle services for employees

and visitors of the March LifeCare Campus Specific Plan will be provided to provide a linkage between the campus and the Moreno/March Air Force Base Metro Station.

Goal #9: Develop measures which will reduce the number of vehicle miles traveled during peak travel periods.

Consistency Statement: In addition to the trip reduction strategies described above, large employers operating within the March LifeCare Campus will be encouraged to coordinate major shift changes and offer carpool programs with each other in an attempt to minimize the number of vehicles entering and exiting the area during the peak travel periods.

Goal #10: Regulate the travel of trucks on March JPA Planning Area streets.

Consistency Statement: In an effort to regulate the travel of trucks within the Specific Plan area, truck- routes will be identified during site plan review and signage will be posted to identify those streets as being truck friendly. Provisions to identify truck routes on affected circulation plans are included within the Specific Plan. Other measures to minimize truck traffic on interior streets would be to allow delivery trucks only during off-peak hours such as nighttime.

Goal #11: Adequate off-street parking for all land uses shall be provided which requires adequate on-site parking to prevent spill over on the adjacent street system.

Consistency Statement: Each of the land uses and tenants within the March LifeCare Campus will provide adequate parking spaces determined by the parking ratios by land use type. Shared parking will be utilized by uses within specified Zones (see Section 4.6 of this Specific Plan). On-street parking will be allowed on specific streets only for limited spans of time (2 hour limits).

Goal #12: Plan for and seek to establish an area-wide system of bicycling trails, with linkages within the planning area and with adjacent jurisdictions, and in compliance with sub-regional plans.

Consistency Statement: In keeping with the healthcare and wellness focus of the campus, a pleasant and appealing system of landscaped paths and trails will be incorporated throughout the Specific Plan. The March LifeCare Campus Specific Plan will provide walkways and multi-use trails along the enhanced parkways, public roads, and throughout the site in the Public Realm Zone to facilitate linkages throughout the planning area. Where possible, connections to other trails adjacent to the site will be made to provide linkage to the region-wide system.

Goal #13: Promote, preserve and protect the joint use of the aviation field by the Air Force Reserves and civilian aviation.

Consistency Statement: The March JPA was established to guide the redevelopment and transition from military to general land uses. They are sensitive to both the need to preserve and protect the military Reserve Base as well as capitalize on the opportunity to use the airfield for general, civilian use. The goal of the JPA is to continue joint use of the airfield facilities. The JPA was the driving force behind the development of the civilian air cargo center now being operated by DHL. The implementation and development of the March LifeCare Campus Specific Plan will further promote joint use on the site.

Goal #14: Goods movement through the San Jacinto Rail Branchline shall be capitalized.

Consistency Statement: The movement of goods through the San Jacinto Rail Branchline will be capitalized by increased business and economic activities from the development of the March LifeCare Campus Specific Plan. In order for the development of the March LifeCare Campus Specific Plan to be successful, appropriate goods and services that are readily available must be necessary. The San Jacinto Rail Branchline should help to provide the goods necessary for the March LifeCare Campus Specific Plan.

Goal #15: In accordance with state and federal law, promote and provide mobility for the disabled.

Consistency Statement: As a medical service provider campus, the need to provide easy, logical access for those with disabilities will be of utmost importance. Architectural treatments and building features will be designed to meet or exceed state and federal mandates to promote and provide mobility for persons with disabilities. In addition, shuttle services will also be provided for the residents of the Campus for recreation and transportation purposes.

NOISE/AIR QUALITY ELEMENT

Noise

Goal #1: Ensure that land uses are protected from excessive and unwanted noise.

Consistency Statement: Strategic site planning and building design is incorporated into the March LifeCare Campus Specific Plan. The goal of the March LifeCare Campus Specific Plan is to provide high quality medical facilities that are developed synergistically with the surrounding community. Buildings will be oriented to minimize noise levels derived from building equipment, and place loading areas away from sensitive land uses to minimize unwanted noise. A noise analysis will also be provided in the EIR for the March LifeCare Campus Specific Plan.

Goal #2: Minimize incompatible noise level exposures throughout the Planning Area, and where possible, mitigate the effect of noise incompatibilities to provide a safe and healthy environment.

Consistency Statement: Adequate amounts of landscaping including shrubs, trees, and other landscape elements will be provided to create a buffer to screen noise levels between adjacent uses. Appropriate screen walls will also be utilized to achieve a barrier to noise level exposure.

Goal #3: Work toward the reduction of noise impacts from vehicular traffic, and aviation and rail operations.

Consistency Statement: Operational activity noise will likely not impact any existing or anticipated future uses in the surrounding area because of buffering effects of distance, intervening structures, and elevated non-background levels, such as the use of the military airstrip. Additional sound attenuation will be provided by a combination of building setbacks, building location, and landscaping throughout the site. Major arterials and roadways are located on the periphery will be provided with enhanced landscaped parkways and bike lanes. Stationary equipment such as emergency generators or cooling towers will be screened from view which will also reduce off-site noise. Helistop areas will be located so as to adhere to all local, state and federal noise regulations.

Short-term construction noise intrusion will be limited by compliance with the JPA noise ordinance. To operate outside of these hours requires a permit from the JPA. Compliance with conditions of such a permit will regulate noise impacts to less-than-significant.

Air Quality

Goal #2: Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the subregion of western Riverside County.

Consistency Statement: The development of this regional healthcare campus will be in close proximity to the residents of southwestern Riverside County, thus minimizing long drives and commutes to obtain necessary and elective health care services, while generating new employment opportunities in professional and service jobs close to residential areas in the Moreno Valley area.

Goal #3: Reduce air pollution through proper land use, transportation and energy use planning.

Consistency Statement: The March LifeCare Campus Specific Plan will develop a healthcare campus that is noteworthy for technological innovation in building design with regard to

lighting, heating and cooling, materials re-use, and water and energy conservation. In addition to incorporating performance standards from the LEED rating system into the Specific Plan, campus buildings shall meet 20 percent of energy efficiency beyond Title 24 standards and specific land use patterns of the campus design will further enhance opportunities for multi-modal circulation and provide for trip reduction strategies.

Goal #4: Pursue reduced emissions for stationary and mobile sources through the use and implementation of new and advancing technologies.

Consistency Statement: The March LifeCare Campus Specific Plan is dedicated to creating a positive community image through environmental performance standards and sustainable development. The Specific Plan incorporates performance standards and sustainable design criteria from the LEED for On-Campus and Multiple Buildings rating system that will assist in reducing emissions and environmental effects related to buildings and building design. By incorporating LEED standards into the development plan, and campus buildings meeting 20 percent of energy efficiency beyond Title 24 standards, emissions from both stationary and mobile sources will be minimized.

Goal #5: Maximize the effectiveness of air quality control programs through coordination with other governmental agencies.

Consistency Statement: All required permits from the South Coast Air Quality Management District will be obtained for the development and implementation of the Specific Plan. The Specific Plan will be in compliance with the adopted clean air provisions of the March JPA. The March LifeCare Campus Specific Plan will be developed in accordance with any mitigation requirements for the Specific Plan placed by any other governmental agency.

Goal #6: Reduce emissions associated with vehicle/engine use.

Consistency Statement: The development of this regional healthcare campus will be in close proximity to the residents of southwestern Riverside County, thus minimizing emissions associated with long drives and commutes to obtain necessary healthcare. In addition to reducing commute times, the proposed circulation system and development plan provides for multi-modal non-vehicular transportation options incorporated within the plan to further reduce emissions related to vehicle engine use.

Goal #7: Reduce emissions associated with energy consumption.

Consistency Statement: The March LifeCare Campus Specific Plan incorporates performance standards and sustainable design criteria from the LEED for On-Campus and Multiple Buildings rating system in addition to meeting 20 percent of energy efficiency beyond Title 24 standards, to promote energy conservation and reduce energy consumption derived from buildings and building systems.

Goal #8: Reduce air pollution emissions and impacts through siting and building design.

Consistency Statement: The campus design for the March LifeCare Campus Specific Plan reduces vehicle trips between the adjacent uses within the Specific Plan by proposing a "park once" strategy and locating similar uses and services within nearby Zones. The Specific Plan encourages walkability and connectivity throughout the site and provides for multi-modal transportation options in and around the site. The accompanying form-based code allows flexibility of siting and building design but fosters the importance of accessibility and connectivity throughout the campus.

Goal #9: Reduce fugitive dust and particulate matter emissions.

Consistency Statement: The Specific Plan will be compliance with the South Coast Air Quality Management District policies, permits, and regulations. Further, performance standards for high efficiency ventilation and filtration systems are required within the development for LEED consistency.

HOUSING ELEMENT

Goal #1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the population, with an emphasis on lower income, senior and special needs households.

Consistency Statement: The Specific Plan will provide for Institutional Residential facilities to accommodate a full range of residential care facilities in a variety of footprints and densities. Anticipated land uses may include a continuum of care giving facilities from independent living facilities to hospice care. There is a high demand in the community for housing of senior citizens, and the March LifeCare Campus Specific Plan will help to achieve this goal of providing this necessary housing.

Goal #2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.

Consistency Statement: The March LifeCare Campus Specific Plan will provide for Institutional Residential uses as described above. These uses include but are not limited to: adult day care, assisted living facilities, congregate housing, convalescent care, independent living, and senior board and care homes. These facilities will provide suitable and affordable housing for senior citizens and disabled persons. The existing transitional housing facilities currently located on the site will be relocated within the Specific Plan area.

Goal #3: Remove or mitigate constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.

Consistency Statement: The Specific Plan does not pose any constraints to the maintenance, improvement, or development of affordable housing. On the contrary, the March LifeCare Campus Specific Plan will provide long-term affordable housing for senior citizens and disabled persons.

Goal #4: Provide increased opportunities for home ownership.

Consistency Statement: The General Plan designations for the Specific Plan site do not include any residential land use designations; therefore the development of a healthcare campus is in accordance with the goals and vision of the General Plan. Institutional Residential land uses are the only permitted residential facilities provided throughout the Specific Plan. The residential care facilities will not be subdivided or sold as individual properties for residential uses; the entirety of the units will be under the ownership of the residential care facility.

Goal #5: Enhance the quality of existing residential neighborhoods through maintenance and preservation, while minimizing displacement impacts.

Consistency Statement: The Specific Plan is surrounded by single-family residential land uses to the east and southwest. The proposed healthcare campus will enhance the desirable qualities of the surrounding community and existing neighborhoods by bringing new development and employment opportunities to the area. The proposed streetscapes and visual amenities included as part of the Specific Plan will enhance the existing residential community surrounding the campus. The Specific Plan will not cause any displacement impacts to residential tenants within or surrounding the Specific Plan site; the transitional housing facilities currently located on the site will be relocated within the Specific Plan area.

Goal #6: Provide equal housing opportunity for all residents regardless of race, religion, sex, sexual orientation, marital status, ancestry, national origin, color or handicap.

Consistency Statement: Development activities included in this specific plan will not discriminate in any aspects that affect the sale, rental, or occupancy of housing based on status or other arbitrary classification. This plan supports the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling and renting of housing on the basis of race, religion, family status, national origin, physical handicap, or other such circumstances.

Goal #7: Encourage energy conservation activities in all neighborhoods.

Consistency Statement: The Specific Plan incorporates performance standards and sustainable design criteria from the LEED for On-Campus and Multiple Buildings rating system that will assist in energy conservation on-site. In addition to incorporating sustainable green building practices into the design and envelope of the building and meeting 20 percent of energy efficiency beyond Title 24 standards, the Specific Plan promotes a variety of other sustainable implementation measures inherent within the plan that will further reduce energy consumption.

Goal #8: Improve and maintain sanitary and affordable housing for very-low income households and seniors.

Consistency Statement: The Specific Plan will provide a variety of sanitary and affordable long-term housing choices for senior citizens in assisted and independent living facilities.

Goal #9: Reduce substandard housing and health and safety violations.

Consistency Statement: The Specific Plan will provide brand new state of the art healthcare and institutional residential facilities. All buildings within the Specific Plan will be built in accordance with the California Building Code and will be free of any health and safety violations at the time of occupancy.

Goal #10: Improve and maintain affordable rental housing and opportunities for home ownership

Consistency Statement: The General Plan designations for the Specific Plan site do not include any residential land use designations or designated areas with allowable rental housing; therefore the development of a healthcare campus is in accordance with the goals and vision of the General Plan. Home ownership opportunities will not be provided within the Specific Plan area.

Goal #11: Provide livable neighborhoods evidenced by well maintained housing, ample public services, and open space which provide a high quality living environment and instill community pride.

Consistency Statement: The vision of this integrated medical campus includes attractive landscape plantings, aesthetic treatments, architectural details, and open spaces that will become a community asset. This area will be provided with relaxation and social gathering areas including plazas, healing gardens, and focal points such as water features and fountains to create a beautiful atmosphere for both residents and visitors of the campus. The campus will be provided with ample and necessary public services to this region of Riverside County.

Goal #12: Encourage economic development and sustainability and promote an inclusive community.

Consistency Statement: The implementation of this Specific Plan will recapture the economic loss attributed to base realignment by providing an employment-generating sustainable development that will attract quality employers and strengthen economic opportunities for the region. The Specific Plan will provide pleasant and appealing vehicular and non-vehicular connections from the former March Air Force Base to the neighboring jurisdiction of Moreno Valley.

Goal #13: Establish adequate planning, administrative and fiscal tools to implement housing policies.

Consistency Statement: This Specific Plan will act as the governing document that is intended to provide for the orderly and efficient development of the proposed Project in accordance with the provisions of the March JPA General Plan. This Specific Plan establishes the Campus Vision (Chapter 2), Development Plan (Chapter 3), Development Regulations and Design Guidelines (Chapter 4), and Administrative Procedures and Implementation (Chapter 5) necessary to achieve a high quality healthcare campus in southwest Riverside County that helps create a balanced community, strengthens the economic opportunities in the area, and implements the policies set forth in the General Plan.

RESOURCE MANAGEMENT ELEMENT

Goal #1: Conserve and protect surface water, ground water, and imported water resources.

Consistency Statement: The Specific Plan will be constructed to minimize impacts to the existing surface water, ground water and imported water resources. The use of drought-tolerate landscaping and water-efficient irrigation systems will be implemented

wherever possible. Irrigation will be sensitive to changing climatic conditions so that irrigation will be limited during times of heavy rain. Additionally, the hospital facilities will use water-efficient technologies and fixtures to the extent practicable.

Goal #2: Control flooding to reduce major losses of life and property.

Consistency Statement: March LifeCare Campus Specific Plan has incorporated adequate flood mitigation measures and drainage improvements for both the interim and ultimate conditions for the site. Ultimately, the Specific Plan requires the improvement of the Cactus and Heacock channels. This configuration will protect the Specific Plan site from off-site flows and eliminate the flooding conditions.

Goal #3: Conserve and protect significant land forms, important watershed areas, mineral resources and soil conditions.

Consistency Statement: The Specific Plan will preserve the integrity of existing cultural and historic resources, hillsides, open space and neighborhoods, and provide for their enhancement. The existing drainage easements along the boundary of the site will be utilized for pedestrian trails and enhanced parkways along the streetscapes.

Goal #4: Conserve energy resources through use of available energy technology and conservation practices.

Consistency Statement: The March LifeCare Campus Specific Plan is dedicated to creating a positive community image through environmental performance standards and sustainable development. The Specific Plan incorporates performance standards and sustainable design criteria from the LEED for On-Campus and Multiple Buildings rating system that promotes energy technology and conservation practices. By incorporating LEED standards into the development plan and campus buildings meeting 20 percent of energy efficiency beyond Title 24 standards, both water and energy consumption will be minimized.

Goal #5: Conserve and protect significant stands of mature trees, native vegetation, and habitat within the planning area.

Consistency Statement: One of the environmental goals of the Specific Plan is to preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources, and scenic vistas. Development regulations have been formulated to preserve existing mature trees and vegetation wherever possible.

Goal #6: Provide an effective and efficient waste management system for solid and hazardous wastes that is financially and environmentally responsible.

Consistency Statement: The March LifeCare Campus Specific Plan will be supported by a comprehensive solid waste collection, recycling program, and hazardous waste disposal program that are in compliance the County Solid Waste Management Plan. Solid waste will be disposed of through contracts with Waste Management of the Inland Empire. In an effort to reduce the amount of material generated, the Specific Plan includes provisions for compliance with the County of Riverside Source Reduction and Recycling Element.

Goal #7: Promote cultural awareness through preservation of the planning area's historic, archeological and paleontological resources.

Consistency Statement: The March LifeCare Campus understands the importance of documenting, maintaining, preserving and conserving any archeological, historical and paleontological sites or artifacts that are discovered during construction of this new healthcare campus. March LifeCare Campus Specific Plan will follow all required mitigation measures to ensure that any archeological, historical and paleontological artifacts are recovered and cared for properly.

Goal #8: Develop and maintain recreational facilities as economically feasible, and that meet the needs of the community for recreational activities, relaxation and social interaction.

Consistency Statement: The March LifeCare Campus Specific Plan will provide for courtyards, plazas, healing gardens, and other open space areas throughout the Specific Plan. The open space areas provided will create a pleasant and appealing atmosphere for walking, jogging, and bicycling with relaxation and social interaction nodes that include water features (drainage basins, fountains) within and around the campus.

Goal #9: Create a network of open space areas and linkages throughout the Planning Area that serves to preserve natural resources, protect health and safety, contributes to the character of the community; provide active and passive recreational use, as well as visual and physical relief from urban development.

Consistency Statement: The Public Realm Zone is intended to be a linear "Campus Commons" to provide unique locations with a strong sense of place, civic character, and lasting value. This linear zone offers a variety of distinct open spaces for community gathering, active and passive recreation, reflection, and healing. These linkages will provide passive open space areas that offer community recreation and support existing green belt linkages for direct and convenient

access to the medical facilities for employees, visitors, and residents of the March LifeCare Campus Specific Plan. The paths and trails will be clearly designated for pedestrian safety and will serve as buffers between the buildings and parking areas. Furthermore, the Landscape Plan includes cutting edge innovative design and an attractive water efficient landscape palette that will be utilized throughout the campus.

Goal #10: Establish standards for scenic corridors, trails and vistas that contribute to the quality of the planning area.

Consistency Statement: Development Regulations and Guidelines (Chapter 4) are included in the Specific Plan to promote a high standard of design for each different aspect or location of the site. The Specific Plan includes development standards and landscape architecture design standards that create a unifying theme throughout the campus while providing for flexibility for individual settings within the community to display their distinct character that contributes to the quality of the planning area.

SAFETY/ RISK MANAGEMENT ELEMENT

Goal #1: Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Goal #2: Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in

accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Goal #3: Minimize injury, loss of life, property damage, and economic and social disruption caused by flood hazards.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Goal #4: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate

police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Goal #5: Reduce the potential for hazardous material exposure or contamination in the Planning Area.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Goal #6: Ensure to the fullest extent practical that, in the event of a major disaster, critical structures and facilities remain safe and functional.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Goal #7: Reduce the possible risk of upset, injury and loss of life, property damage, and other

impacts associated with an aviation facility.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Goal #8: Plan for emergency response and recovery from natural and urban disasters.

Consistency Statement: A geotechnical study has been assessed for the development of the March LifeCare Campus Specific Plan. All recommendations and guidelines for grading will be in accordance with this report. The March LifeCare Campus Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. March LifeCare Campus Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. March LifeCare Campus Specific Plan will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

Appendix D - Specific Plan Adopting Ordinance

This ordinance will be included after the Specific Plan is adopted by March Joint Powers Authority

Appendix E - Current Buildings on Specific Plan Area

TABLE E-1 - EXISTING BUILDINGS					
2009 Use	**Former Air Force Use**	**Building Number**	**Year of Construction**	**Square Footage**	**2011 Status**
Vacant	Hospital	2990	1965	174,110	Removed
Vacant	Ambulance Shelter	2992	1966	2288	Removed
Riverside Community College Dental Clinic	Dental Clinic	2995	1985	16,430	No Change
JPA Administrative Offices	None		2007	8,640	No Change
Vacant	Recreation Center	651	1957	28,891	Removed
Phoenix Construction	Bank of America	659	Unknown	4,580	Removed
Pregnant Teenager School and Childcare Center	Branch Exchange	660	1983	3,166	Removed
March Frame Shop	Base Package Storage	755	1942	3,438	Removed
Vacant	Base Theater	760	1973	10,673	Removed
Vacant	Reserve Composite Medical Training	268	1955	9,400	Removed
Vacant	Recreation Facility	651	1990	N/A	Removed
Dormitory	Airman Dormitory	877	1989	25,608	No Change
Dining Hall	Airman Dining Halls	962	1958	17,177	No Change
Rehab Home/Dormitory	Airman Dorms	976	1986	25,608	No Change
Vacant	Airman Dorms	977	1959	25,906	No Change

TABLE E-1 - EXISTING BUILDINGS					
2009 Use	**Former Air Force Use**	**Building Number**	**Year of Construction**	**Square Footage**	**2011 Status**
Somerset School	Child Care Center	2591	1993	13,200	Removed
Riverside City College Extension College	Child Care Center	2595	1968	10,973	No Change
Vacant	Bus Stop		Unknown	100	Removed
Vacant	Custodial Services		1956	1,665	Removed
Vacant	Custodial Services		Unknown	480	Removed
Vacant	Security Police Control and Identification	2599	1952	1,800	Removed
Communication facility	Communication facility	2610	1952	12,000	No Change
Electric Power Generating Plant	Electric Power Generating Plant	2993	1991	1,000	Removed
Emergency Power Plant	Emergency Power Plant		1967	160	Removed
Navy Reserves	Headquarters Group	2630	1955	58,139	No Change
Navy Reserves	Solid Waste Disposal	2630	1972	256	No Change
Navy Reserves	Headquarters Group	2630	1971	300	No Change
AFOSI Office	Headquarters	2640	Unknown	2,500	No Change
AFOSI Office	Headquarters	2641	1993	27,000	No Change
USMC Reserves	AFOSI Office	2641	1993	22,000	No Change
Data Processing	Data Processing	2670	1984	8,404	No Change
Electrical Substation	Electrical Substation	2629	1967	500	No Change

TABLE E-1 - EXISTING BUILDINGS					
2009 Use	**Former Air Force Use**	**Building Number**	**Year of Construction**	**Square Footage**	**2011 Status**
Material Services	Material Services		1968	200	
Army Reserves	Medical Training	2998	1990	8,000	Removed
Army Reserves	Aeromedical Education	2996	1993	8,575	Removed
CrossWord Church	Base Chapel	2600	1970	21,810	No Change
Army Reserves	Dormitory		1953	25,440	No Change
Army Reserves	Squadron Operations	2605	1963	53,208	No Change
Utility Vault	Utility Vault	2606	1963	4,826	No Change
Storage	Solid Waste Disposal		1972	100	No Change
Vacant	Bus Stop		1952	190	Removed
Gracious Gatherings	Open Mess, Non-Commissioned Officers	2706	1957	25,688	Removed
Vacant	Three-Story Dormitory	940	1989	25,608	No Change
Vacant	Base Commissary	960	1973	85,937	No Change
One-Story Refrigeration Warehouse	Troop Subsistence Warehouse	1050	1972	2,494	No Change
Maintenance/Field Yard	Auto Hobby Shop	?	1987	7,970	?
Vacant	Burger King/AAFES		1976	3,523	No Change
Vacant	2) 3 Story Dormitories & Common Building		1994	48,000	No Change

Appendix F – Campus LEED Checklist

TABLE F-1: March LifeCare Campus LEED Checklist

Sustainable Sites	Yes/No/ Optional	Intent/Comments	Credit Name	Possible Points	Credit Language	Submittal Documentation	Specific Plan Location	Actual Points
Prereq 1	Y	Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins.	**Construction Activity Pollution Prevention**	Required	Use most stringent erosion and sedimentation control requirements to create and implement an Erosion and Sedimentation Control Plan(ECP). Prevent loss of soil during construction by wind or rain, prevent sedimentation of storm sewer or receiving waters, prevent dust and particulate matter from entering the air.	A construction submittal, project drawings of ECP, proof of NPDES compliance or local reviewed SWPPP, ECP narrative.	3.13	1
Credit 1	Y	An individual building is eligible for this credit if it can be demonstrated that the area disturbed by the building's construction activity complies with credit requirements and this is demonstrated within the LEED application submittal. This approach is expected to be most useful when buildings are being constructed at different times	**Site Selection**	1	Avoid developing on portions of sites that meet any of the following criteria: Farmland. Land within 5 feet of 100-year flood level as defined by FEMA. Specifically defined Habitat for threatened or endangered species. Land within 100 feet of any wetland as defined by the most stringent federal, state, or local agency. Greenfield within 50 feet of a defined water body. Parkland	A Design submittal, provide conformation that the site does not meet any of the prohibited requirements. For special circumstances a narrative can included.	EIR / Appendix H	1
Credit 2	Y	"Channel development to urban areas with existing infrastructure and preserve habitat and natural resources." March Lifecare Campus is designed to be a pedestrian oriented campus. Existing infrastructure will be upgraded as part of the development, and neighboring habitat directly north of the site would be preserved as part of the project.	**Development Density & Community Connectivity**	1	**Option 1**. Construct on previously developed site **AND** in a community with a minimum density of 60,000 sq. ft. per acre net.(see reference guide pages 35-42 for specific form of calculations) **OR Option 2**. Construct on previously developed site **AND** within 1/2 mile of a residential zone or neighborhood with an average destiny of 10 units per acre net **AND** within 1/2 mile of 10 basic services.	A Design submittal, provide data and calculations to document credit compliance. Submittal varies per compliance route review reference guide.	1.3.2	1
Credit 3	N		**Brownfield Redevelopment**	1	n/a	n/a	n/a	0
Credit 4.1	Y	"Reduce pollution and land development impacts from automobile use." The project is designed to be a pedestrian oriented campus with an emphasis on public transportation. RTA provides two bus stops in the project area and would increase services to the campus project at build-out. Additionally, a shuttle service is planned to connect to a future metrolink station west of the 215 freeway within the MJPA.	**Alternative Transportation**, Public Transportation Access	1	Locate project within 1/2 mile of existing or planned & funded commuter rail, light rail or subway station **OR** Locate project within 1/4 mile of one or more stops for 2 or more public or campus bus lines	A Design submittal. For rail provide a vicinity drawing showing the project site and the location of all (existing and propose) fixed rail station within 1/2 mile. A listing of each fixed rail station and the distance form the station to the project site in miles. For bus provide a vicinity drawing showing the project site and the location of all bus stops within 1/4 mile. A listing of each bus line and the distance form the station to the project site in mile	3.4.5	1

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 4.2	Y	For institutional buildings, provide secure bicycle racks and/or storage, AND provide shower and changing facilities in the building or nearby.	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1	For commercial or institutional buildings, provide secure bicycle racks and or storage within 200 yards of building entrance for 5% or more of all building users measured at peak period. **AND** provide shower and changing facilities in the building or within 200 yards of a building entrance for 0.5% of Full-Time Equivalent occupants. (see reference guide pages 55-58 for specific form of calculations)	A Design submittal. Provide FTE occupancy and transient occupancy for the project. Provide project drawings to show the locations of the secure bicycle storage areas and shower/changing facilities.	3.4.6	1
Credit 4.3	Y	Where the campus has a central fleet operation or motor pool, at least 50% of the vehicles available must be alternative fuel vehicles (as defined above). Bi-fuel vehicles must utilize the alternative fuel option. In the case of centralized parking, accommodations for alternative-fuel vehicles may be made at the central facilities, providing that those accommodations are credited cumulatively to each building's need based on the preceding criteria. The centralized parking must be within ¼ mile of the building(s) or serviced by a campus shuttle.	**Alternative Transportation**, Low-Emitting and Fuel-Efficient Vehicles	1	**Option 1**. Provide low-emitting and fuel-efficient vehicles for 3% of FTE occupants AND provide preferred parking for these vehicles. **OR Option 2**. Provide preferred parking for low-emitting and fuel-efficient vehicles for 5% of the parking provided on the site.	A Design submittal. Provide FTE occupancy for the project. Provide the total parking capacity of the site. **Option 1** provide project drawings to show the location of the preferred parking spaces for the low-emitting and fuel-efficient vehicles. Confirm quantity of low-emitting and fuel-efficient vehicles provided and their make, model and manufacturer. Confirm whether each vehicle is a zero-emission vehicle or enter each vehicle's ACEEE score. **Option 2** provide project drawings to show the location of the preferred parking spaces for the low-emitting and fuel-efficient vehicles. Confirm the number of preferred parking spaces provided.	3.4.4	1
Credit 4.4	Y	"Reduce pollution and land development impacts from single occupancy vehicle use." Size parking capacity to not exceed minimum local zoning requirements, AND, provide preferred parking for carpools or vanpools.	**Alternative Transportation**, Parking Capacity	1	**Option 1**. Size parking to not exceed minimum local zoning AND provide preferred parking for carpools or vanpools for 5% of the total provided parking.**OR Option 2**. Provide parking for less than 5% of FTE building occupants, parking that is provided is for carpool or vanpool **OR Option 4** Provide no new parking.	Design Submittal. Provide FTE occupancy for the project. Provide total parking capacity of the site. Confirm the appropriate project compliance path.	4.8.3	1
Credit 5.1	N		**Site Development,** Protect of Restore Habitat	1	n/a	n/a	n/a	0
Credit 5.2	N		**Site Development,** Maximize Open Space	1	n/a	n/a	n/a	0
Credit 6.1	Y	The Project will limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing Stormwater runoff	**Stormwater Design,** Quantity Control	1	**Option 1.** (existing impervious is ≤50%) Implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one- and two-year, 24-hour design storms. **OR** Implement a stormwater management plan that protects receiving stream channels from excessive erosion by implementing a stream channel protection strategy and quantity controls strategies.**OR Option 2.** (existing impervious is ≥50%) Implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year, 24-hour design storm.	Design Submittal. Provide the pre-development site run-off rate (cfs). Provide the pre-development site run-off quantity (qf). Provide the post-development site run-off rate (cfs). Provide the post-development site run-off quantity (qf). **OR** Provide a narrative describing the project site conditions, measure taken, and controls implemented to prevent excessive stream velocities and associated erosion.	3.8.2	1

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 6.2	Y	The Project will reduce or eliminate water pollution by reducing impervious cover, increasing on-site infiltration, eliminating sources of contaminants, and removing pollutants from Stormwater runoff.	**Stormwater Design,** Quality Control	1	Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable BMP's. BMP's used must be capable of removing 80% of the average annual post development TSS load based on existing monitoring reports.	Design Submittal. For Non-structural BMP's-Provide a list of BMP's including a description of the function of each BMP and the percent annual rainfall treated. Fro Structural Controls-Provide a list of structural controls, including a description of the pollutant removal of each control and the percent of annual rainfall treated. **AND** Provide an optional narrative.	3.8.3	1
Credit 7.1	Y	The Project will provide any combination of the following strategies for 50% of the site hardscape (roads, sidewalks, courtyards and parking lots) - Use paving materials with a Solar Refectance Index (SRI) of at least 29. Place a minimum of 50% of parking spaces under cover. Any roof used to shade or cover parking must have an SRI of at least 29.	**Heat Island Effect,** Non-Roof	1	**Option 1.** Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots) Shade within 5 years of occupancy, Paving materials with a Solar Reflectance Index (SRI) of at least 29, Open grid pavement system **OR Option 2**. Place a minimum of 50% of parking spaces under cover (defined as underground, under deck, under roof or under a building) Any roof used to shade or cover parking must have an SRI of at least 29.	Construction Submittal. Provide project site drawings high-lighting the location of specific paving materials, landscape shading, and/or underground or covered parking. **AND** **Option 1**. Provide the measured reflectance and emittance of each paving material installed on site, the total area of hardscape, total area of hardscape to be shaded within 5 years, total area of installed SRI compliant hardscape materials. **OR Option 2**. Total number of parking spaces provided on-site, total number of covered parking spaces provided on-site, **AND** (for either compliance option) Provide an optional narrative, confirm that the roof material covering or shading the parking has an SRI of at least 29.	4.4.7	1
Credit 7.2	O	An average of compliance for building roof areas may be used to meet these requirements when more than one building is on the site. For each building or for the group of buildings, combinations of high albedo and vegetated roof must collectively cover 75% of the roof area.	**Heat Island Effect,** Roof	1	**Option 1**. Use roofing materials having a SRI ≥78 for low sloped roof, SRI ≥29 for steep-sloped roof **OR Option 2**. Install a vegetated roof for at least 50% of the roof area. **OR Option 3**. Install a combination of the two (see reference guide)	Design Submittal. **Option 1** Provide total area of installed SRI compliant roofing materials, Provide a listing of installed roofing materials and their SRI values. **OR** Option 2 Provide total area of installed green roof systems. **OR Option 3**. Provide total area of installed green roof system, total area of installed SRI compliant roofing materials, provide a listing of installed roofing materials and their SRI values. **AND** Optional narrative.	Optional	0
Credit 8	Y	"Minimize light trespass from the building and the site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact nocturnal environments."	**Light Pollution Reduction**	1	For exterior lighting: Only light as required for safety and comfort. Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments. All projects shall be classified under one of the following zones, as defined in IESNA RP-33, and shall follow all of the requirements for that specific zone: LZ1-Dark (park and rural settings), LZ2-Low (Residential Areas), LZ3-Medium (Commercial/Industrial, High-Density Residential), LZ4-High (Major City Centers, Entertainment Districts)	Design Submittal. Provide copies of the project lighting drawings to document the location and type of fixtures installed. **AND** Complete the lighting power density tables on the submittal template; location and ID of each installed exterior luminaire; site area to be illuminated by the luminaire; installed LPD and ASHRAE-allowable LPD. Confirm the site zone classification for the project. Complete the site Lumen Calculation on the submittal template, type, ID, quantity installed, initial lamp lumens above 90 degrees from nadir. **AND** Provide a narrative that includes specific information regarding the light trespass analysis conducted to determined compliance.	4.9.9	1
Sustainable Site Totals		**11 (yes) - 3 (no) - 1 (optional)**						

TABLE F-1: March LifeCare Campus LEED Checklist

Water Efficiency	Yes/No/ Optional	Intent/Comments	Credit Name	Possible Points	Credit Language	Submittal Documentation	Specific Plan Location	Actual Points
Credit 1.1	Y	Limit or eliminate the use of potable water, or other natural surface or subsurface water recourses available on or near the project site, for landscape irrigation.	**Water Efficient Landscaping**, Reduce by 50%	1	Reduce Potable water consumption for irrigation by 50% from a calculated mid-summer baseline case. Reductions shall be attributed to any combination of the following items: Plant species factor, Irrigation efficiency, use of captured rainwater, use of recycled rainwater, use of recycled wastewater, use of water treated and conveyed by a public agency specifically for non-potable uses.	Design Submittal. Provide the project's calculated baseline Total Water Applied (TWA)(gal), The project's calculated design case TWA, total non-potable water supply available for irrigation purposes, narrative	4.9.1	1
Credit 1.2	Y	Eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1	Achieve Credit 1.1 **AND** Use only captured rainwater, recycled wastewater, recycled greywater, or water treated and conveyed by a public agency specifically for non-potable uses for irrigation.		4.9.1	1
Credit 2	N	Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.	**Innovative Wastewater Technologies**	1	n/a	n/a	n/a	0
Credit 3.1	O	Incorporate Savings By Design Measures. Because of the varying occupant numbers in some types of campus buildings (including students, staff, and visitors) an alternative method of calculating this credit may be used. Rather than basing the calculations on the number of occupants, the water use may be based on the total number of each type of applicable fixtures in the building and the estimated number of uses for each of these. For example, for public water closets a sample calculation is as follows: Total Daily Water Use (Public WC) = Total Number Of Fixtures x Estimated Daily Uses x Flow Rate(GPF) x Duration. The calculations should use the same fixture count and daily use numbers for the base and proposed case. This provides a reasonable representation of base and proposed case water use. Calculations should include all flush fixtures and the following flow fixtures: public and private lavatories, public and private showers, kitchen faucets, and laboratory and service lavatories. The following as process loads may be excluded: eyewash fountains, emergency showers, water coolers, and water fountains.	**Water Use Reduction**, 20% Reduction	1	Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures: water closets, urinals, lavatory faucets, showers and kitchen sinks.	Design Submittal. Provide the project's calculated occupants, the project's calculated design case water usage, the project's calculated baseline water usage, for projects using non-potable water for sewage conveyance, provide total non-potable water supply (gal) available for sewage conveyance, narrative	Optional	0
Credit 3.2	O	Individual users may attempt to achieve this requirement on their own but it will not be required as part of the Specific Plan.	**Water Use Reduction**, 30% Reduction	1	Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures: water closets, urinals, lavatory faucets, showers and kitchen sinks.		Optional	0
Water Efficiency Totals		**2 (yes) - 1 (no) - 2 (optional)**						

TABLE F-1: March LifeCare Campus LEED Checklist

Energy & Atmosphere	Yes/No/ Optional	Intent/Comments	Credit Name	Possible Points	Credit Language	Submittal Documentation	Specific Plan Location	Actual Points
Prereq 1	Y	Verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements(OPR), basis of design(BOD), and construction documents. Systems to be commissioned: Heating, ventilating, air conditioning, and refrigeration systems (HVAC&R) and associated controls, lighting and daylighting controls and domestic hot water systems	**Fundamental Commissioning of the Building Energy Systems**	Required	1) Designate an individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning process activities. a) The CxA shall have documented commissioning authority experience in at least two building projects. b) The individual serving as the CxA shall be independent of the project's design and construction management, though they may be employees of the firms providing those services. The CxA may be a qualified employee or consultant of the owner. c) The CxA shall report results, findings and recommendations directly to the owner. d) For projects smaller than 50,000 gross sq. ft., the CxA may include qualified persons on the design or construction teams who have the required experience. 2) The owner shall document the OPR. The design team shall develop the BOD. The CxA shall review these documents for clarity and completeness. 3) Develop and incorporate commissioning requirements into the construction documents. 4) Develop and implement a commissioning plan. 5) Verify the installation and performance of the systems to be commissioned. 6) Complete a summary commissioning report. (review reference guide)	Construction Submittal. Provide name and company information for the CxA. Confirm that the 6 tasks have been completed. Provide a narrative.	4.10.8	1
Prereq 2	Y	Design the building envelope, HVAC, lighting, and other systems to maximize energy performance. The ASHRAE 90.1-2004 User's Manual contains worksheets that can be used to document compliance with this prerequisite. For projects pursuing points under EA Credit 1, the computer simulation model may be used to confirm satisfaction of this prerequisite. If a local code has demonstrated quantitative and textual equivalence following, at a minimum, the U.S. Department of Energy standard process for commercial energy code determination, then it may be used to satisfy this prerequisite in lieu of ASHRAE 90.1-2004. Details on the DOE process for commercial energy code determination can be found at www.energycodes.gov/implement/determinations_com.stm.	**Minimum Energy Performance**	Required	Design building to comply with mandatory provisions of ASHRAE/IESNA Standard 90.1-2004; **and** the prescriptive requirements or performance requirements of ASHRAE/IESNA Standard 90.1-2004.	Design Submittal. Confirm that the proejct meets the requirements of the ASHRAE 90.1-2004, Provide an optional narrative	4.10.8	1
Prereq 3	Y	Reduce ozone depletion.	**Fundamental Refrigerant Management**	Required	Zero use of CFC-based refrigerants in new base building HVAC&R systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits.	Design Submittal. Confirm that the project does not use CFC refrigerants.**OR** Confirm that the project has a phase out plan for any existing CFC-based equipment. Provide a narrative.	4.10.8	1
Credit 1	Y (4)	Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use. Requirements for 20% more efficiency thanTitle 24 in the Specific Plan will allow buildings in to qualifiy for 4 LEED points under this section. Taking advantage of Savings By Design with Edison could also increase users' potential to qualify for additional points.	**Optimize Energy Performance**	1 to 10	Option 1 Whole Building Energy Simulation (for options 2 & 3 (4 points, 2-5 points) see reference manual). 2 points on this scale are required as of June, 2007. Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004. Proposed design must comply with the mandatory provisions in Standard 90.1-2004; must include all the energy costs within and associated with the building project; **AND** project must be compared against a baseline building that complies with Appendix G, Standard 90.1-2004.	Design Submittal. The EA Credit 1 Submittal Template (on USGBC website) provides detailed tables and calculations to assist with the completion of this credit	Title 24 Requirements, 2007 Savings by Design Healthcare modeling Procedures	4

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 2	Y	Encourage and recognize increasing levels of on-site renewable energy self-supply in order. Implementing a solar roof program for proposed buildings and parking lots would allow the project to qualify for these points.	**On-Site Renewable Energy**	1 to 3	Calculate project performance by expressing the energy produced by the renewable systems as a percentage of the building annual energy cost. Use the building annual energy cost calculated in EA Credit 1 or use the Department of Energy (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use.	Design Submittal. The EA Credit 2 Submittal Template (on USGBC website) provides detailed tables and calculations to assist with the completion of this credit. Provide on-site renewable energy source, annual energy generated for each source, backup fuel for each source, Describe the source of annual energy cost information	4.10.8	1
Credit 3	O	Begin the commissioning process early during the design process and execute additional activities after systems performance verification is completed	**Enhanced Commissioning**	1	1. Prior to the start of the construction documents phase, designate an independent Commissioning Authority (CxA) to lead, review, and oversee the completion of all Cx process activities. The CxA shall, at a minimum, perform Tasks 2, 3 and 6. Other team members may perform Tasks 4 and 5.a. The CxA shall have documented CxA experience in at least two building projects. b. The individual serving as the CxA shall be- i. independent of the work of design and construction; ii. not an employee of the design firm, though they may be contracted through them; iii. not an employee of, or contracted through, a contractor or construction manager holding construction contracts; iv. (can be) a qualified employee or consultant of the owner. c. The CxA shall report results, findings and recommendations directly to the owner. d. This requirement has no deviation for project size. 2. The CxA shall conduct, at a minimum, one Cx design review of the OPR, BOD, and design documents prior to mid-construction documents phase and back-check the review comments in the subsequent design submission. 3. The CxA shall review contractor submittals applicable to systems being commissioned for compliance with the OPR and BOD. This review shall be concurrent with A/E reviews and submitted to the design team and the owner. 4. Develop a systems manual that provides future operating staff the information needed to understand and optimally operate the commissioned systems. 5. Verify that the requirements for training operating personnel and building occupants are completed. 6. Assure the involvement by the CxA in reviewing building operation within 10 months after substantial completion with O&M staff and occupants. Include a plan for resolution of outstanding commissioning-related issues.	Construction Submittal. The following project data and calculation information is required to document credit compliance. Provide the name, firm and experience information for the CxA, confirm that the 6 required tasks have been completed, provide a narrative description of the results of the commissioning design review, implementation of the systems manual and training, and the plan for the review of building operation at 8 to 10 months.	Optional	0
Credit 4	Y	Reduce ozone depletion and support early compliance with the Montreal Protocol while minimizing direct contributions to global warming.	**Enhanced Refrigerant Management**	1	**OPTION 1** Do not use refrigerants. **OR OPTION 2** Select refrigerants and HVAC&R that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The base building HVAC&R equipment shall comply with the following formula, which sets a maximum threshold for the combined contributions to ozone depletion and global warming potential **AND** Do not install fire suppression systems that contain ozone-depleting substances (CFCs, HCFCs or Halons).	Design Submittal. Using the online Submittal Templates: provide the HVAC&R equipment types, including number, size (tons), refrigerant, and refrigerant charge, provide a narrative describing any special circumstances or calculation explanations.	4.10.8	1
Credit 5	O	Provide for the ongoing accountability of building energy consumption over time	**Measurement & Verification**	1	Develop and implement a Measurement & Verification (M&V) Plan consistent with Option D or Option B, (see reference guide), The M&V period shall cover a period of no less than one year of post-construction occupancy.	Construction Submittal. Confirm IPMVP Option prusued by the project, Upload copy of M&B plan, provide a narrative for special circumstances	Optional	0

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 6	O	Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.	**Green Power**	1	Provide at least 35% of the building's electricity from renewable sources by engaging in at least a two-year renewable energy contract. Renewable sources are as defined by the Center for Resource Solutions (CRS) Green-e products certification requirements. Determine baseline electricity use: Use the annual electricity consumption from the results of EA Credit 1. **OR** Use the Department of Energy (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use.	Construction Submittal. OPTION 1 Provide the name of the green power provider and contract term. Provide total annual electricity consumption (kWh) and total annual green power purchase (kWh). OPTION 2 Provide the name of the renewable energy certificate vendor. Provide total annual electricity consumption (kWh). Provide the value of the green tags purchased (kWh).	Optional	0
Atmosphere & Energy Totals		**9 (yes) - 0 (no) - 2 (optional)**						
Materials & Resources	**Yes/No/ Optional**	**Intent/Comments**	**Credit Name**	**Possible Points**	**Credit Language**	**Submittal Documentation**	**Specific Plan Location**	**Actual Points**
Prereq 1	Y	Facilitate the reduction of waste enerated by building occupants that is hauled to and disposed of in landfills.	**Storage & Collection of Recyclables**	Required	Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals. *A gudie for the recycle area size is provided on Page 240, table 1 Recycling Area Guidelines of the Reference Guide.*	Design Submittal. Confirm that recycling collection areas have been provided, per requirements, to meet the needs of the project. Confirm the types of materials that are being collected for recycling. Provide an optional narrative describing any special circumstances or considerations regarding the project's prerequisite approach.	3.8, 4.4.5, and 4.4.6	1
Credit 1.1	N	Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1	n/a	n/a	n/a	0
Credit 1.2	N	Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.	**Building Reuse**, Maintain 100% of Existing Walls, Floors & Roof	1	n/a	n/a	n/a	0
Credit 1.3	N	Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1	n/a	n/a	n/a	0
Credit 2.1	Y	Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirectreusable materials to appropriate sites.	**Construction Waste Management**, Divert 50% from Disposal	1	Recycle and/or salvage at least 50% of non-hazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.	Construction Submittal. Complete the construction waste calculation tables in the Submittal Template. The following information will be required to fill in these tables: general description of each type/category of waste generated; location of receiving agent (recycler/landfill) for waste; quantity of waste diverted (by category) in tons, or cubic yards, Provide a narrative describing the project's construction waste management approach. The narrative should include the project's Construction Waste Management Plan.	3.8	1
Credit 2.2	O	Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.	**Construction Waste Management**, Divert 75% from Disposal	1	Recycle and/or salvage an additional 25% beyond MR Credit 2.1 (75% total) of nonhazardous construction and demolition debris. Excavated soil and land-clearing debris does not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.		Optional	0

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 3.1	O	Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources. Identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items.	**Materials Reuse**, 5%	1	Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least **5%**, based on cost, of the total value of materials on the project. *Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7*	Construction Submittal. Provide the total project materials cost (Divisions 2–10) or provide the total project cost for Divisions 2–10 to apply the 45% default materials value. Provide a tabulation of each salvaged/ reused material used on the project. The tabulation must include a description of the material, the source/vendor for the material and the product cost. Provide a narrative describing the materials reuse strategy implemented by the project. Include specific information about reused/salvaged materials used on the project.	Optional	0
Credit 3.2	O	Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.	**Materials Reuse**,10%	1	Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least **10%**, based on cost, of the total value of materials on the project. *Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7*		Optional	0
Credit 4.1	Y	Increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.	**Recycled Content**, 10% (post-consumer + ½ pre-consumer)	1	Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least **10%** *(based on cost)* of the total value of the materials in the project. The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value. *Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.* (See reference guide pages 265-271 for specific definitions of post-consumer content and pre-consumer content)	Construction Submittal. Provide the total project materials cost (Divisions 2–10) or provide the total project cost for Divisions 2–10 to apply the 45% default materials value, Provide a tabulation of each material used on the project that is being tracked for recycled content, The tabulation must include a description of the material, the manufacturer of the material, the product cost, the pre-consumer and/or post-consumer recycled content percentage, and the source of the recycled content data, Provide an optional narrative	4.10.5	1
Credit 4.2	O	Increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.	**Recycled Content**, 20% (post-consumer + ½ pre-consumer)	1	Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least **20%** *(based on cost)* of the total value of the materials in the project. The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value. *Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.* (See reference guide pages 265-271 for specific definitions of post-consumer content and pre-consumer content)		Optional	0

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 5.1	Y	Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.	**Regional Materials**, 10% Extracted, Processed & Manufactured Regionally	1	Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of **10%** *(based on cost)* of the total materials value. If only a fraction of a product or material is extracted/harvested/recovered and manufactured locally, then only that percentage *(by weight)* shall contribute to the regional value. *Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.*	Construction Submittal. Provide the project's total project cost (for application of 45% default factor) or total materials cost. Note this reported value must be consistent across all MR credits. Complete the regional materials calculation table in the Submittal Template. The following information will be required to fill in this table: product name for each tracked material; material manufacturer; total product cost for each tracked material; percentage of product, by weight, that meets both the extraction and manufacture criteria; distance between the project site and extraction/harvest/recovery site; distance between the project site and the final manufacturing location. Provide an optional narrative.	4.10.5	1
Credit 5.2	O	Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.	**Regional Materials**, 20% Extracted, Processed & Manufactured Regionally	1	Use building materials or products that have been extracted, harvested or recovered,as well as manufactured, within 500 miles of the project site for an additional 10% beyond MR Credit 5.1 (total of **20%**, *based on cost*) of the total materials value. If only a fraction of the material is extracted/harvested/recovered and manufactured locally,then only that percentage (by weight) shall contribute to the regional value.		Optional	0
Credit 6	Y	Reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials. *Establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed.*	**Rapidly Renewable Materials**	1	Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.	Construction Submittal. Provide the project's total project cost (for application of 45% default factor) or total materials cost. Note this reported value must be consistent across all MR credits. Complete the rapidly renewable materials calculation table in the Submittal Template. The following information will be required to fill in this table: product name for each tracked material; material manufacturer; total product cost for each tracked material; percentage of product, by weight, for each material that meets the rapidly renewable criteria. Provide an optional narrative.	4.10.5	1
Credit 7	N	Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components. These components include, but are not limited to, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.	**Certified Wood**	1	n/a	n/a	n/a	0
Materials & Resources Totals		**5 (yes) - 4 (no) - 5 (optional)**						

TABLE F-1: March LifeCare Campus LEED Checklist

Indoor Environmental Quality	Yes/No/ Optional	Intent/Comments	Credit Name	Possible Points	Credit Language	Submittal Documentation	Specific Plan Location	Actual Points
Prereq 1	Y	Establish minimum Indoor Air Quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants.	**Minimum IAQ Performance**	**Required**	Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent. *Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1.*	Design Submittal. Design narrative describing the project's ventilation design. Include specific information regarding fresh air intake volumes and any special conditions that affected the project's ventilation design. **AND** For Mechanically Ventilated Buildings: confirmation that the project has been designed to meet the minimum requirements of ASHRAE Standard 62.1-2004, Ventilation for Acceptable Indoor Air Quality, using the Ventilation Rate Procedure. **OR** For Naturally Ventilated Buildings: confirmation that the project has been designed to comply with the requirements for location and size of window openings per ASHRAE Standard 62.1- 2004, Section 5.1. **AND** For Naturally Ventilated Buildings: provide applicable project drawings to show the naturally ventilated building zones and the operable window areas.	4.10.8	1
Prereq 2	Y	Minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to Environmental Tobacco Smoke (ETS).	**Environmental Tobacco Smoke** (ETS) **Control**	**Required**	**Option 1** Prohibit smoking in the building; AND locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows. **OR Option 2** Prohibit smoking in the building except in designated smoking areas. Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows. Locate designated smoking rooms to effectively contain, capture and remove ETS from the building. At a minimum, the smoking room must be directly exhausted to the outdoors with no re-circulation of ETS-containing air to the non-smoking area of the building, and enclosed with impermeable deck-to-deck partitions. (for additional specific pressure and testing thresholds please see reference guide pages 297-301) **OR** Option 3 (for residential buildings only) (see reference guide pages 297-301).	Design Submittal. Confirmation that the project has met the requirements for the appropriate project category: Non-Smoking Building; Building with Designated Smoking Rooms; or Residential Project. For buildings with interior smoking rooms or for residential projects, provide appropriate copies of construction drawings to document the location of the smoking rooms, designed area separations and dedicated ventilation systems. Optional narrative.	California Law	1

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 1	O	Provide capacity for ventilation system monitoring to help sustain occupant comfort and well-being.	**Outdoor Air Delivery Monitoring**	1	Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain design minimum ventilation requirements. Configure all monitoring equipment to generate an alarm when the conditions vary by 10% or more from setpoint, via either a building automation system alarm to the building operator or via a visual or audible alert to the building occupants. Mechanically Ventilated - Monitor carbon dioxide concentrations within all densely occupied spaces (those with a design occupant density greater than or equal to 25 people per 1000 sq.ft.). CO2 monitoring locations shall be between 3 feet and 6 feet above the floor; AND For each mechanical ventilation system serving non-densely occupied spaces, provide a direct outdoor airflow measurement device capable of measuring the minimum outdoor airflow rate with an accuracy of plus or minus 15% of the design minimum outdoor air rate, as defined by ASHRAE 62.1-2004. (for specifics on naturally ventilated spaces see reference guide pages 303-307).	Design Submittal. Confirm type of ventilation system and installed controls, design narrative describing projects system, copies of applicable project drawings to document the location and type of installed sensors.	Optional	0
Credit 2	Y	Provide additional outdoor air ventilation to improve indoor air quality for improved occupant comfort, well-being and productivity.	**Increased Ventilation**	1	MECHANICALLY VENTILATED Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQ Prerequisite 1. NATURALLY VENTILATEDDesign natural ventilation systems for occupied spaces to meet the recommendations set forth in the Carbon Trust Good Practice Guide 237 [1998]. Determine that natural ventilation is an effective strategy for the project by following the flow diagram process shown in Figure 1.18 of the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual 10: 2005, Natural ventilation in non-domestic buildings. **AND** Use diagrams and calculations to show that the design of the natural ventilation systems meets the recommendations set forth in the CIBSE Applications Manual 10: 2005, Natural ventilation in non-domestic buildings. **OR** Use a macroscopic, multi-zone, analytic model to predict that room-by-room airflows will effectively naturally ventilate defined as providing the minimum ventilation rates for at least 90% of occupied spaces. (as required by ASHRAE 62.1-2004 Chapter 6).	Design Submittal. Mechanically Ventilated Buildings. Confirm that the breathing zone ventilation rates in all occupied spaces have been designed to exceed the minimum rates required by ASHRAE Standard 62.1-2004 or the applicable local code, whichever is more stringent, by a minimum of 30%. Design narrative describing the project's ventilation system design. Include specific information regarding the fresh air intake volume for each specific occupied zone to demonstrate that the design exceeds the referenced standard or the applicable local code, whichever is more stringent, by at least 30%. Naturally Ventilated Buildings. Confirm that the natural ventilation system has been designed to meet the recommendations set forth in the Carbon Trust Good Practice Guide 237 [1988]. Design narrative describing the design method (CIBSE Method/Analytic Model) utilized in determining the natural ventilation design for the project. Provide specific information regarding calculation methodology and/or model results to demonstrate that the ventilation design complies with the referenced standards.	4.10.6 and 4.10.8	1

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 3.1	O	Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.	**Construction IAQ Management Plan**, During Construc-tion	1	Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows: During construction meet or exceed the recommended Control Measures of the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 1995, Chapter 3. Protect stored on-site or in-stalled absorptive materials from moisture damage. If permanently installed air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 shall be used at each return air grille, as determined by ASHRAE 52.2-1999. Replace all filtration media immediately prior to occupancy.	Construction Submittal. Provide a copy of the project's Indoor Air Quality (IAQ) Management Plan. Confirm if the permanently installed air handling equipment was used during construction. Provide photos to highlight the implemented construction IAQ practices. List all filtration media (manufacturer, model #, MERV rating, location of installed filter) installed during construction and confirm that each was replaced prior to final occupancy. Provide an optional narrative	Optional	0
Credit 3.2	O	Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.	**Construction IAQ Management Plan**, Before Occupancy	1	Develop and implement an Indoor Air Quality (IAQ) Management Plan for the preoccupancy phase as follows: OPTION 1 — FLUSH-OUT After construction ends, prior to occupancy and with all interior finishes installed, perform a building flush-out by supplying a total air volume of 14,000 cu.ft. of outdoor air per sq.ft. of floor area while maintaining an internal temperature of at least 60ºF and relative hu-midity no higher than 60%. OR If occupancy is desired prior to completion of the flush-out, the space may be occupied following delivery of a minimum of 3,500 cu.ft. of outdoor air per sq.ft. of floor area to the space. Once a space is occupied, it shall be ventilated at a minimum rate of 0.30 cfm/sq.ft. of outside air or the design minimum outside air rate determined in EQ Prerequisite 1, whichever is greater. During each day of the flush-out period, ventilation shall begin a minimum of three hours prior to occupancy and continue during occupancy. These conditions shall be maintained until a total of 14,000 cu.ft./sq.ft. of outside air has been delivered to the space. OR OPTION 2 — AIR QUALITY TESTING (see reference guide pages 325-332 for air testing details).	Construction Submittal. Confirm approach taken by the project (pre-occupancy flush-out; flush-out with early occupancy; IAQ testing) A copy of the project's Indoor Air Quality testing report (if applicable) A narrative describing the project's specific flush-out procedures and/or IAQ testing process and results.	Optional	0

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 4.1	O	Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.	**Low-Emitting Materials**, Adhesives & Sealants	1	All adhesives and sealants used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the referenced standards (see reference guide pages 335-338).	Construction Submittal.Provide a listing of each indoor adhesive, sealant and sealant primer product used on the project. Include the manufacturer's name, product name, specific VOC data (in g/L, less water) for each product, and the corresponding allowable VOC from the referenced standard. Provide a listing of each indoor aerosol adhesive product used on the project. Include the manufacturer's name, product name, specific VOC data (in g/L, less water) for each product, and the corresponding allowable VOC from the referenced standard. Optional Narrative.	Optional	0
Credit 4.2	O	Reduce the quantity of indoor air contaminants that are odorous, irritating and/orharmful to the comfort and well-being of installers and occupants.	**Low-Emitting Materials**, Paints & Coatings	1	Paints and coatings used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the following criteria: Architectural paints, coatings and primers applied to interior walls and ceilings: Do not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, First Edition, May 20, 1993. Primers must meet the VOC limit for non-flat paint. - Flats: 50 g/L - Non-Flats: 150 g/L Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates: Do not exceed the VOC content limit of 250 g/L established in Green Seal Standard GS-03, Anti-Corrosive Paints, Second Edition, January 7, 1997. Clear wood finishes, floor coatings, stains, sealers, and shellacs applied to interior elements: Do not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. The following list of SCAQMD VOC limits are examples. Refer to the standards for complete details. - Clear wood finishes: varnish 350 g/L; lacquer 550 g/L - Floor coatings: 100 g/L - Sealers: waterproofing sealers 250 g/L; sanding sealers 275 g/L; all other sealers 200 g/L - Shellac: clear 730 g/L; pigmented 550 g/L - Stains: 250 g/L.	Construction Submittal. Provide a listing of each indoor paint and coating used on the project. Include the manufacturer's name, product name, specific VOC data (in g/L) for each product, and the corresponding allowable VOC from the referenced standard. Optional Narrative.	Optional	0
Credit 4.3	O	Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.	**Low-Emitting Materials**, Carpet Systems	1	All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 50 g/L.	Construction Submittal. Provide a listing of each carpet product installed in the building interior. Confirm that the product complies with the CRI Green Label Plus testing program. Provide a listing of each carpet cushion product installed in the building interior. Confirm that the product complies with the CRI Green Label testing program. Optional Narrative.	Optional	0

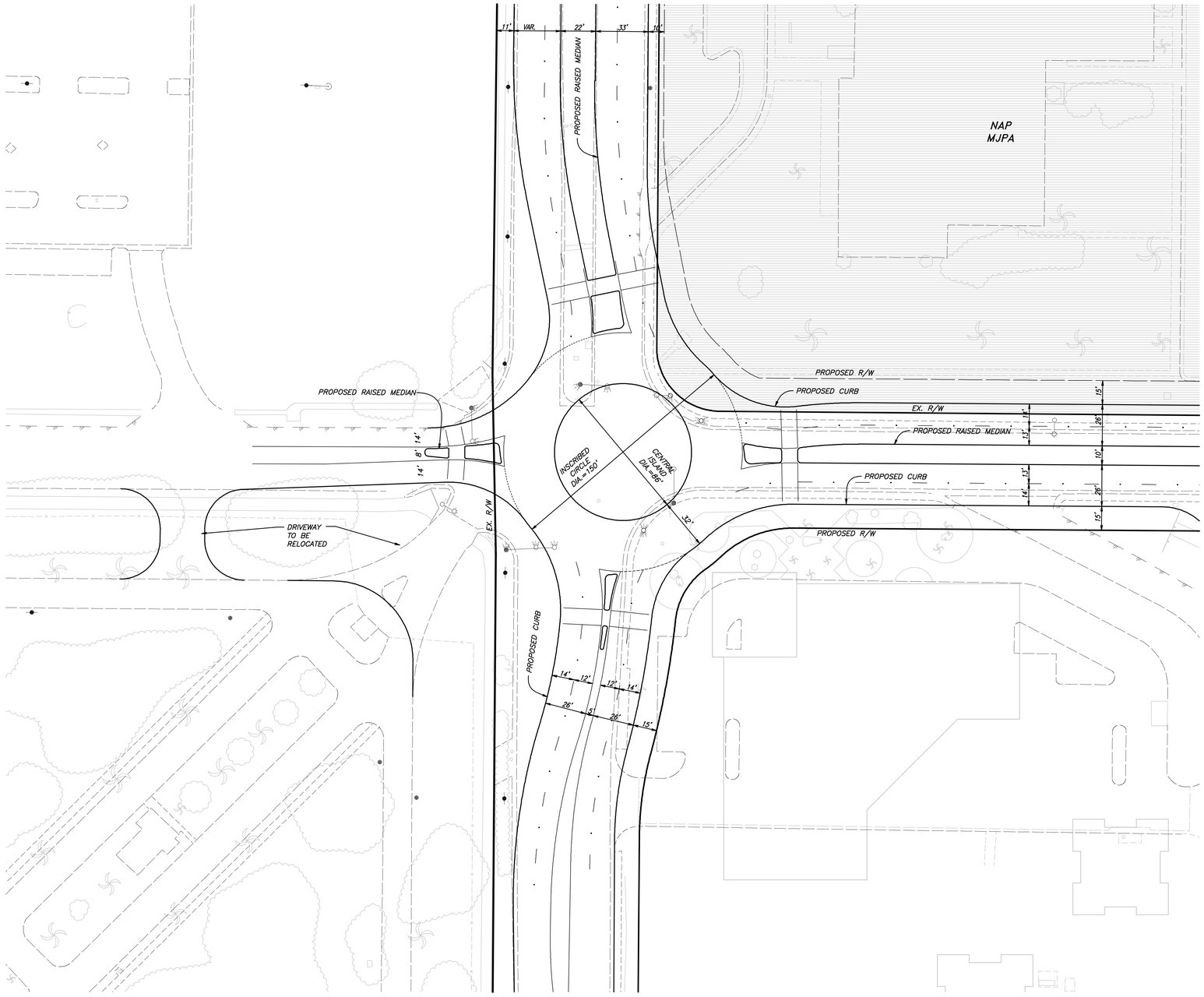
TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 4.4	O	Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1	Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins. Composite wood and agrifiber products are defined as: particleboard, medium density fiberboard (MDF), plywood, wheatboard, strawboard, panel substrates and door cores. Materials considered fit-out, furniture, and equipment (FF&E) are not considered base building elements and are not included.	Construction Submittal. Provide a listing of each composite wood and agrifiber product installed in the building interior. Confirm that each product does not contain any added urea-formaldehyde. Optional Narrative.	Optional	0
Credit 5	O	Minimize exposure of building occupants to potentially hazardous particulates andchemical pollutants.	**Indoor Chemical & Pollutant Source Control**	1	Design to minimize/control pollutant entry into buildings, cross-contamination of regularly occupied areas: Employ permanent entryway systems at least 6' long in the primary direction of travel to capture dirt and particulates from entering the building at entryways that are directly connected to the outdoors and that serve as regular entry points for building users. Acceptable entryway systems include permanently installed grates, grilles, or slotted systems that allow for cleaning underneath. Roll-out mats are only acceptable when maintained on a weekly basis by a contracted service organization. Where hazardous gases or chemicals may be present or used (including garages, housekeeping/laundry areas and copying/printing rooms), exhaust each space sufficiently to create negative pressure with respect to adjacent spaces with the doors to the room closed. For each of these spaces, provide self-closing doors and deck to deck partitions or a hard lid ceiling. The exhaust rate shall be at least 0.50 cfm/sq.ft., with no air re-circulation. The pressure differential with the surrounding spaces shall be at least 5 Pa on average and 1 Pa min. when the doors to the rooms are closed. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media prior to occupancy that provides a Minimum Efficiency Reporting Value (MERV) of 13 or better. Filtration should be applied to process both return and outside air that is to be delivered as supply air.	Design Submittal. Provide confirmation that required entryway systems have been specified/ installed. Provide a listing of each entryway product specified/installed in the building. For roll-up or carpeted systems, confirm that the required contracted maintenance will take place. Provide copies of the project's construction drawings to highlight the location of the installed entryway systems. Confirm that chemical use areas have been designed as separate rooms with dedicated exhaust systems and appropriate negative pressurization. Provide copies of the project's mechanical drawings to highlight the location of chemical usage areas, room separations, and the associated exhaust systems. If mechanically ventilated, confirm that the installed filters have a MERV rating of 13 or better. Provide a listing of the installed filters and their associated MERV ratings. Optional Narrative.	Optional	0

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 6.1	O	Provide a high level of lighting system control by individual occupants or by specific groups in multi-occupant spaces (i.e., classrooms or conference areas) to promote the productivity, comfort and well-being of building occupants.	**Controllability of Systems**, Lighting	1	Provide individual lighting controls for 90% min. of the building occupants to enable adjustments to suit individual task needs and preferences. **AND** Provide lighting system controllability for all shared multi-occupant spaces to enable lighting adjustment that meets group needs and preferences.	Design Submittal. Provide a listing of the total number of individual workstations and lighting controls. For Provide a listing of the project's group multi-occupant spaces and a description of the installed lighting controls. Provide a narrative describing the project's lighting control strategy. Include data regarding the type and location of individual controls (general area illumination controls for multi-workstation spaces may not be counted towards this credit) and also the type and location of controls provided for shared multi-occupant spaces.	Optional	0
Credit 6.2	O	Provide a high level of thermal comfort system control by individual occupants or by specific groups in multi-occupant spaces (i.e., classrooms or conference areas) to promote the productivity, comfort and well-being of building occupants.	**Controllability of Systems**, Thermal Comfort	1	Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable window must meet the requirements of ASHRAE 62.1-2004 paragraph 5.1 Natural Ventilation. **AND** Provide comfort system controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences. Conditions for thermal comfort are described in ASHRAE Standard 55-2004 to include the primary factors of air temperature, radiant temperature, air speed and humidity. Comfort system control for the purposes of this credit is defined as the provision of control over at least one of these primary factors in the occupant's local environment.	Design Submittal. Provide a listing of the total number of individual workstations and thermal controls. Provide a listing of the project's group multi-occupant spaces and a description of the installed thermal controls. Provide a narrative describing the project's comfort control strategy. Include data regarding the type and location of individual and shared group-occupancy controls.	Optional	0
Credit 7.1	Y	Provide a comfortable thermal environment that supports the productivity and wellbeing of building occupants.	**Thermal Comfort**, Design	1	Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy. Demonstrate design compliance in accordance with the Section 6.1.1 Documentation.	Design Submittal. Provide data regarding seasonal temperature and humidity design criteria. Provide a narrative describing the method used to establish the thermal comfort conditions for the project and how the systems design addresses the design criteria. Include specific information regarding compliance with the referenced standard.	4.10.8	1
Credit 7.2	O	Provide for the assessment of building thermal comfort over time.	**Thermal Comfort**, Verification	1	Agree to implement a thermal comfort survey of building occupants within a period of six to 18 months after occupancy. This survey should collect anonymous responses about thermal comfort in the building including an assessment of overall satisfaction with thermal performance and identification of thermal comfort-related problems. Agree to develop a plan for corrective action if the survey results indicate that more than 20% of occupants are dissatisfied with thermal comfort in the building. This plan should include measurement of relevant environmental variables in problem areas in accordance with ASHRAE Standard 55-2004.	Design Submittal. Provide a narrative describing the survey planned for the validation of the thermal comfort conditions for the project. Include a specific description of the provisions for creating a plan for corrective action.	Optional	0

TABLE F-1: March LifeCare Campus LEED Checklist								
Credit 8.1	Y	Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.	**Daylight & Views**, Daylight 75% of Spaces	1	OPTION 1 Glazing Factor Calculation Achieve a min. glazing factor of 2% in a min. of 75% of all regularly occupied areas. OR OPTION 2 Daylight Simulation Model Demonstrate, through computer simulation, that a min daylight illumination level of 25 foot-candles has been achieved in a minimum of 75% of all regularly occupied areas. OR OPTION 3 Daylight Measurements Demonstrate, through records of indoor light measurements, that a minimum daylight illumination level of 25 foot-candles has been achieved in at least 75% of all regularly occupied areas. Exceptions for areas where tasks would be hindered by the use of daylight will be considered on their merits. (see reference guide for specifics on model and measurement requirements).	Design Submittal. Option 1 Complete the template calculation spreadsheet to demonstrate overall Glazing Factor. occupied area (sq.ft.); area of each type of glazing (sidelighting and toplighting); visible light transmittance (Tvis) for each glazing type. Option 2. Complete the template calculation spreadsheet to demonstrate that the project complies with the min illumination levels. Provide total regularly occupied area (sq. ft.); total regularly occupied area that achieves a simulated min 25 foot-candles. Provide copies of the applicable project drawings showing the simulation results. Option 3 Complete template calculation spreadsheet to demonstrate project complies with the min. illumination levels. Provide total regularly occupied area (sq. ft.); total regularly occupied space that achieves a measured min. 25 foot-candles. Provide copies of the applicable project drawings showing the illumination simulation results. Provide a narrative (see reference guide pages 375-383 for specific narrative requirements).	4.10.6	1
Credit 8.2	O	Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.	**Daylight & Views**, Views for 90% of Spaces	1	Achieve direct line of sight to the outdoor environment via vision glazing between 2’6” and 7’6” above finish floor for building occupants in 90% of all regularly occupied areas. Determine the area with direct line of sight by totaling the regularly occupied square footage that meets the following criteria: -In plan view, the area is within sight lines drawn from perimeter vision glazing. -In section view, a direct sight line can be drawn from the area to perimeter vision glazing. Line of sight may be drawn through interior glazing. For private offices, the entire square footage of the office can be counted if 75% or more of the area has direct line of sight to perimeter vision glazing. For multi-occupant spaces, the actual square footage with direct line of sight to perimeter vision glazing is counted.	Design Submittal. Complete the template to demonstrate overall access to views from occupied spaces. Provide occupied space identification, occupied area (sq. ft.), and area (sq.ft.) of each occupied space with direct access to views. Provide copies of the applicable project drawings showing the line of sight from interior spaces through exterior windows in both plan and sectional views. Provide a narrative (see reference guide pages 385-390 for specific narrative requirements)	Optional	0
Indoor Environmental Quality Totals		**5 (yes) - 0 (no) - 12 (optional)**						

TABLE F-1: March LifeCare Campus LEED Checklist								
Innovation & Design Process	**Yes/No/ Optional**	**Intent/Comments**	**Credit Name**	**Possible Points**	**Credit Language**	**Submittal Documentation**	**Specific Plan Location**	**Actual Points**
Credit 1.1	O	To Provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED NC 2.2 Rating system and/or innovative performance in Green Building categories note specifically address by the rating system.	**Innovation in Design**: Provide Specific Title	1-4	In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach that would be used to meet them.	Design or Construction Submittal. Provide the specific title for the ID credit being pursued. Provide a narrative statement of the credit intent. Provide a narrative statement describing the credit requirements. Provide a narrative statement describing the project approach. Provide copies of any specific drawings or exhibits that will serve to illustrate the projects approach. (A separate set of submittals is required for each point pursued and not single strategy is eligible for more than one point. Four independent sustainability measure may be applied to ID points.)	Optional	0
Credit 2	O	To support and encourage the design integration required by a LEED for NC green building project and to streamline the application and certification process.	**LEED® Accredited Professional**	1	At least one principal participant of the project team shall be a LEED Accredited Professional (AP).	Construction Submittal. Provide the name of the LEED AP, name of the LEED AP's company, a brief description of the LEED AP's project role	Optional	0
Innovation & Design Process Totals		**0 (yes) - 0 (no) - 2 (optional)**						
Project Totals (pre-certification estimates)		32 Points						
Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points								
Users will be subject to the LEED, OSHPD, and title 24 standards that are in effect at the time of building permit submittal.								

Appendix G – Conceptual Street Plans



PHASING NOTE

ROUNDABOUT CONCEPT IS AN ALTERNATIVE OPTION ONLY. IF CONSTRUCTED, IMPROVEMENTS WILL BE IMPLEMENTED IN PHASE 1A

GRAPHIC SCALE 1"=30'

30 0 30 60 90

REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED STRIPING PLAN
ALTERNATE 'A' RIVERSIDE/MEYER ROUNDABOUT

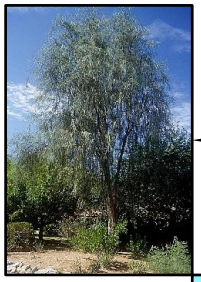
SCALE:	1"=30'
DATE:	3/14/2011
DRAWN:	dlg
DESIGNED:	RAB
CHECKED:	RAB

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
Phone (951) 686-1070
Fax (951) 788-1256

W.O.	10-0066
SHEET	25
OF	44 SHEETS
DWG. NO.	10-066MPP-RA.PRO

FILE: G:\2010\10-0066\Dwg & Pro\Entitlement\10-066MPP-RA.pro
PLOT DATE: 6/23/2011

Appendix H – Plant Palette

	TREES	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
		Acacia stenophylla	Shoestring Acacia	E.G.	40' Tall & Wide	Drought Tolerant: .1	Screening/ Accent
		Arbutus 'Marina'	Marina Arbutus	E.G.	40' Tall & Wide	Drought Tolerant: .3	Accent/ Healing garden
		Brachychiton populneus	Bottle Tree	E.G.	30'-50' T x 30' W	Drought Tolerant: .3	Street tree
		Brahea armata	Mexican Blue Palm	E.G.	20'-30' T x 10' W	Drought Tolerant: .2	Accent
		Callistemon citrinus	Lemon Bottlebrush	E.G.	20'-25' T x 10' W	Drought Tolerant: .3	Street tree/ Healing garden

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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	TREES	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
		Callistemon viminalis	Weeping Bottlebrush	E.G.	25'-40' T x 20' W	Drought Tolerant: .3	Street tree
		Cercis occidentalis	Western Redbud	DEC.	20' Tall & Wide	Drought Tolerant: .3	Accent/ Healing garden
		Cupressus arizonica glabra	Arizona Cypress	E.G.	40' T x 20' W	Drought Tolerant: .2	Screening/ Massing
		Eucalyptus sideroxylon	Red or Pink Ironbark	E.G.	30'-90' T x 30'-60' W	Drought Tolerant: .3	Parking lot Street tree Parkway
		Geijera parviflora	Australian Willow	E.G.	30'-40' T x 20'-25' W	Drought Tolerant: .3	Riverside Dr./ Entry for Meyer
		Koelreuteria paniculata	Golden Rain Tree	DEC.	20'-35' T x 25'-40' W	Drought Tolerant: .3	Parking lot Street tree Parkway
		Lagerstromia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	DEC.	15' Tall & Wide	Drought Tolerant: .3	Riverside Dr./ Entry for Meyer

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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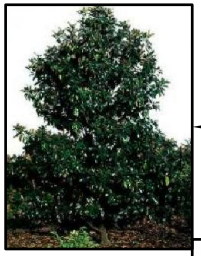
	TREES	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
		Magnolia grandiflora 'St. Mary'	St. Mary Magnolia	E.G.	20'-25' Tall ¢ Wide	Moderate Water: .4	Riverside Dr.
		Melaleuca Linarifolia	Flax Leaf Paper Bark	E.G.	20'-30' T x 20'-25' W	Drought Tolerant: .2	Screening/ Massing
		Olea europeae 'Swan Hill'	Fruitless Olive	E.G.	25'-30' Tall ¢ Wide	Drought Tolerant: .2	Riverside Dr.
		Parkinsonia floridum	Blue Palo Verde	DEC.	35' T x 30' W	Drought Tolerant: .1	Riverside Dr.
		Pistacia chinensis	Chinese Pistache	DEC.	30'-60' Tall ¢ Wide	Drought Tolerant: .4	Accent/ Healing garden
		Pithecellobium mexicanum	Mexican Ebony	DEC.	20'-30' T x 20' W	Drought Tolerant: .2	Accent
		Prosopis hybrid 'Phoenix'	'Phoenix' Mesquite	DEC.	30' Tall ¢ Wide	Drought Tolerant: .2	Accent/ Healing garden

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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TREES	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
	Quercus agrifolia	Coast Live Oak	E.G.	20'-70' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden
	Quercus ilex	Holly Oak	E.G.	30'-60' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden
	Quercus suber	Cork Oak	E.G.	30'-60' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden
	Quercus virginiana 'Heritage'	Heritage Southern Live Oak	E.G.	40'-80' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden
	Schinus molle	California Pepper	E.G.	25'-40' Tall & Wide	Drought Tolerant: .2	Accent

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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SHRUBS	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
	Bougainvillea species	Bougainvillea	E.G.	2'-3' T x 10'-12' W	Drought Tolerant: .3	Accent/ Massing/ Healing garden
	Arbutus unedo 'Elfin King'	Dwarf Strawberry Tree	E.G.	5' Tall ¢ Wide	Drought Tolerant: .3	Border/ Accent
	Caesalpinia mexicana	Mexican Bird of Paradise	E.G.	10'-12' Tall ¢ Wide	Drought Tolerant: .2	Border/ Accent
	Callistemon 'Little John'	Dwarf Bottlebrush	E.G.	3' Tall ¢ Wide	Moderate Water: .4	Accent/ Ground cover
	Cordia boisieri	Texas Olive	E.G.	10'-12' T x 10' W	Drought Tolerant: .2	Accent
	Convolvulus cnerorum	Bush Morning Glory	E.G.	2'-4' Tall ¢ Wide	Drought Tolerant: .3	Ground cover/ Massing
	Cotoneaster congestus	Pyrenees Cotoneaster	E.G.	3' Tall ¢ Wide	Drought Tolerant: .3	Ground cover/ Massing
	Cotoneaster horizontalis	Rock Cotoneaster	E.G.	2'-3' T x 15' W	Drought Tolerant: .3	Hedge/ Screen

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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	SHRUBS	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
		Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	E.G.	10'-15' Tall & Wide	Moderate Water: .4	Hedge/ Screen
		Leucophyllum candidum	Violet Silverleaf	E.G.	3' Tall & Wide	Drought Tolerant: .2	Riverside Dr./ Entry for Meyer
		Leucophyllum laevigatum	Chihuahuan Rain Sage	E.G.	4' Tall & Wide	Drought Tolerant: .2	Massing/ Border/ Parking lot
		Leucophyllum langmaniae	Cinnamon Sage	E.G.	5' Tall & Wide	Drought Tolerant: .2	Massing/ Border/ Parking lot
		Melaleuca nesophila	Pink Melaleuca	E.G.	15' Tall & Wide	Drought Tolerant: .2	Accent/ Screening/ Massing
		Nandina domestica 'Monum'	Heavenly Bamboo	E.G.	4'-5' T x 3' W	Moderate Water: .4	Riverside Dr./ Entry for Meyer/ Healing garden
		Rhaphiolepis indica 'Spring Rapture'	Spring Rapture Indian Hawthorn	E.G.	3'-4' Tall & Wide	Drought Tolerant: .3	Riverside Dr./ Healing garden

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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GROUND COVER	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
	Acacia redolens 'Prostrata'	Prostrate Acacia	E.G.	2' T x 8'-10' W	Drought Tolerant: .3	Healing garden/ Ground cover
	Artemesia arborescens 'Powis Castle'	Powis Castle Artmesia	E.G.	3' T x 6' W	Drought Tolerant: .2	Healing garden/ Ground cover
	Bacharis X 'Centennial'	Prostrate Desert Broom	E.G.	1'-2' T x 3'-6' W	Drought Tolerant: .3	Healing garden/ Ground cover
	Dalea greggii	Trailing Indigo Bush	E.G.	1'-1-½' T x 10'-15' W	Drought Tolerant: .3	Healing garden/ Ground cover
	Lantana Sellowiana	Trailing Lantana	E.G.	8"-12" T x 3'-6' W	Drought Tolerant: .3	Entry for Meyer/ Riverside Dr./ Healing garden
	Lantana Camara 'Robpatrai'	Patriot Rainbow Compact Lantana	E.G.	12" T x 15" W	Drought Tolerant: .3	Healing garden/ Riverside Dr.
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	E.G.	2'-3' T x 4'-8' W	Moderate Water: .4	Healing garden/ Riverside Dr.
	Verbena lilacina	Cedros Island Verbena	E.G.	1' T x 3' W	Drought Tolerant: .3	Healing garden

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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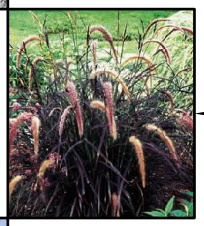
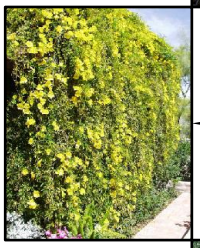
	GRASSES & VINES	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
		Festuca ovina Glauca	Blue Fescue	E.G.	1' T x 10" W	Moderate Water: .5	Accent/ Healing garden
		Muhlenbergia capillaris	Pink Muhley	E.G.	3'-4' Tall & Wide	Moderate Water:.5	Accent/ Healing garden
		Nasella tenuissima	Mexican Thread Grass	E.G.	2' Tall & Wide	Drought Tolerant:.3	Accent/ Healing garden
		Pennisetum setaceum 'Rubrum'	Red Fountain Grass	E.G.	5' Tall & Wide	Drought Tolerant: .3	Accent/ Healing garden
		Macfadyena unguis-cati	Catclaw	E.G.	30'-40' Tall & Wide	Drought Tolerant: .3	Screening
		Vitis californica 'Roger's Red'	California Wild Grape	Dec.	30' Tall & Wide	Moderate Water: .4	Screening

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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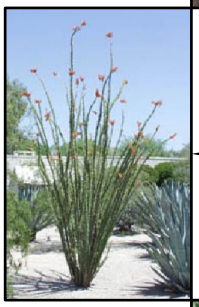
	SUCCULENTS	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
		Agave colorata	Mezcal ceniza	E.G.	4' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden
		Aloe ferox	Cape Aloe	E.G.	12' T x 5' W	Drought Tolerant: .1	Accent/ Healing garden
		Echinocactus grusonii	Golden Barrel Cactus	E.G.	3' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden
		Euphorbia rigida	Gopher Plant	E.G.	2' T x 4' W	Drought Tolerant: .1	Accent/ Healing garden
		Fouquieria splendens	Ocotillo	E.G.	5'-10' T x 8'-25' W	Drought Tolerant: .1	Accent/ Healing garden
		Yucca Flaccida 'Gold Garland'	Gold Garland	E.G.	3' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden Riverside Dr.

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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	SUCCULENTS	BOTANICAL NAME	COMMON NAME	E.G. or DEC.	SIZE	WATER USE/ PLANT FACTOR *	USE/ LOCATION
		Yucca filamentosa 'Variegata'	Variegated Yucca	E.G.	3'-4' Tall & Wide	Drought Tolerant: .1	Accent/ Healing garden
		Yucca rigida	Blue Yucca	E.G.	12' Tall x 5' W	Drought Tolerant: .1	Accent/ Healing garden

*Very low: < 0.1 Low: 0.1-0.3 Moderate: 0.4-0.6 High: 0.7-0.9

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Appendix I – List of Definitions

Purpose

The purpose of this section is to promote consistency and precision in the application and interpretation of development and zoning terms and definitions. The meaning and construction of words and phrases defined in this section shall apply in regards to all development within the Specific Plan area, except where the context and usage of such words or phrases clearly indicates a different meaning or construction intended in that particular case.

Definitions

The following definitions shall apply to the March LifeCare Specific Plan.

Abutting - having lot lines or zone boundaries in common.

Access road - a graded road with such improvements and of such width, as required in this Specific Plan, which provides access from a division of land to an existing maintained street or highway.

Addition - any construction that is attached to an existing building and which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

Adjoining - means district boundaries or lot lines in common.

Advertising Sign – Those which direct attention to the goods and services sold, leased, or otherwise provided and made available, which shall include the name of the leasehold premises and may include names or sub-tenancies located thereon.

Airport - any area which is used or intended to be used for the taking off and landing of aircraft, including helicopters, and any appurtenant areas which are used or are intended go be used for airport buildings or facilities, including open spaces, taxiways and tiedown areas.

Ancillary Use - a use that is in addition and subordinate to the primary use.

Antenna – means a device used to transmit and/or receive radio or electromagnetic waves between terrestrially and orbitally based structures.

Antenna, Commercial - “Commercial antenna” means an antenna or satellite dish used in conjunction with a business, commercial enterprise, trade, calling, vocation, profession, occupation, or other means of livelihood, whether or not carried on for gain or profit, including,

but not limited to, public utilities, wireless telephone communications or private-owned or publicly supported AM or FM radio stations, cable television operations or television broadcast stations, but excluding standard television receive only antennas.

Antenna, Noncommercial - “Noncommercial antenna” means an antenna or satellite dish not used in conjunction with a business, or commercial enterprise.

Antenna, Satellite Dish - “Satellite dish antenna” means a transmitting and receiving antenna, typically parabolic, disc or double convex shaped with an active element external to the disc that communicates by line of sight with another similar antenna or an orbiting satellite.

Antenna (transmission) - any system of wires, poles, pods, towers, whips, reflecting discs, or similar devices for transmission of electromagnetic waves.

Architectural features - any portion of the outer surface of a structure, including, but not limited to, the kind, color and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, awnings and canopies, screens, sculptures, decoration, roof shape and materials, and other fixtures appurtenant to a structure.

Architectural control - public regulation of the design of private buildings to develop, preserve, or enhance the attractiveness or character of a particular area or individual building.

Assisted care facility - a special combination of residential housing, personalized supportive services and care.

Awning Sign – a message integrated into the surface of an architectural awning structure mounted parallel to the building façade.

Backbone Infrastructure - basic facilities and services needed to sustain residential and commercial activities.

Berm - a mound of earth of varying height.

Blade Sign – a wall-mounted projecting or canopy-suspended sign at the pedestrian level adjacent to a building entry.

Block - a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways or any other barrier to the continuity to development.

Buffer areas - an area of land used to visibly separate one use from another or to shield noise,

lights or other possible nuisances.

Building - any structure built for the support, shelter, or enclosure of persons or personal property of any kind.

Building coverage - the relationship between the ground floor area (footprint) of the building(s) and the net lot area.

Building height - the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys or other such incidental appurtenances.

Building, main - a building within which is conducted the principal use permitted on the lot as provided by this chapter.

Building, public - an institution such as a library, public school, hospital, or public owned or operated building, structure or land used for public purpose.

Building site - a lot, or contiguous lots of land in single, multiple, or joint ownership (exclusive of all rights-of-way and all easements, except open space easements, that prohibit the surface use of the property by its owner), which provides the area and open spaces required by this chapter for construction of a building or buildings, and which abuts a public or private street or alley, or easement.

Centerline - the centerline of a street as referred to in this code shall mean the right-of-way centerline as established by the county engineer of the county, by the city engineer of any city within the county, by the Division of Highways of the State of California, or if no such centerline has been established and in any base in which foregoing definition is not applicable.

Certificate of occupancy - a document issued by the March JPA allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable municipal codes and ordinances.

Chemical/substance abuse facility - any facility which provides medical or non-medical care and supervision in a group setting to adults recovering from the effects of controlled substances or chemicals.

Clinic - an establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not lodged

overnight.

Cluster development - a development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Commercial use - an activity, normally retail sales, carried out for monetary gain.

Common area - land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenants or owner.

Community care facilities - any facility, place or building where non-medical care and supervision are provided for seven or more persons (does not include the licensee or members of the licensee's family or persons employed as facility staff). Term does not include recovery houses or other similar facilities providing group living arrangements for persons recently released from a penal or corrective institution.

Community center - a facility operated in the Senior Continuum which provides recreational, cultural or other similar activities.

Community noise equivalent level - a cumulative measure of noise for a 24-hour day, weighted to noise occurring during the evening and nighttime periods.

Convalescent home - a facility licensed by the State Department of Public Health, the State Department of Social Welfare, or the County of Riverside, which provides bed and ambulatory care for patients with postoperative convalescent, chronically ill or dietary problems, and persons aged or infirm unable to care for themselves; but not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions.

Convenience store - a small retail food market providing goods and other services which are easily accessible and open for extended hours of operation.

Decibel or db - a unit of sound pressure level.

Defensible space - a physical space which is made usable and safe by a design encouraging pedestrian circulation, visual access and the elimination of visually obstructed areas.

Density - the number of dwelling units, or housing structures per net acre of land.

Detention basin - a storage facility for the temporary storage of storm water runoff.

Developer - the person or firm who prepares acreage for development and installs sufficient improvements to facilitate further subdivision of the property and construction of authorized uses. In the case of larger acreage there may be a master developer who sells property to several builders. With smaller acreage, the developer may be the original land owner or an individual builder.

Development - the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development agreement - a legally binding instrument executed between two or more parties which sets forth the specific criteria under which a certain development project may proceed. Modifications to the terms and conditions of the agreement require the mutual written consent of all parties entering into the agreement.

Development plan - a map or maps, along with supporting text and data, statistics or tables which describe the entitlement to use and associated conditions thereto authorized for a described parcel of land, approved in accordance with the requirements of this Specific Plan.

Distribution facility - a use engaged primarily in distribution of manufactured products, supplies, and equipment, including incidental storage and sales activities, but excluding of bulk storage of materials which are flammable or explosive.

Drive approach - the portion of a driveway, typically within the public right-of-way, which flairs out for vehicle maneuvering.

Drive-thru restaurant - a use providing preparation and retail sale of food and beverages with either "sit-down" and/or "drive-thru" service.

Driveway - an access leading from a public street or right-of-way or a private street to a parking area, or from one parking area to another, but shall not be defined to include any ramp, aisle, or maneuvering area.

Driveway corner cut-off shall mean a safety area, clear of any visual obstructions measuring over 30 inches from street level and which would constitute a traffic or pedestrian hazard, as the triangular area created by a line between two points measured ten feet from, and along the axis of, the intersecting point of a street property line and the edge of a driveway nearest a side property line.

Dwelling - a structure or portion thereof which is used exclusively for permanent human habitation.

Dwelling group - a group of two or more detached buildings used as dwelling units located on a single lot, together with all of the open spaces required by this Specific Plan but not including tourist courts, motor courts, or motels or any other commercial uses.

Dwelling unit - one or more rooms designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single person or persons within the Senior Continuum.

Easement - a grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Educational institution - an institution such as a private or public school, college, or university qualified by the state board of education to give general academic instruction, or to confer degrees as a college, university, of undergraduate or graduate standing or to conduct research.

Employees' quarters - quarters for the housing of domestic employees when such quarters are located upon the same land occupied by their employer.

Environmental impact report (EIR) - a detailed statement setting forth the environmental effects and considerations pertaining to a project as specified in Section 21100 of the California Public Resources Code (California Environmental Quality Act), and may mean either a draft or a final EIR.

Existing use - the use of a lot or structure at the time of the enactment of this Specific Plan.

Façade – The exterior wall of a building exclusive of projecting signs, columns, pilasters, canopies, marquees, decorations, or the like.

Fast food restaurant - an establishment whose principal business is the sale of prepared or rapidly prepared food served in disposable packaging directly to the customer, for consumption either within the restaurant building or off the premises.

Fence - a solid or open barrier intended to enclose or mark an area.

Fire access road - a minimum 20-foot wide access road paved with asphalt or concrete for emergency use approved by the local fire agency.

Floor area, gross – the area within the perimeter of the outside walls of a building as measured from the inside surface of the exterior walls.

Floor Area, net - the total building floor area excluding garages, hallways, lobbies, elevators and other common spaces.

Floor Area Ratio this calculation determines the maximum square footage of a building on an individual parcel. A .50 FAR for a 10,000-square foot lot would allow a 5,000-square foot building. This total could be a single-story building that is 5,000 square feet or a two story building with each floor being 2,500-square feet.

Frontage - the length of that portion of a lot abutting a street.

Garage (Subterranean) - "Subterranean garage" means a visually enclosed structure or portion of a structure intended to be used for the storage of automobiles, the maximum height of which is no greater than two and one-half feet measured from the existing grade.

General plan - the adopted general plan of the March JPA which is the official statement of policy relative to physical development within the jurisdiction.

Grade (adjacent ground elevation) - the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished - the final elevation of the ground surface after development.

Grade, natural - the elevation of the ground surface in its natural state, before man-made alterations.

Grading, contour - a grading concept designed to result in earth forms and contours which resemble natural terrain characteristics, with generally curving, nonlinear slope banks having variations in the slope ratios of the horizontal and vertical curves.

Greenbelt - an open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land use or to mark the edge of an urban or developed area.

Handicapped Housing - multiple-family housing in which all of the dwelling units serve physically handicapped persons. Handicapped housing is characterized by doors, elevators,

bathroom and kitchen facilities designed to accommodate physically handicapped persons.

Hazardous substance - any of the following or combinations thereof as noted in the Riverside County Hazardous Waste Management Plan:

(1) Any substance designated pursuant to Section 1321(b)(2)(A) of Title 33 of the United States Code.

(2) Any element, compound, mixture, solution, or substance designated pursuant to Section 102 of the Federal Act, 42 U.S.C. 9602.

(3) Any hazardous waste having the characteristics identified under or listed pursuant to section 6921 of Title 42 of the United States Code, but not including any waste the regulation of which under the Solid Waste Disposal Act has been suspended by act of Congress.

(4) Any toxic pollutant listed under Section 1317(a) of Title 33 of the United States Code.

(5) Any hazardous air pollutant listed under Section 7412 of Title 42 of the United States Code.

(6) Any imminently hazardous chemical substance or mixture with respect to which the Administrator of the United States Environmental Protection Agency has taken action pursuant to Section 2606 of Title 15 of the United States Code.

(7) Any hazardous waste or extremely hazardous waste as defined by Sections 25-117 and 25-115, respectively, unless expressly excluded (California Health and Safety Code Section 25316).

Hospital - an institution consisting of a facility licensed by the State Department of Public Health for the provision of clinical, temporary or emergency service of a medical obstetrical or surgical nature to human patients, including overnight care of patients.

Hotel - a building in which there are six or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite. Access to the guest facilities shall be through a main lobby so as to monitor and control the actual use of the facility by patrons.

Improvement - any street work surveys and monuments and utilities to be installed, or agreed to be installed, by the developer for public or private streets, highways, and easements as are necessary for the general use of the lot owners in the Specific Plan and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final

map thereof. Improvement also means such other specific improvements or types of improvements, the installation of which, either by the land divider, public agencies, private utilities, by any other entity approved by the March JPA or its designated officer or entity, or by any combination thereof, is necessary to insure consistency with, or implementation of, the Specific Plan.

Improvement standards - the standards set forth in this Specific Plan as it relates to the development of land within the March LifeCare Campus Specific Plan.

Incidental Storage - a maximum of 10percent of the site can be used for incidental material storage associated with the primary use of the business.

Infrastructure - basic facilities and services needed to sustain residential and commercial activities.

Institutional use - a nonprofit or quasi-public use institution such as a church, library, public, or private school, hospital, or municipally owned or operated building, structure or land, used for public purpose.

Land use plan - a plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of medical-related institutional, residential, retail and commercial, health and wellness, and other research and educational public and private purposes or combination of purposes.

Landscaping plans - a plan designed and prepared by a landscape designer or a landscape architect, who indicates the type, size and location of vegetative and accent material proposed for the landscaping of a site including all irrigation and other devices necessary to maintain such landscaping.

Landscaping - an area devoted to or developed and maintained predominately with native or exotic plant materials including lawn, ground cover, trees, shrubs, and other plant materials; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading, or storage areas).

Landscape setback - the required distance between a property line and a building, structure or parking lot.

Line of sight - point of visibility from one point to another.

Loading space - an accessible "off-street" space or berth on the same site as a structure, or

within a structure, for the exclusive use of the commercial loading or unloading of goods or materials.

Loading zone - an approved off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial and customer vehicle while loading or unloading merchandise or materials and which abuts upon a street, alley, or other appropriate access point.

Lot has the following meanings:

(1) A parcel of land with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder; or

(2) A parcel of land delineated on an approved record of survey, lot split or sub-parceling map as filed in the office of the county recorder, which abuts at least one public street or right-of-way, or easement determined by the March JPA to be adequate for the purpose of access; or

(3) A parcel of land containing not less than the area required by the zone in which it is located, abutting at least one public street or right-of-way, and held under separate ownership from adjacent property.

Lot area, net – the area within the lot lines after dedication. See “Acreage (adjusted net).”

Lot coverage – the ratio between the ground floor area of the building or buildings and the lot area. Lot coverage shall be exclusive of steps, chimneys, unenclosed and unroofed terraces and patios.

Lot depth – the horizontal distance between the midpoint of the front lot line and midpoint of the rear lot line.

Lot frontage - the length of the defined front lot line measured at the street right-of-way line.

Lot line - the lines bounding a lot as defined herein.

Lot line, front - the line separating the narrowest street frontage of the lot from the street right-of-way.

Lot line, rear – any lot line that is not a front lot line or a side lot line.

Lot line, side - any lot lines other than the front or rear lot lines.

Lot width - the average linear distance between side lot lines when measured at a 90 degree angle to the front lot line.

Lot, corner - a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot, interior - a lot other than a corner lot.

Lot, reversed corner - a corner lot in which the side lot line is substantially a continuation of the front lot line of the nearest lot to its rear.

Lot, substandard - any lot which does not meet the minimum dimensions, the area of any easement which restricts the normal usage of the lot may be excluded.

Lot, through - a lot which fronts upon two streets which do not intersect at the boundaries of the lot.

Marquee – a rigid canopy extending outwards from the building façade, generally over the main entrance or along a principal façade.

Master developer - the person or firm responsible for the planned development of the land and infrastructure incuding any off-site infrastructure required or who may sell property to several builders.

Maximum lot (building) coverage - the maximum area of the lot that may be covered by buildings and roofed structures. This may be expressed in square footage or as a percentage of the minimum lot area.

Medical center - a complex of patient care facilities serving multiple medical needs including but not limited to emergency, ambulatory, outpatient, and inpatient services. This definition is applied to facilities with not less than 100 providers and 200 acute beds. The review and approval of new or expanded facilities which meet this definition is subject to the development standards of this Specific Plan

Mini-mart - a facility providing retail sales from a building with 250 to 449 square feet of retail floor space accessible to the public.

Minimum lot area - the amount of land that must be contained in a lot for each building to be built on that lot.

Minor modification - a method whereby minor changes may be made to preexisting or previously approved use or structure without any additional impact or expansion of the use or structure.

Mixed use - the development of a tract of land or building or structure with two or more different uses such as, but not limited to, institutional residential, medical office, commercial, medical related retail, public, or entertainment, in a compact urban form.

Monument Sign – signs which are horizontally freestanding, integrated into the landscape, providing primary or secondary identification of single tenants.

Motel - an establishment providing temporary accommodations containing six or more rooms some of which have direct access to the parking areas without the necessity of passing through the main lobby of the building.

Multi-Face Sign – signs having more than one face, each of which fronts on a different direction.

Natural grade - the elevation of the ground surface in its natural state before man-made alterations.

Noise, ambient - the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Noise, basic level - the acceptable noise level within a given district.

Noise, level - the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of 20 micropascals. The unit of measurement shall be designated as dBA.

Noise, mobile source - any noise source other than a fixed noise source.

Noise, zone - any defined area or region of a generally consistent land use.

Nonconforming lot - a lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of this Specific Plan, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the Specific Plan.

Nonconforming structure - a structure or building size, dimensions or location of which was lawful prior to the adoption, revision or amendment to this Specific Plan, but which fails by

reason of such adoption, revision or amendment, to conform to the present requirements of the current zoning district.

Nonconforming use - a use or activity which was lawful prior to the adoption, revision or amendment to this Specific Plan, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the current zoning district.

Nursing home - an extended or intermediate care facility licensed to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Off-street loading facilities - a site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives and landscaped areas.

Off-street parking facilities - site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives and landscaped areas.

Open space, active - any parcel or area of land or water designated or reserved for public or private use or enjoyment. An active open space contains recreational facilities such as pools and swimming areas, court and other game areas, playing fields and equipment required for recreational activities. Active open space shall not include any curb side parking.

Open space, common – "common open space" means usable open space within the Senior Continuum reserved for the exclusive use of residents of the development and their guests.

Open space, passive - any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space which is established in order to preserve the natural and aesthetic qualities of the area and may be used for non-structured recreational activities. Passive open space shall not include any curb side parking.

Open space, private – "private open space" means a usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open space, public - open space owned by a public agency and maintained by it for the use and enjoyment of the general public. Public open space shall not include any curb side parking.

Outdoor advertising structure - a sign that directs attention to a business, profession, product,

commodity, or service that is not the primary business, profession, product, commodity, or service sold, manufactured, or conducted, is offered on the site on which the sign is located.

Parapet – That portion of the exterior wall of a building occurring above the roof.

Parking area, private - an area, other than a street, designed or used primarily for the parking of vehicles and not open to general public use.

Parking area, public - an area, other than a private parking area or street, used for the parking of vehicles and available for general public use.

Parking space - an area with minimum dimensions as established in the parking standards for a district, which is accessible and available for the parking of one vehicle.

Parking structure - a structure used for the parking of vehicles where parking is accommodated on two or more levels.

Parkway - the area adjoining the outer edge of the roadbed, extending to the right-of-way line in which sidewalks, plantings, utilities, bank slopes and related facilities may be located.

Paseo - a public or private walk or boulevard designed primarily to provide pedestrian connectivity within the March LifeCare Campus Specific Plan or as access to adjacent communities while providing for the following: enhanced and/or decorative hardscape, water features, enhanced landscape (including trees, shrubs and ground cover), pedestrian amenities such as benches and low level lighting and similar features designed specifically to enhance the pedestrian experience. Generally, paseos are to be considered an amenity over and above sidewalks and parkways required as part of a public right-of-way cross section.

Pedestrian traffic sign - a sign other than the main business identification sign and which is oriented to pedestrian traffic. Such sign shall not include any business related advertising information.

Pedestrian way or sidewalk - a right-of-way designed for use by pedestrians and not intended for use by motor vehicles. A pedestrian way or sidewalk may be located within or outside a street right-of-way, at grade, or grade separated from vehicular traffic.

Performance standards - a set of minimum criteria or minimum limits for a particular use or process.

Permanent sign – signs of substantial, durable materials and finishes intended for long-term

use.

Permitted use - any use allowed in a zoning district by right and subject to the restrictions applicable to that zoning district.

Phase - any contiguous part or portion of a project which is developed as a part of a total project.

Pilaster - an upright architectural member that is structurally a pier, but architecturally is treated as a column.

Plot plan - a diagram of a lot, as seen from above, showing the outline of all structures and other significant features on the lot and indicating the distance of the structures and other significant features from the borders of the lot and from each other.

Plot - a single unit parcel of land.

Preliminary site plan - a preliminary plan developed to identify the location and general relationships between: land uses, improvements, structures, circulation systems, landscaping and design elements.

Primary/Principal Use - a use which acts as the main function of a site as it relates to intensity, square footage, activity and/or traffic generation.

Project - the total development within the boundaries of the Specific Plan.

Public facility - a use established primarily for the benefit and enjoyment of the community in which it is located, including a library, post office, neighborhood center, and similar facilities.

Public use - a use operated or maintained exclusively by a public body for the benefit of the public, such use having the purpose of serving the public health, safety or general welfare; this term includes uses by or for the benefit of the public such as (but not limited to) public schools, open spaces, streets and ways, playgrounds, hospitals, and administrative and service facilities.

Public utility structures - a structure that provides a service (such as light, power, or water) to the general public. Included in this term are electric substations, water reservoirs, etc. Waste-to-energy facilities are not considered as public utility structures for these purposes.

Pylon sign – signs which are vertically freestanding. Providing site and major tenant identification oriented to principal vehicle thoroughfares and entries.

Quasi-public - a use owned or operated by a nonprofit, religious or charitable institution and providing education, cultural, recreational, religious or similar types of public programs.

Ramp - an access driveway from one parking level to another.

Recorder - means the recorder of Riverside County.

Research and development - a primary use engaged in study, testing, design, analysis, and experimental development of products, processes, or services, that may include incidental manufacturing or products or provision of services to others.

Rest home - See: Nursing home.

Restaurant - place of business which sells or serves food products and beverages for consumption on the premises within a building consisting of a permanent structure that is fully enclosed with a roof and walls, and where incidental dining may be permitted out-of-doors on a patio, deck or terrace that is integrated into the building design.

Restaurant, fast food - a restaurant which supplies food and beverages primarily in disposable containers and which is characterized by high automobile accessibility, self-service and short stays by customers.

Retail - the selling of goods, wares or merchandise directly to the ultimate consumer.

Sanitarium, health - a licensed institution where patients, other than the mentally disoriented or mentally incompetent, are housed and where medical or post-surgical treatment is provided.

Sanitarium, mental - a licensed institution for the recuperation and treatment of the mentally disordered or mentally incompetent victims of mental disorders or drug addiction.

School, business or trade - a use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

Screen check plan - a draft development plan prepared with sufficient scope and detail (1) to enable City staff to review the plan, and (2) to provide direction to guide the preparation of a development plan complete and accurate enough to schedule it for required public hearings.

Screening - a method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

Secondary Use - a use that is secondary to the primary/principal use and located on the same lot with such principal use. A secondary use shall generally be considered less intense as it relates to intensity, square footage, activity and traffic generation.

Semi subterranean parking – a parking structure that is partially underground, if the finished floor of the first level of the main building or structure does not exceed three feet above the street grade of the parcel, except for openings for ingress and egress. A semi-subterranean parking structure shall not be counted as a floor or story for calculating building height.

Senior citizen - any person age 55 or older pursuant to the guidelines of the United States Social Security Administration.

Senior citizen housing - senior citizen housing for persons 55 years of age or older or otherwise provided in the Development Standards.

Senior citizen housing, congregate care - senior citizen housing which provides meal service at a central dining facility but does not provide 24-hour services or supervision.

Service, take-out - a feature or characteristic of eating and drinking services which encourage or allow, on a regular basis, consumption of food and beverages outside of a building, such as in outdoor seating areas where regular table service is not provided, in vehicles parked on the premises, or off the site.

Setback area - the minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Setback line - a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

Sewer treatment plant - a facility for the treatment and disposal of sewage matter.

Shared parking - a situation where the same parking spaces can be utilized by two or more different uses.

Shed - an accessory structure or building used primarily for storage purposes which is less than 120 square feet and does not require a building permit.

Tower – a tall architectural element giving prominence to an entry, doorway, or portal.

Sign – a device, fixture, surface or structure of any kind or character, made of any material

whatsoever, displaying letters, numbers, words, text, illustrations, symbols, forms, patterns, colors, textures, shadows or lights; or any other illustrative or graphic display designed, constructed or placed on the ground, on a building, canopy, wall, post or structure of any kind, in a window, or on any other object for the purpose of advertising, identifying or calling visual attention to any place, structure, firm, enterprise, profession, business, service, product, commodity, person, idea, activity or other message. “Sign” shall include any portable sign. The term does not include a religious symbol on a church or other place of worship.

Sign Area – The area of a sign shall be the entire area that encloses the outside limits of the sign, including the sign copy area and any frame, border, background area, structural trim, or other material forming an integral part of the sign.

Sign Copy Area – The area that encloses the extreme limits of the area available for displaying the desired message. The sign copy area includes both the written message and the background against which the message can be displayed.

Site – a lot or group of contiguous lots not divided by an alley, street, other right-of-way or city boundary line that is proposed for development in accordance with the provisions of this Specific Plan, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Site plan - a plan drawn to scale showing uses and structures proposed for a parcel of land as required by the applicable regulations including lot lines, streets, building sites, reserved open space and other specific development proposals.

Slope - the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

Slope bank - a slope steeper than 15 percent.

Solar access - a property owner’s right to have the sunlight shine on his land.

Solar energy systems - a complete design or assembly consisting of a solar energy collector, and energy storage facility, and components for the distribution of transformed energy.

Specific plan - a fully planned development, with all design controls, servicing requirements and financing techniques incorporated into the plan, which is adopted with a self-contained regulatory text and serves to implement the general plan in more detail. References in this document refer to the March LifeCare Campus Specific Plan.

Standards, development - the physical design and development portion of the development code controlling such items as building coverage, setback areas, and height of structures or floor area ratios.

Street corner cut-off shall mean a safety area, clear of any visual obstructions measuring 30 inches above ground level and which would constitute a traffic or pedestrian hazard, as the area defined by a 45 degree cut-off line between two points each measured thirty feet along the property lines from the intersecting point at the street corner.

Structure - anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Temporary Sign – signs intended for short duration, normally during the planning and construction phase of development.

Temporary structure - a structure without any foundation or footings and which is removed within a designated time period, or when the activity or use for which the temporary structure was erected has ceased.

Temporary use - a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Terracing - an erosion control method that uses small hills and contours on the land surface to control flooding and runoff.

Topography - the configuration of a surface area showing relative elevations.

Trail - a trail generally 10-15 feet in width, which is a segment of a pedestrian walkway, intended to link local feeder trails with the regional trail system, designed and improved for bicycle, walking, and jogging use.

Trailer, construction - a trailer, the use of which is incidental to new construction on a site, including but not limited to temporary office space for the direction of on-site construction activities.

Transitional area - an area which acts as a buffer between two land uses of different intensity.

Transitional use - a land use between a more or less intensive uses.

Use - the purpose for which land or a building is occupied, arranged, designed or intended, or

for which either land or building is, or may be, occupied or maintained.

Vacant parcel - a parcel void of any structures (including footings and/or foundations).

Vested right - a right which has been legally established and cannot be revoked by subsequent conditions or changes in law without due process of the law.

Visible - means likely to be noticed by a person of average height walking on an adjacent street or sidewalk or traveling in a vehicle on an adjacent street or highway two years after installation of any planting screening material intended to screen a view.

Wall - a substantial solid barrier intended to enclose, separate or surround.

Wall, community theme - a solid wall used to establish a community architectural identity or theme, often used to link diverse project neighborhoods and facilities together into an identifiable community.

Wholesaling - a use engaged primarily in the selling of any type of goods for purpose of resale, including incidental storage and distribution.

Window Sign - any sign, exposed to public view, which is attached, painted, or pasted, or is located within three feet, either permanently or temporarily, on or of the interior or exterior of a window.

Wing wall - an extension of a wall of a building beyond that enclosing the space within the building.

Xeriscape - landscaping characterized by the use of vegetation which is drought resistant or low water use in character.

Yard area - as defined in the UBC, yard is an open, unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this Specific Plan, on the lot on which a building is situated.

Yard, corner - a side yard which faces a public street on a corner lot and extending from the front yard to the rear yard.

Yard, front - a yard extending the full width of the lot between the front lot line and a line parallel thereto and passing through the nearest point of the building; provided that, if a future street right-of-way has been established, such measurement shall be from the future street

right-of-way line.

Yard, rear - a yard extending the full width of the lot between the rear lot line and a line parallel thereto. For through lots, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.

Yard, side - a yard between the side lot line and a line parallel thereto and extending from the front yard to the rear yard.

Zero lot line - the location of a building on a lot in such a manned that one or more of the building's sides rest directly on a lot line.

Zoning district - a specifically delineated area within the March LifeCare Campus Specific Plan which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings

Appendix J – California Environmental Quality Act (CEQA) Compliance

CEQA compliance will be included after SPA 7 is adopted by March JPA.

Appendix K – Specific Plan No. 7
(First Amendment to Specific Plan No. 4)
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Appendix L - References

March Joint Powers Authority. 1999. General Plan of the March Joint Powers Authority. Prepared for and by the March Joint Powers Authority. Riverside County, California.

March Joint Powers Authority. 1997. Development Code. Adopted by March Joint Powers Authority Ordinance Number 97-07.

March Joint Powers Authority and March Healthcare Development, October 2009, March LifeCare Campus Specific Plan.

Albert A. Webb Associates. 2008. Infrastructure Report for March LifeCare Campus. Prepared by Albert A. Webb Associates - Engineering Consultants on May 30, 2008.

Appendix M – Parking Demand and Shared Use Study

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RE: Parking Demand and Shared Use Study

BACKGROUND

Under the jurisdiction of the March Joint Powers Authority (JPA), a proposed development of approximately 236-acre is to be built on part of the March Air Force Base in the Riverside County area. The March LifeCare Campus (MLC) is to be developed pursuant to the MLC Specific Plan. The original MLC Specific Plan (OSP) was approved in 2009. This study is being prepared to evaluate an amendment to the OSP. The current MLC Specific Plan Amendment (SPA) includes the same parking standards as the OSP, however, the proposed location of shared parking facilities has changed. The OSP consolidated parking into a centralized "Parking Core" where all parking structures were to be located. The current SPA proposes "the elimination of the "Parking Core" due to changes in the circulation system and a desire to provide long-term employee parking closer to employment areas, especially hospital uses where employees will be working night shifts." The March LifeCare Campus (MLC) is planned to be completed in three (3) phases and encompass various building types ranging from hospitals, research buildings, commercial and medical retail to assisted living buildings. It is the intent of the JPA and the MLC Specific Plan to create a welcoming, easy-to-navigate health care community.

SUMMARY

Section 5.4.2 of the March LifeCare Campus Specific Plan requires that a shared parking study accompany the submittal of a Master Plot Plan. The SPA refers to the project site areas as "Zones1 through 11" (Attachment 1, Figure 4-1 of the SPA). Such a study is required for zones where sharing of parking is proposed between uses within a given zone and/or between zones. The purpose of the study is to "demonstrate that adequate parking capacity will be available to serve each increment of development." The purpose of this study is to determine the Parking Demand required for each of the six (6) zones of the March LifeCare Campus (MLC) Specific Plan (SP 7) which allow for the construction of parking structures, and thus are most conducive to shared parking situations, identify Parking Supply available in the project area and coordinate the parking supply to coincide with the project phasing. Parking demand is also analyzed from a Shared Use strategy perspective using the project ratios identified in the Original Specific Plan (OSP) and compared with the Parking Demand yielded by the parking ratios.

The project is divided into three Phases, Phase 1, Phase 2 and Full Build-out as described in the Albert A. WEBB MHD – March LifeCare "Zone" Parking Analysis (by Project Phase) dated 5.12.11 (WEBB Parking Analysis). For the purposes of this study, the project is also divided by "Zones," numbered per the March LifeCare Campus Specific Plan (Attachment 1), to assess the Shared Use effect on overall parking demand. Each Phase includes the buildings listed below and each building is assigned to a Zone indicated in parenthesis. This description of project phasing applies only to the zones that are a part of this study.

Phase 1 is composed of a 148-bed Hospital Phase 1, Center of Excellence (COE) and a Central Plant (Zone 1); and Medical Retail and Mixed Use (Zone 3). See Diagram 1.

Phase 2 is composed of the previous listed uses and these additional uses: a 148-bed expansion Hospital Phase 2, Medical Office Buildings and a Central Plant addition (Zone 1); Cancer Center and Cardio Center (Zone 2); additional Medical Retail (Zone 3); Wellness Center (Zone 5); Mixed Use (Zone 6); and Research Building 1 and Infectious Diseases Hospital (Zone 7). See Diagram 2.

Phase 3, at Full Build Out, is composed of all the previous listed uses in Phase 1 and Phase 2 in addition to the following: a final 148-bed expansion Hospital Phase 3 (Zone 1); Critical Care and Lodging (Zone 2); additional Medical Retail (Zone 3); Biotech 1 and 2 (Zone 5); additional Mixed Use, Tech Center and Mixed Use (Zone 6); and Research Building 2 (Zone 7). See Diagram 3.

Parking Demand for each building is identified through a matrix prepared to show the number of parking spaces that would be required based on the OSP/SPA parking ratios.

The parking spaces estimated for Phase 1 are (See Matrix 1):

- the OSP 1,346 ps

For Phase 2 the demands are (See Matrix 3):

- the OSP 3,724 ps

For Phase 3 the demands are (See Matrix 5):

- the OSP 5,577 ps

A Shared Use matrix was then produced using this parking demand, also for each Phase (Matrix 2, Matrix 4 and Matrix 6, respectively). Each Zone was assessed to determine the reduction of overall parking demand at each Phase by taking into account the different peak hour demand times. Superimposing the peak hours of all buildings on the same Zone produces a more accurate reflection of the parking demand for each. The total demand based on a Shared Use strategy is summarized in Table 1, which indicates the parking spaces estimated at each Zone during each of the project Phases.

Note that the values listed are irrespective of the peak hour of each Zone and do not translate to the same peak hour for other Zones. Hence the total project peak hour Parking Demand for the entire project is not arrived at by adding the figures shown on Table 1. The worst case scenario peak demand occurs on the Weekday – for the remainder of this report, comparisons between and assessment of parking requirements will be evaluated using the Weekday Peak demand.

	Phase 1 (see Matrix 2)		Phase 2 (see Matrix 4)		Phase 3 (see Matrix 6)	
	Shared Use Demand	Total Demand	Shared Use Demand	Total Demand	Shared Use Demand	Total Demand
Zone 1	718	781	1,188	1,282	1,463	1,588
Zone 2	0	0	855	855	995	1,055
Zone 3	563	565	796	799	1,006	1,033
Zone 4	n/a	n/a	n/a	n/a	n/a	n/a
Zone 5	0	0	100	100	675	675
Zone 6	0	0	275	276	556	564
Zone 7	0	0	403	412	653	662
Total	1,253	1,346	3,471	3,724	5,218	5,577

Table 1 – peak hour demand – Shared Use Weekday comparison

METHODOLOGY

The methodology for evaluating the shared parking potential of each Zone and between Zones, as presented in Matrices 1 through 6, is based on the Urban Land Institute's (ULI) shared parking study methodology. This methodology is documented in Shared Parking, Second Edition, 2005. This methodology is a process which establishes the required peak parking demand for each use then applies a percentage to the peak requirement for each use for each hour of the day as described below. As each parcel within a Zone may not be owned by the same entity when temporary parking may be needed for phasing purposes, the Master Covenants, Conditions and Restrictions (Master CC&Rs) will outline the necessary agreements and actions that will be required of all parties.

Parking Demand

For any given use within the March LifeCare Campus (MLC) a number of parking spaces are required to adequately serve the users visiting in addition to providing parking spaces for the staff and employees providing services.

The Parking Demand matrices were prepared by assigning the Specific Plan required parking ratio (Table 3) to each of the uses described in the Phasing Diagrams. Some of these uses were not specifically listed in the OSP or the SPA, so the most appropriate or closely related user description was used to identify a parking ratio – i.e. medical/dental office parking ratio for MOBs.

The matrices are divided by user types for comparison to the WEBB Parking Analysis (Attachment 2). The total project square footage, anticipated parking demand is compared by User Group and Phase.

Shared Use

The project site is arranged in Zones, as shown in Attachment 1, to understand the gains afforded by "sharing" parking spaces between complementary uses and to analyze the parking supply locations.

Based on the proximity of each building to others on the project and the expected interactivity between different building types, a Zone is established so that users are encouraged to walk within and between each of them – typically a person will walk about 500 to 800 feet before deciding to use a vehicle to reach a destination.

Due to the size of some of buildings, a Zone will encompass the entire building which does not take full advantage of a Shared Use condition but will exceed the length a person will walk and still require a parking space at the next destination. At each subsequent Phase, the Zones encompass the same boundaries with the same buildings but add those buildings that are to be built during that Phase.

Using the information provided in Shared Parking, published by the Urban Land Institute, each Zone is analyzed as its own project to determine peak-hour demands within each Zone. A 16-hour Shared Use matrix is created to look at the hourly changes in demand by User Group – starting from 7 AM and ending at 11 PM.

At each hour, the total parking demand for each User Groups is factored based on the expected percentage of use; see Table 2-5 and 2-6 of Shared Parking. For example employees from the Hospital will travel to a Commercial/Retail area for lunch at noon (12 PM) and hence parking demand will drop at the Hospital site but increase at a Commercial/Retail area. This process is repeated for each Zone and each User Group to reveal the Zones that take advantage of the most Shared Use conditions.

The Shared Use matrix overlays the peak demand of each User Group and building in each Zone with the remainder buildings in the same zone to create the peak demand hour within each Zone. The alternating peak demand times when compared between zones contributes to potential sharing opportunities between Zones. This will differ at each Zone due to the contained buildings and the anticipated demand of the different user groups in each building. For example in Phase 3, Zone 6's peak hour is 1 PM on the Weekday while the peak hour for Phase 3 of Zone 2 is at 10/11 AM.

Parking Distribution

The project area encompasses 11 zones of various building types and open space uses, see Attachment 1. Zones 4, 9, 10 and 11 have been identified as being required to be self-parked (required parking equals provided parking) and hence have been excluded from this Shared Use parking analysis. Zones 1 and 7 also include adequate parking to be self parked, but due to peak hour demand sharing opportunities within these zones, they are included in the Parking Demand and Shared Use portions of the analysis.. Therefore, because needs and opportunities to share parking between Zones have been identified for Zones 2, 3, 5 and 6, this report identifies the parking demand and supply distribution at those Zones only.

Phasing Diagrams 1, 2 and 3 were prepared to graphically identify the Parking Demand required by the OSP parking ratios. The Zones identified in the Shared Use matrix were used to locate the Parking Supply to satisfy the demand of each, see Diagrams 5, 6 and 7. Based on the Webb Parking Analysis (Attachment 2), the Parking Supply programmed was provided and located to match the Parking Demand required at each Zone. The walking distance principle (500 to 800 feet) used in the Shared Use study was applied to distribute the available Parking Supply to Zones that would be deficient in parking within its own Zone to determine the sharing needs between Zones. See Diagram 4 through Diagram 6.

At each Phase, Parking Supply was initially identified by surface parking and when necessary provided by structured parking if the allocated land could not yield the supply needed. All attempts

were made to defer construction of structured parking until the Final Build out phase in order to achieve maximum distribution of parking supply.

A ratio of 130 parking spaces per acre was used to identify the surface parking supply possible at each Zone. To meet the Demand necessary, a combination of surface and structured parking spaces was programmed for each Zone as shown on Diagrams 4, 5 and 6. In some instances the available area in a given Zone will yield more than the Demand required for that Phase and has been noted on Diagrams 4 and 5 to indicate the number of "Surface Available" (possible total parking spaces) and "Surface Provided" (parking spaces used to satisfy demand).

It is noted that at Phase 2, Zone 3 will require use of parking spaces outside of its Zone. The Shared Use strategy is most useful at Phase 3 – Full Build-out since all buildings programmed for Zone 3 fully occupy the available area and hence require that the Demand be provided by use of parking spaces available in the surrounding Zones (2, 5 and 6), see Diagram 6.

FINDINGS

At Full Build-out (Phase 3), the project Zones included in this analysis (Zones 2, 3, 5, and 6) will require 3,327 parking spaces based on the OSP/SPA parking ratios. Table 2 below summarizes the number of parking spaces required at each Zone and compares with estimated supply.

	Parking Demand		Parking Supply		
Phase 3 (Full Buildout)	Specific Plan		Total	Surface	Structured
- Zone 1	n/a		n/a	n/a	n/a
- Zone 2	1,055		1,555	845	710
- Zone 3	1,033*		150*	150	0
- Zone 4	n/a		n/a	n/a	n/a
- Zone 5	675		850	140	710
- Zone 6	564		795	85	710
- Zone 7	n/a		n/a	n/a	n/a
Total	3,327		3,350	1,220	2,130

*Required parking demand is met in Zone 3 through excess supply in Zones 2, 5 and 6; see Diagram 6.

Table 2 – Total Parking Demand Phase 3 per Zone
Parking Supply Breakdown – Total/Surface/Structure

The Master Plot Plan and Webb Parking Analysis have programmed both surface parking and structured parking at each Zone to satisfy the parking demand required. At Full Build-out:

- Zone 2 is supplied with 1,555 parking spaces; of these, 500 parking spaces are shared

with Zone 3 which when subtracted from the supply meets the Parking Demand for Zone 2 of 1,055 spaces as required by the OSP/SPA parking ratio.

- Zone 3 is supplied with 150 surface parking spaces yielded from the site itself; 895 parking spaces from Zones 2 and 5 are shared to meet the demand. The total 1,040 shared parking spaces provide seven additional spaces over the 1,033 demand required by the OSP/SPA parking ratio.

- Zone 5 is supplied with 850 parking spaces; 390 parking spaces are shared with Zone 3. This shared arrangement with Zone 3 will require that 220 parking spaces are shared from Zone 6. These 680 shared parking spaces provide five additional spaces over the 675 space demand required by the OSP/SPA parking ratio.

- Zone 6 is supplied with 795 parking spaces; of these, 220 spaces are shared with Zone 5 which when subtracted from the supply provides Zone 6 with 575 spaces; 11 parking spaces more than the 564 spaces required by the OSP/SPA parking ratio.

The oversupply at Zones 2 and 5 are used to supply the Zone 3 parking demand required.

The oversupply at Zone 6 is used to supplement the shared parking spaces at Zone 5.

The figures shown on the Phasing Diagrams have reapportioned the parking supply to allocate it closer to Zone 3, which is most deficient in parking supply. These parking structures are expected to be within the 500-feet to 800-feet distances that encourage pedestrian versus vehicle trips. The Master Plot Plan identifies landscaping and activity from the parking structures at Zones 2, 5 and 6 to promote the pedestrian trips to Zone 3, the retail area.

The Parking Demand yielded by the OSP parking ratios is adequately provided by a combination of surface parking and structure parking as noted on the included diagrams. Although Zone 3 seems to be the most deficient and parking supply is relied upon from Zones 2 and 5, it is anticipated that this parking sharing between Zones is appropriate since the distance from the supply to the demand is within acceptable Shared Parking principles (500 to 800 feet) – a caveat is that the area between these should be planned with activity and/or other enhancements so that pedestrians are encouraged/enticed to walk the longer distance, 800-feet should be used as a maximum. Given the pedestrian-walk programmed, this 800-feet distance between supply and demand seems appropriate to plan for the final location of the structure parking buildings at Zones 2, 5 and 6.

Land Use	Current SPA (SP-7)	Original Specific Plan (SP-4)
General Medical Office	1 per 400 sf of medical office, clinic, or outpatient service use. 1 / 2.5 ksf	1 per 400 sf of medical office, clinic, or outpatient service use. 1 / 2.5 ksf
Hospital	1 per bed	1 per bed
Commercial/Retail	1 per 300 sf 1 / 3.33 ksf	1 per 300 sf 1 / 3.33 ksf
Restaurant	1 per 80 sf of customer service area; 1 per 250 sf of food preparation area	1 per 80 sf of customer service area; 1 per 250 sf of food preparation area
Research & Education	1 per 400 sf 1 / 2.5 ksf	1 per 400 sf 1 / 2.5 ksf
Institutional Residential	0.5 per DU	0.5 per DU
Wellness	1 per 400 sf 1 / 2.5 ksf	1 per 400 sf 1 / 2.5 ksf
Lodging	1.25 per guest room	1.25 per guest room
Mixed Use	1 per 300 sf of retail use; 1 per 400 sf of office use; 1 per 300 sf of personal or business support service use; 1 per 500 sf of industrial use	1 per 300 sf of retail use; 1 per 400 sf of office use; 1 per 300 sf of personal or business support service use; 1 per 500 sf of industrial use
Other uses not listed		The JPA Planning Director shall make a Parking Determination identifying the number of required parking spaces.

Source: Table 4-5 of SPA and OSP.

Table 3 – Project-Required Parking Ratios

March Healthcare Development

Parking Demand Phase 1

Issued 5.19.2011
Matrix 1

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

		Building Use				Parking Demand Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
		General Medical		**486,000**			***781.00***	
				296,000			306.00	
1	1	CHW Hospital Phase 1	beds	233,000	148	1/bed	148.00	Hospital
1	1		staff	63,000		1/400 SF	157.50	(1)
							1.31	
							325.00	
1	1	COE	patients	130,000	65	1/400 SF	325.00	Hospital
1	1		staff					(2)
							2.50	
							150.00	
1	1	MOB 1	visitors	60,000		1/400 SF	150.00	(2)
1	1		employees					Medical / dental offices
							2.50	
		Commercial/Retail		**150,000**			***502.00***	
							59.00	
3	1	Medical Retail	patrons	17,500		1/300 SF	58.33	
3	1		employees					
							3.37	
							59.00	
3	1	Medical Retail	patrons	17,500		1/300 SF	58.33	
3	1		employees					
							3.37	
							150.00	
3	1	Medical Retail	patrons	45,000		1/300 SF	150.00	
3	1		employees					
							3.33	
							234.00	
3	1	Medical Retail	patrons	70,000		1/300 SF	233.33	
3	1		employees					
							3.34	
		Research & Education		**0**			***0.00***	

March Healthcare Development

Parking Demand Phase 1

Issued 5.19.2011
Matrix 1

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

		Building Use				Parking Demand Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
		Wellness Facilities		**0**			***0.00***	
		Mixed Used		**25,000**			***63.00***	
							63.00	
3	1	Mixed Use	patrons	25,000		1/400 SF	62.50	
3	1		employees					
							2.52	
		Total		**661,000**			**1,346.00**	
		Central Plant		**36,800**			***3.68***	
							3.68	
1	1	Plant 1	employees	18,400		Not listed	1.84	(3)
1	2	Plant 2	employees	18,400		Not listed	1.84	(3)
							0.10	
							2.04	

(*) Based on City of Moreno Valley Off-Street Parking Ordinance
(**) Based on March Lifecare Development Specific Plan recommendation
(1) No requirement for additional spaces listed in the City ordinance
(2) 1st 20ksf = 1/1ksf, 20ksf - 40ksf = 1/2ksf, >40ksf = 1/4ksf
(3) Code required is determined by the community development director subject to an approved parking study.

Shared Use Matrix - Phase 1

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

Building Use			Joint Powers Specific Plan																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 1		**781**	**203**	**586**	**711**	**718**	**718**	**608**	**640**	**718**	**718**	**608**	**498**	**415**	**297**	**275**	**252**	**221**	**158**
General Medical																			
		306.0	76.4	229.1	275.0	275.0	275.0	229.1	244.4	275.0	275.0	229.1	183.3	152.8	122.2	122.2	122.2	106.9	76.4
CHW Hospital Phase 1	beds	148.0	37.0	111.0	133.2	133.2	133.2	111.0	118.4	133.2	133.2	111.0	88.8	74.0	59.2	59.2	59.2	51.8	37.0
	staff	157.5	39.4	118.1	141.8	141.8	141.8	118.1	126.0	141.8	141.8	118.1	94.5	78.8	63.0	63.0	63.0	55.1	39.4
		325.0	81.3	243.8	292.5	292.5	292.5	243.8	260.0	292.5	292.5	243.8	195.0	162.5	130.0	130.0	130.0	113.8	81.3
COE	patients	325.0	81.3	243.8	292.5	292.5	292.5	243.8	260.0	292.5	292.5	243.8	195.0	162.5	130.0	130.0	130.0	113.8	81.3
	staff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		150.0	45.0	112.7	143.1	151.0	150.5	135.2	135.5	151.0	150.5	135.2	120.1	100.0	45.0	22.5	0.0	0.0	0.0
MOB 1	visitors	150.0	45.0	112.5	142.5	150.0	150.0	135.0	135.0	150.0	150.0	135.0	120.0	100.0	45.0	22.5	0.0	0.0	0.0
	employees		0.0	0.2	0.6	1.0	0.5	0.2	0.5	1.0	0.5	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Zone 2		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Zone 3		**565**	**28**	**84**	**197**	**366**	**478**	**534**	**563**	**534**	**506**	**506**	**534**	**534**	**534**	**450**	**281**	**169**	**56**
		59.0	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
Medical Retail	patrons	58.3	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		59.0	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
Medical Retail	patrons	58.3	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
Medical Retail	patrons	150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		234.0	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
Medical Retail	patrons	233.3	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		63.0	3.1	9.4	21.9	40.6	53.1	59.4	62.5	59.4	56.3	56.3	59.4	59.4	59.4	50.0	31.3	18.8	6.3
Mixed Use	patrons	62.5	3.1	9.4	21.9	40.6	53.1	59.4	62.5	59.4	56.3	56.3	59.4	59.4	59.4	50.0	31.3	18.8	6.3
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Shared Use Matrix - Phase 1

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

Building Use		Joint Powers Specific Plan																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 4 / Self-contained																			
Zone 5		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zone 6		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zone 7		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		1,346	231	670	907	1,084	1,196	1,142	1,202	1,253	1,224	1,114	1,033	950	832	725	533	389	214

March Healthcare Development

Parking Demand Phase 2

Issued 04.28.2011
Matrix 3

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 "Zone" Parking Analysis

		Building Use				Parking Demand Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
		General Medical		**1,414,000**			***2,299.00***	
				296,000			306.00	
1	1	CHW Hospital Phase 1	beds	233,000	148	1/bed	148.00	Hospital
1	1		staff	63,000		1/400 SF	157.50	(1)
							1.31	
				296,000			306.00	
1	2	CHW Hospital Phase 2	beds	233,000	148	1/bed	148.00	Hospital
1	2		staff	63,000		1/400 SF	157.50	(2)
							1.31	
							325.00	
1	1	COE	patients	130,000	65	1/400 SF	325.00	Hospital
1	1		staff					(2)
							2.50	
							150.00	
1	1	MOB 1	visitors	60,000		1/400 SF	150.00	(2)
1	1		employees					Medical / dental offices
							2.50	
							195.00	
1	2	MOB 2	visitors	78,000				(2)
1	2		employees			1/400 SF	195.00	Medical / dental offices
							2.50	
							575.00	
2	2	Cancer Center	patients	230,000	115	1/400 SF	575.00	Hospital
2	2		staff					(2)
				212,000			162.00	
7	2	Infectious Disease Hospital	beds	177,000	74	1/bed	74.00	Hospital
7	2		staff	35,000		1/400 SF	87.50	(2)
							280.00	
2	2	Cardio Center	patients	112,000	56	1/400 SF	280.00	Hospital
2	2		staff					(2)

March Healthcare Development

Parking Demand Phase 2

Issued 04.28.2011
Matrix 3

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 "Zone" Parking Analysis

		Building Use				Parking Demand				
						City of Moreno Valley		Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / Code (*)	Spaces	Unit / SP(**)	Spaces	Notes
		Commercial/Retail		**220,000**			***977.78***		***736.00***	
							77.78		59.00	
3	1	Medical Retail	patrons	17,500		1/225 SF	77.78	1/300 SF	58.33	
3	1		employees				*4.44*		*3.37*	
							77.78		59.00	
3	1	Medical Retail	patrons	17,500		1/225 SF	77.78	1/300 SF	58.33	
3	1		employees				*4.44*		*3.37*	
							200.00		150.00	
3	1	Medical Retail	patrons	45,000		1/225 SF	200.00	1/300 SF	150.00	
3	1		employees				*4.44*		*3.33*	
							311.11		234.00	
3	1	Medical Retail	patrons	70,000		1/225 SF	311.11	1/300 SF	233.33	
3	1		employees				*4.44*		*3.34*	
							311.11		234.00	
3	2	Medical Retail	patrons	70,000		1/225 SF	311.11	1/300 SF	233.33	
3	2		employees				*4.44*		*3.34*	
		Research & Education		**100,000**			***285.71***		***250.00***	
							285.71		250.00	
7	2	Building 1	visitors	100,000		1/350 SF	285.71	1/400 SF	250.00	Research and Development
7	2		employees				*2.86*		*2.50*	(2)
		Wellness Facilities		**40,000**			***20.00***		***100.00***	
							20.00		100.00	
5	2	Wellness Center	visitors	40,000	60	1/3 beds	20.00	1/400 SF	100.00	Nursing homes
5	2		employees				*0.50*		*2.50*	(2)

March Healthcare Development

Parking Demand Phase 2

Issued 04.28.2011
Matrix 3

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 "Zone" Parking Analysis

		Building Use				Parking Demand Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
		Mixed Used		**135,000**			*339.00*	
							63.00	
3	1	Mixed Use	patrons	25,000		1/400 SF	62.50	
3	1		employees				*2.52*	
							138.00	
6	2	Mixed Use	patrons	55,000		1/400 SF	137.50	
6	2		employees				*2.51*	
							138.00	
6	2	Mixed Use	patrons	55,000		1/400 SF	137.50	
6	2		employees				*2.51*	
		Total		**1,909,000**			**3,724.00**	
		Central Plant		**36,800**			*3.68*	
							3.68	
1	1	Plant 1	employees	18,400		Not listed	1.84	(3)
1	2	Plant 2	employees	18,400		Not listed	1.84	(3)
							0.10	
							1.95	

(*) Based on City of Moreno Valley Off-Street Parking Ordinance
(**) Based on March Lifecare Development Specific Plan recommendations
(1) No requirement for additional spaces listed in the City ordinance
(2) 1st 20ksf = 1/1ksf, 20ksf - 40ksf = 1/2ksf, >40ksf = 1/4ksf
(3) Code required is determined by the community development director subject to an approved parking study.

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 "Zone" Parking Analysis

Building Use			**Joint Powers Specific Plan**																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 1		**1,282**	**281**	**854**	**1,103**	**1,188**	**1,081**	**866**	**972**	**1,188**	**1,081**	**866**	**701**	**578**	**423**	**399**	**374**	**328**	**234**
General Medical																			
		306.0	76.4	229.1	275.0	275.0	275.0	229.1	244.4	275.0	275.0	229.1	183.3	152.8	122.2	122.2	122.2	106.9	76.4
CHW Hospital Phase 1	beds	148.0	37.0	111.0	133.2	133.2	133.2	111.0	118.4	133.2	133.2	111.0	88.8	74.0	59.2	59.2	59.2	51.8	37.0
	staff	157.5	39.4	118.1	141.8	141.8	141.8	118.1	126.0	141.8	141.8	118.1	94.5	78.8	63.0	63.0	63.0	55.1	39.4
		306.0	76.4	229.1	275.0	275.0	275.0	229.1	244.4	275.0	275.0	229.1	183.3	152.8	122.2	122.2	122.2	106.9	76.4
CHW Hospital Phase 2	beds	148.0	37.0	111.0	133.2	133.2	133.2	111.0	118.4	133.2	133.2	111.0	88.8	74.0	59.2	59.2	59.2	51.8	37.0
	staff	157.5	39.4	118.1	141.8	141.8	141.8	118.1	126.0	141.8	141.8	118.1	94.5	78.8	63.0	63.0	63.0	55.1	39.4
		325.0	81.3	243.8	292.5	292.5	292.5	243.8	260.0	292.5	292.5	243.8	195.0	162.5	130.0	130.0	130.0	113.8	81.3
COE	patients	325.0	81.3	243.8	292.5	292.5	292.5	243.8	260.0	292.5	292.5	243.8	195.0	162.5	130.0	130.0	130.0	113.8	81.3
	staff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		150.0	45.0	112.7	143.1	151.0	150.5	135.2	135.5	151.0	150.5	135.2	120.1	100.0	45.0	22.5	0.0	0.0	0.0
MOB 1	visitors	150.0	45.0	112.5	142.5	150.0	150.0	135.0	135.0	150.0	150.0	135.0	120.0	100.0	45.0	22.5	0.0	0.0	0.0
	employees		0.0	0.2	0.6	1.0	0.5	0.2	0.5	1.0	0.5	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0
		195.0	2.0	39.0	117.0	195.0	87.8	29.3	87.8	195.0	87.8	29.3	19.5	9.8	3.9	2.0	0.0	0.0	0.0
MOB 2	visitors	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	employees	195.0	2.0	39.0	117.0	195.0	87.8	29.3	87.8	195.0	87.8	29.3	19.5	9.8	3.9	2.0	0.0	0.0	0.0
Zone 2		**855**	**214**	**641**	**770**	**855**	**855**	**641**	**684**	**770**	**770**	**641**	**513**	**428**	**342**	**342**	**342**	**299**	**214**
		575.0	143.8	431.3	517.5	575.0	575.0	431.3	460.0	517.5	517.5	431.3	345.0	287.5	230.0	230.0	230.0	201.3	143.8
Cancer Center	patients	575.0	143.8	431.3	517.5	575.0	575.0	431.3	460.0	517.5	517.5	431.3	345.0	287.5	230.0	230.0	230.0	201.3	143.8
	staff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		280.0	70.0	210.0	252.0	280.0	280.0	210.0	224.0	252.0	252.0	210.0	168.0	140.0	112.0	112.0	112.0	98.0	70.0
Cardio Center	patients	280.0	70.0	210.0	252.0	280.0	280.0	210.0	224.0	252.0	252.0	210.0	168.0	140.0	112.0	112.0	112.0	98.0	70.0
	staff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 "Zone" Parking Analysis

Building Use			**Joint Powers Specific Plan**																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 3		**799**	**40**	**119**	**279**	**517**	**676**	**756**	**796**	**756**	**716**	**716**	**756**	**756**	**756**	**637**	**398**	**239**	**80**
		59.0	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
Medical Retail	patrons	58.3	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		59.0	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
Medical Retail	patrons	58.3	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
Medical Retail	patrons	150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		234.0	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
Medical Retail	patrons	233.3	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		234.0	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
Medical Retail	#REF!	233.3	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
	#REF!	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		63.0	3.1	9.4	21.9	40.6	53.1	59.4	62.5	59.4	56.3	56.3	59.4	59.4	59.4	50.0	31.3	18.8	6.3
Mixed Use	patrons	62.5	3.1	9.4	21.9	40.6	53.1	59.4	62.5	59.4	56.3	56.3	59.4	59.4	59.4	50.0	31.3	18.8	6.3
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 4 / Self-contained																			
Zone 5		**100**	**1**	**20**	**60**	**100**	**45**	**15**	**45**	**100**	**45**	**15**	**10**	**5**	**2**	**1**	**0**	**0**	**0**
		100.0	1.0	20.0	60.0	100.0	45.0	15.0	45.0	100.0	45.0	15.0	10.0	5.0	2.0	1.0	0.0	0.0	0.0
Wellness Center	visitors	100.0	1.0	20.0	60.0	100.0	45.0	15.0	45.0	100.0	45.0	15.0	10.0	5.0	2.0	1.0	0.0	0.0	0.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Shared Use Matrix - Phase 2

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 "Zone" Parking Analysis

Building Use			Joint Powers Specific Plan																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 6		**276**	**14**	**41**	**96**	**179**	**234**	**261**	**275**	**261**	**248**	**248**	**261**	**261**	**261**	**220**	**138**	**83**	**28**
		138.0	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
Mixed Use	patrons	137.5	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		138.0	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
Mixed Use	patrons	137.5	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 7		**412**	**43**	**171**	**295**	**403**	**265**	**159**	**242**	**395**	**258**	**159**	**122**	**93**	**70**	**67**	**65**	**57**	**40**
		162.0	40.4	121.1	145.4	152.8	152.8	121.1	129.2	145.4	145.4	121.1	96.9	80.8	64.6	64.6	64.6	56.5	40.4
Infectious Disease Hospital	beds	74.0	18.5	55.5	66.6	74.0	74.0	55.5	59.2	66.6	66.6	55.5	44.4	37.0	29.6	29.6	29.6	25.9	18.5
	staff	87.5	21.9	65.6	78.8	78.8	78.8	65.6	70.0	78.8	78.8	65.6	52.5	43.8	35.0	35.0	35.0	30.6	21.9
		250.0	2.5	50.0	150.0	250.0	112.5	37.5	112.5	250.0	112.5	37.5	25.0	12.5	5.0	2.5	0.0	0.0	0.0
Building 1	visitors	250.0	2.5	50.0	150.0	250.0	112.5	37.5	112.5	250.0	112.5	37.5	25.0	12.5	5.0	2.5	0.0	0.0	0.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total		**3,724**	**592**	**1,847**	**2,602**	**3,242**	**3,156**	**2,699**	**3,014**	**3,471**	**3,117**	**2,645**	**2,363**	**2,121**	**1,854**	**1,666**	**1,316**	**1,005**	**595**

March Healthcare Development

Parking Demand Phase 3

Issued 5.19.2011
Matrix 5

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

		Building Use				Parking Demand Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
		General Medical		**1,940,000**			***3,180.00***	
				296,000			306.00	
1	1	CHW Hospital Phase 1	beds	233,000	148	1/bed	148.00	Hospital
1	1		staff	63,000		1/400 SF	157.50	(1)
							1.31	
				296,000			306.00	
1	2	CHW Hospital Phase 2	beds	233,000	148	1/bed	148.00	Hospital
1	2		staff	63,000		1/400 SF	157.50	(2)
							1.31	
				296,000			306.00	
1	3	CHW Hospital Phase 3	beds	233,000	148	1/bed	148.00	Hospital
1	3		staff	63,000		1/400 SF	157.50	(2)
							1.31	
							325.00	
1	1	COE	patients	130,000	65	1/400 SF	325.00	Hospital
1	1		staff					(2)
							2.50	
							150.00	
1	1	MOB 1	visitors	60,000		1/400 SF	150.00	(2)
1	1		employees					Medical / dental offices
							2.50	
							195.00	
1	2	MOB 2	visitors	78,000				(2)
1	2		employees			1/400 SF	195.00	Medical / dental offices
							2.50	
							575.00	
2	2	Cancer Center	patients	230,000	115	1/400 SF	575.00	Hospital
2	2		staff					(2)
				212,000			162.00	
7	2	Infectious Disease Hospital	beds	177,000	74	1/bed	74.00	Hospital
7	2		staff	35,000		1/400 SF	87.50	(2)

March Healthcare Development

Parking Demand Phase 3

Issued 5.19.2011
Matrix 5

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

		Building Use				Parking Demand Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
							280.00	
2	2	Cardio Center	patients	112,000	56	1/400 SF	280.00	Hospital
2	2		staff					(2)
							300.00	
5	3	Biotech 1 (MOB #5)	visitors	120,000		1/400 SF	300.00	medical/dental office
5	3		employee				2.50	
							275.00	
5	3	Biotech 2 (MOB #8)	visitors	110,000		1/400 SF	275.00	medical/dental office
5	3		employee				2.50	
		Commercial/Retail		290,000			*970.00*	
							59.00	
3	1	Medical Retail	patrons	17,500		1/300 SF	58.33	
3	1		employees				3.37	
							59.00	
3	1	Medical Retail	patrons	17,500		1/300 SF	58.33	
3	1		employees				3.37	
							150.00	
3	1	Medical Retail	patrons	45,000		1/300 SF	150.00	
3	1		employees				3.33	
							234.00	
3	1	Medical Retail	patrons	70,000		1/300 SF	233.33	
3	1		employees				3.34	
							234.00	
3	2	Medical Retail	patrons	70,000		1/300 SF	233.33	
3	2		employees				3.34	
							234.00	
3	3	Medical Retail	patrons	70,000		1/300 SF	233.33	
3	3		employees				3.34	

March Healthcare Development

Parking Demand Phase 3

Issued 5.19.2011
Matrix 5

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

		Building Use				Parking Demand		
						Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
		Research & Education		**200,000**			***500.00***	
							250.00	
7	2	Building 1	visitors	100,000		1/400 SF	250.00	Research and Development
7	2		employees					(2)
							2.50	
							250.00	
7	3	Building 2	visitors	100,000		1/400 SF	250.00	Research and Development
7	3		employees					(2)
							2.50	
		Wellness Facilities		**40,000**			***100.00***	
							100.00	
5	2	Wellness Center	visitors	40,000	60	1/400 SF	100.00	Nursing homes
5	2		employees					(2)
							2.50	
		Mixed Used		**360,000**			***827.00***	
							63.00	
3	1	Mixed Use	patrons	25,000		1/400 SF	62.50	
3	1		employees					
							2.52	
							138.00	
6	2	Mixed Use	patrons	55,000		1/400 SF	137.50	
6	2		employees					
							2.51	
							138.00	
6	2	Mixed Use	patrons	55,000		1/400 SF	137.50	
6	2		employees					
							2.51	
							125.00	
6	3	Mixed Use	patrons	50,000		1/400 SF	125.00	
6	3		employees					
							2.50	
							150.00	
6	3	Mixed Use	patrons	60,000		1/400 SF	150.00	
6	3		employees					
							2.50	

March Healthcare Development

Parking Demand Phase 3

Issued 5.19.2011
Matrix 5

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

		Building Use				Parking Demand Specific Plan		
Zone	Phase	Description	User Group	Unit (GSF)	Other Unit	Unit / SP(**)	Spaces	Notes
							200.00	
2	3	Critical Care and Education Lodging	patrons	110,000	160	1.25/room	200.00	Assumed 60 rooms
2	3		employees					(1)
							1.82	
							13.00	
6	3	Tech Center	visitors	5,000		1/400 SF	12.50	medical/dental office
6	3		employees					
							2.60	
		Total		**2,830,000**			**5,577.00**	
		Central Plant		**36,800**			***3.68***	
							3.68	
1	1	Plant 1	employees	18,400		Not listed	1.84	(3)
1	2	Plant 2	employees	18,400		Not listed	1.84	(3)
							0.10	
							1.97	

(*) Based on City of Moreno Valley Off-Street Parking Ordinance
(**) Based on March Lifecare Development Specific Plan recommendations
(1) No requirement for additional spaces listed in the City ordinance
(2) 1st 20ksf = 1/1ksf, 20ksf - 40ksf = 1/2ksf, >40ksf = 1/4ksf
(3) Code required is determined by the community development director subject to an approved parking study.

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

Building Use			Joint Powers Specific Plan																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 1		**1,588**	**357**	**1,083**	**1,377**	**1,463**	**1,356**	**1,096**	**1,216**	**1,463**	**1,356**	**1,096**	**885**	**731**	**546**	**521**	**497**	**435**	**310**
General Medical																			
		306.0	76.4	229.1	275.0	275.0	275.0	229.1	244.4	275.0	275.0	229.1	183.3	152.8	122.2	122.2	122.2	106.9	76.4
CHW Hospital Phase 1	beds	148.0	37.0	111.0	133.2	133.2	133.2	111.0	118.4	133.2	133.2	111.0	88.8	74.0	59.2	59.2	59.2	51.8	37.0
	staff	157.5	39.4	118.1	141.8	141.8	141.8	118.1	126.0	141.8	141.8	118.1	94.5	78.8	63.0	63.0	63.0	55.1	39.4
		306.0	76.4	229.1	275.0	275.0	275.0	229.1	244.4	275.0	275.0	229.1	183.3	152.8	122.2	122.2	122.2	106.9	76.4
CHW Hospital Phase 2	beds	148.0	37.0	111.0	133.2	133.2	133.2	111.0	118.4	133.2	133.2	111.0	88.8	74.0	59.2	59.2	59.2	51.8	37.0
	staff	157.5	39.4	118.1	141.8	141.8	141.8	118.1	126.0	141.8	141.8	118.1	94.5	78.8	63.0	63.0	63.0	55.1	39.4
		306.0	76.4	229.1	275.0	275.0	275.0	229.1	244.4	275.0	275.0	229.1	183.3	152.8	122.2	122.2	122.2	106.9	76.4
CHW Hospital Phase 3	beds	148.0	37.0	111.0	133.2	133.2	133.2	111.0	118.4	133.2	133.2	111.0	88.8	74.0	59.2	59.2	59.2	51.8	37.0
	staff	157.5	39.4	118.1	141.8	141.8	141.8	118.1	126.0	141.8	141.8	118.1	94.5	78.8	63.0	63.0	63.0	55.1	39.4
		325.0	81.3	243.8	292.5	292.5	292.5	243.8	260.0	292.5	292.5	243.8	195.0	162.5	130.0	130.0	130.0	113.8	81.3
COE	patients	325.0	81.3	243.8	292.5	292.5	292.5	243.8	260.0	292.5	292.5	243.8	195.0	162.5	130.0	130.0	130.0	113.8	81.3
	staff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		150.0	45.0	112.7	143.1	151.0	150.5	135.2	135.5	151.0	150.5	135.2	120.1	100.0	45.0	22.5	0.0	0.0	0.0
MOB 1	visitors	150.0	45.0	112.5	142.5	150.0	150.0	135.0	135.0	150.0	150.0	135.0	120.0	100.0	45.0	22.5	0.0	0.0	0.0
	employees		0.0	0.2	0.6	1.0	0.5	0.2	0.5	1.0	0.5	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0
		195.0	2.0	39.0	117.0	195.0	87.8	29.3	87.8	195.0	87.8	29.3	19.5	9.8	3.9	2.0	0.0	0.0	0.0
MOB 2	visitors	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	employees	195.0	2.0	39.0	117.0	195.0	87.8	29.3	87.8	195.0	87.8	29.3	19.5	9.8	3.9	2.0	0.0	0.0	0.0
Zone 2		**1,055**	**404**	**821**	**930**	**995**	**995**	**771**	**814**	**910**	**910**	**791**	**673**	**598**	**512**	**522**	**532**	**489**	**414**
		575.0	143.8	431.3	517.5	575.0	575.0	431.3	460.0	517.5	517.5	431.3	345.0	287.5	230.0	230.0	230.0	201.3	143.8
2 2 Cancer Center	patients	575.0	143.8	431.3	517.5	575.0	575.0	431.3	460.0	517.5	517.5	431.3	345.0	287.5	230.0	230.0	230.0	201.3	143.8
	staff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		280.0	70.0	210.0	252.0	280.0	280.0	210.0	224.0	252.0	252.0	210.0	168.0	140.0	112.0	112.0	112.0	98.0	70.0
2 2 Cardio Center	patients	280.0	70.0	210.0	252.0	280.0	280.0	210.0	224.0	252.0	252.0	210.0	168.0	140.0	112.0	112.0	112.0	98.0	70.0
	staff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		200.0	190.0	180.0	160.0	140.0	140.0	130.0	130.0	140.0	140.0	150.0	160.0	170.0	170.0	180.0	190.2	190.0	200.0
2 3 Critical Care and Education Lodging	patrons	200.0	190.0	180.0	160.0	140.0	140.0	130.0	130.0	140.0	140.0	150.0	160.0	170.0	170.0	180.0	190.2	190.0	200.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

Building Use			Joint Powers Specific Plan																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 3		**1,033**	**110**	**294**	**500**	**751**	**910**	**966**	**1,006**	**989**	**950**	**926**	**943**	**912**	**826**	**672**	**398**	**239**	**80**
		59.0	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
3 1 Medical Retail	patrons	58.3	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		59.0	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
3 1 Medical Retail	patrons	58.3	2.9	8.8	20.4	37.9	49.6	55.4	58.3	55.4	52.5	52.5	55.4	55.4	55.4	46.7	29.2	17.5	5.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
3 1 Medical Retail	patrons	150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		234.0	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
3 1 Medical Retail	patrons	233.3	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		234.0	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
3 2 Medical Retail	#REF!	233.3	11.7	35.0	81.7	151.7	198.3	221.7	233.3	221.7	210.0	210.0	221.7	221.7	221.7	186.7	116.7	70.0	23.3
	#REF!	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		63.0	3.1	9.4	21.9	40.6	53.1	59.4	62.5	59.4	56.3	56.3	59.4	59.4	59.4	50.0	31.3	18.8	6.3
3 1 Mixed Use	patrons	62.5	3.1	9.4	21.9	40.6	53.1	59.4	62.5	59.4	56.3	56.3	59.4	59.4	59.4	50.0	31.3	18.8	6.3
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		234.0	70.0	175.0	221.7	233.3	233.3	210.0	210.0	233.3	233.3	210.0	186.7	155.5	70.0	35.0	0.0	0.0	0.0
3 3 Medical Retail	patrons	233.3	70.0	175.0	221.7	233.3	233.3	210.0	210.0	233.3	233.3	210.0	186.7	155.5	70.0	35.0	0.0	0.0	0.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 4			**Self - contained**																

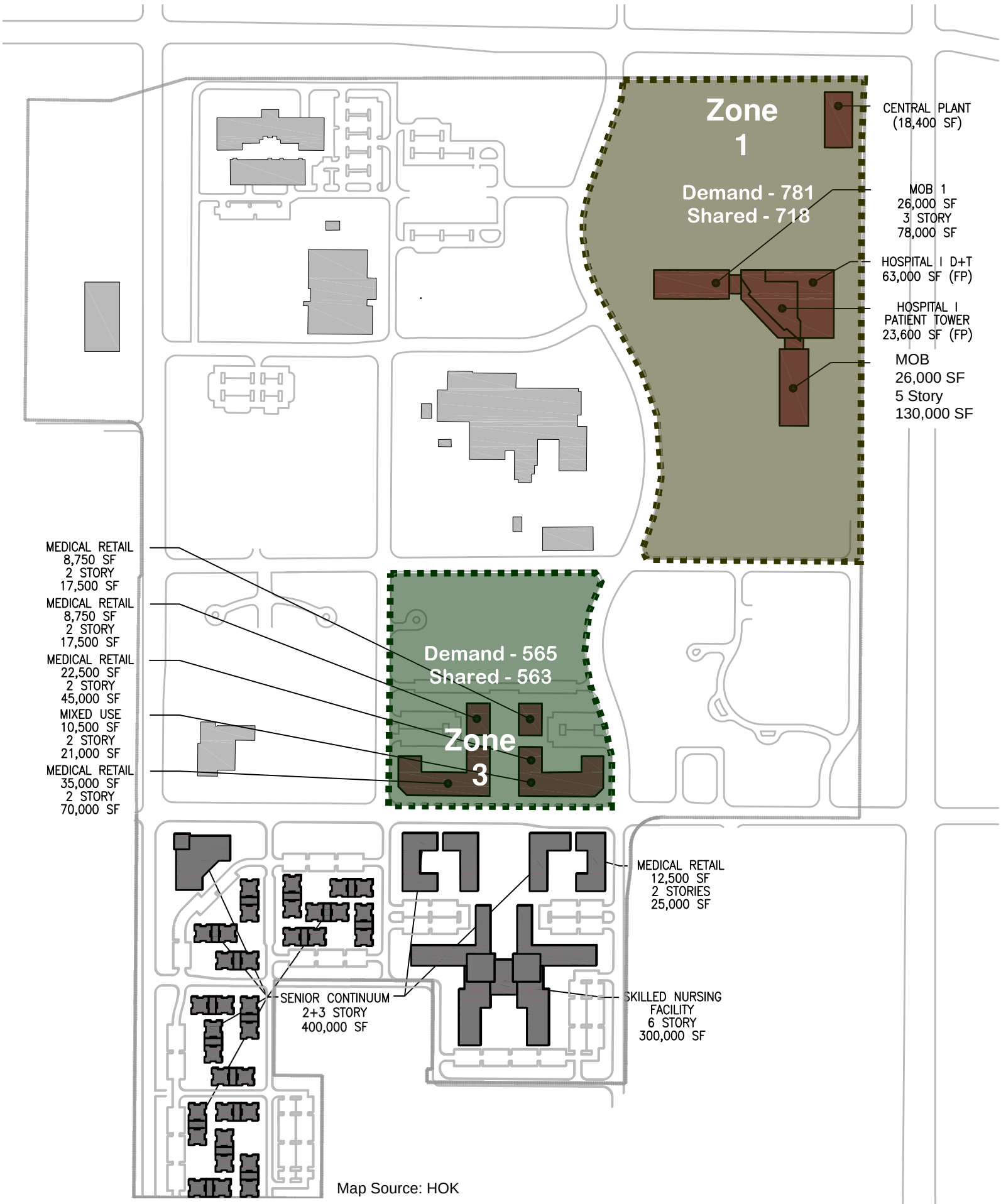
Shared Use Matrix - Phase 3

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

Building Use			Joint Powers Specific Plan																
Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Zone 5		**675**	**7**	**135**	**405**	**675**	**304**	**101**	**304**	**675**	**304**	**101**	**68**	**34**	**14**	**7**	**0**	**0**	**0**
		300.0	3.0	60.0	180.0	300.0	135.0	45.0	135.0	300.0	135.0	45.0	30.0	15.0	6.0	3.0	0.0	0.0	0.0
5 3 Biotech 1 (MOB #5)	visitors	300.0	3.0	60.0	180.0	300.0	135.0	45.0	135.0	300.0	135.0	45.0	30.0	15.0	6.0	3.0	0.0	0.0	0.0
	employee	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		275.0	2.8	55.0	165.0	275.0	123.8	41.3	123.8	275.0	123.8	41.3	27.5	13.8	5.5	2.8	0.0	0.0	0.0
5 3 Biotech 2 (MOB #8)	visitors	275.0	2.8	55.0	165.0	275.0	123.8	41.3	123.8	275.0	123.8	41.3	27.5	13.8	5.5	2.8	0.0	0.0	0.0
	employee	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		100.0	1.0	20.0	60.0	100.0	45.0	15.0	45.0	100.0	45.0	15.0	10.0	5.0	2.0	1.0	0.0	0.0	0.0
5 2 Wellness Center	visitors	100.0	1.0	20.0	60.0	100.0	45.0	15.0	45.0	100.0	45.0	15.0	10.0	5.0	2.0	1.0	0.0	0.0	0.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 6		**564**	**29**	**85**	**200**	**370**	**473**	**524**	**556**	**535**	**501**	**497**	**524**	**523**	**523**	**440**	**275**	**165**	**55**
		138.0	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
6 2 Mixed Use	patrons	137.5	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		138.0	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
6 2 Mixed Use	patrons	137.5	6.9	20.6	48.1	89.4	116.9	130.6	137.5	130.6	123.8	123.8	130.6	130.6	130.6	110.0	68.8	41.3	13.8
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		125.0	6.3	18.8	43.8	81.3	106.3	118.8	125.0	118.8	112.5	112.5	118.8	118.8	118.8	100.0	62.5	37.5	12.5
6 3 Mixed Use	patrons	125.0	6.3	18.8	43.8	81.3	106.3	118.8	125.0	118.8	112.5	112.5	118.8	118.8	118.8	100.0	62.5	37.5	12.5
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
6 3 Mixed Use	patrons	150.0	7.5	22.5	52.5	97.5	127.5	142.5	150.0	142.5	135.0	135.0	142.5	142.5	142.5	120.0	75.0	45.0	15.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		13.0	1.3	2.5	7.5	12.5	5.6	1.9	5.6	12.5	5.6	1.9	1.3	0.6	0.3	0.1	0.0	0.0	0.0
6 3 Tech Center	visitors	12.5	1.3	2.5	7.5	12.5	5.6	1.9	5.6	12.5	5.6	1.9	1.3	0.6	0.3	0.1	0.0	0.0	0.0
	employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parking space demand assumptions per Building use
Areas based on WEBB 5.12.2011 Phasing Diagrams

		Building Use			Joint Powers Specific Plan																
		Description	User Group (Unit)	Peak Demand	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
		Zone 7		**662**	**45**	**221**	**445**	**653**	**378**	**196**	**354**	**645**	**370**	**196**	**147**	**106**	**75**	**70**	**65**	**57**	**40**
				162.0	40.4	121.1	145.4	152.8	152.8	121.1	129.2	145.4	145.4	121.1	96.9	80.8	64.6	64.6	64.6	56.5	40.4
7	2	Infectious Disease Hospital	beds	74.0	18.5	55.5	66.6	74.0	74.0	55.5	59.2	66.6	66.6	55.5	44.4	37.0	29.6	29.6	29.6	25.9	18.5
			staff	87.5	21.9	65.6	78.8	78.8	78.8	65.6	70.0	78.8	78.8	65.6	52.5	43.8	35.0	35.0	35.0	30.6	21.9
				250.0	2.5	50.0	150.0	250.0	112.5	37.5	112.5	250.0	112.5	37.5	25.0	12.5	5.0	2.5	0.0	0.0	0.0
7	2	Building 1	visitors	250.0	2.5	50.0	150.0	250.0	112.5	37.5	112.5	250.0	112.5	37.5	25.0	12.5	5.0	2.5	0.0	0.0	0.0
			employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
				250.0	2.5	50.0	150.0	250.0	112.5	37.5	112.5	250.0	112.5	37.5	25.0	12.5	5.0	2.5	0.0	0.0	0.0
7	3	Building 2	visitors	250.0	2.5	50.0	150.0	250.0	112.5	37.5	112.5	250.0	112.5	37.5	25.0	12.5	5.0	2.5	0.0	0.0	0.0
			employees	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		Total		**5,577**	**952**	**2,640**	**3,858**	**4,907**	**4,415**	**3,655**	**4,250**	**5,218**	**4,389**	**3,607**	**3,238**	**2,902**	**2,494**	**2,231**	**1,766**	**1,384**	**899**



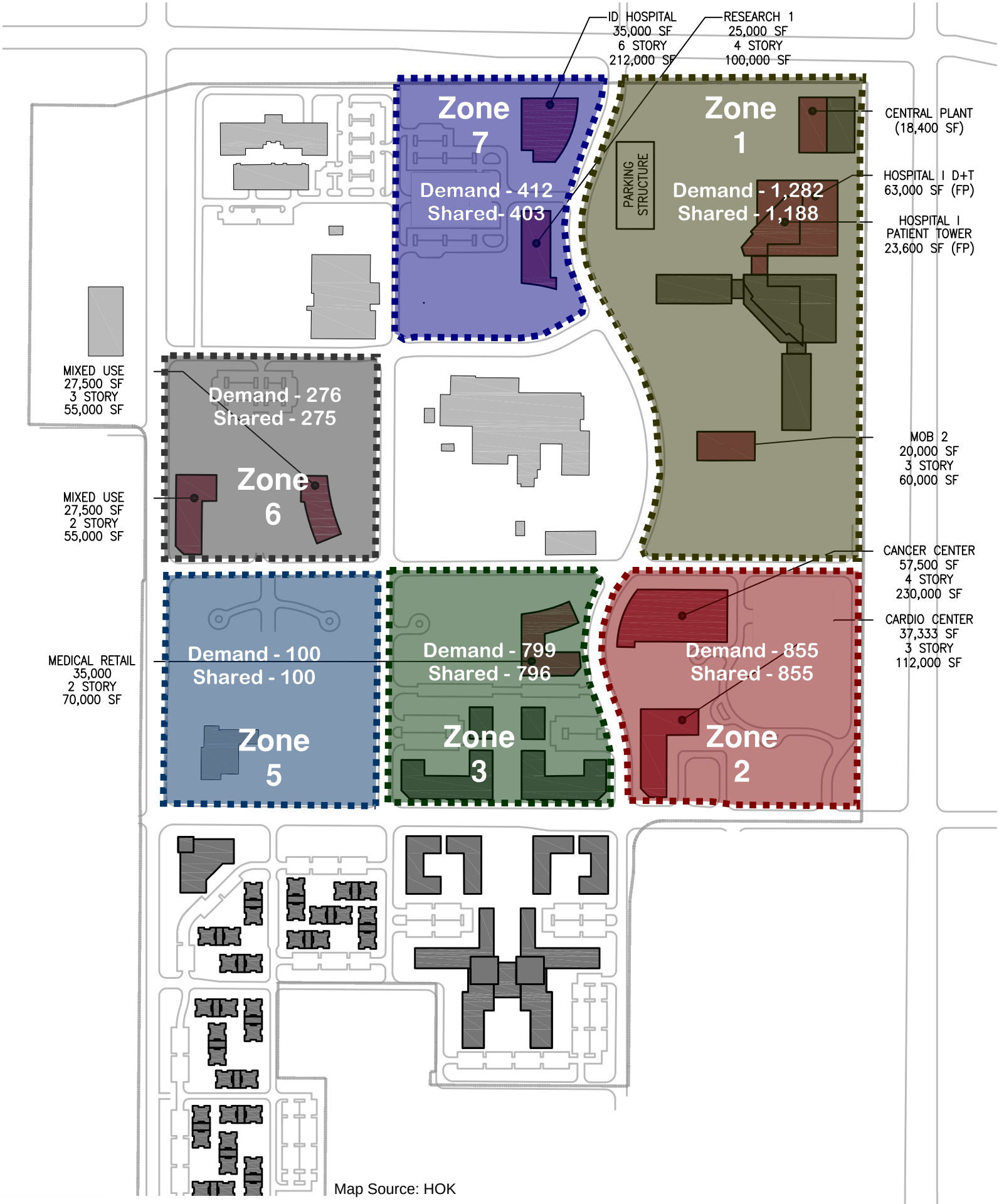
Map Source: HOK

March Healthcare Development
Demand and Shared Use Plan - Phase 1
May 19, 2011

1,346 Total Demand

Diagram 1

CPC



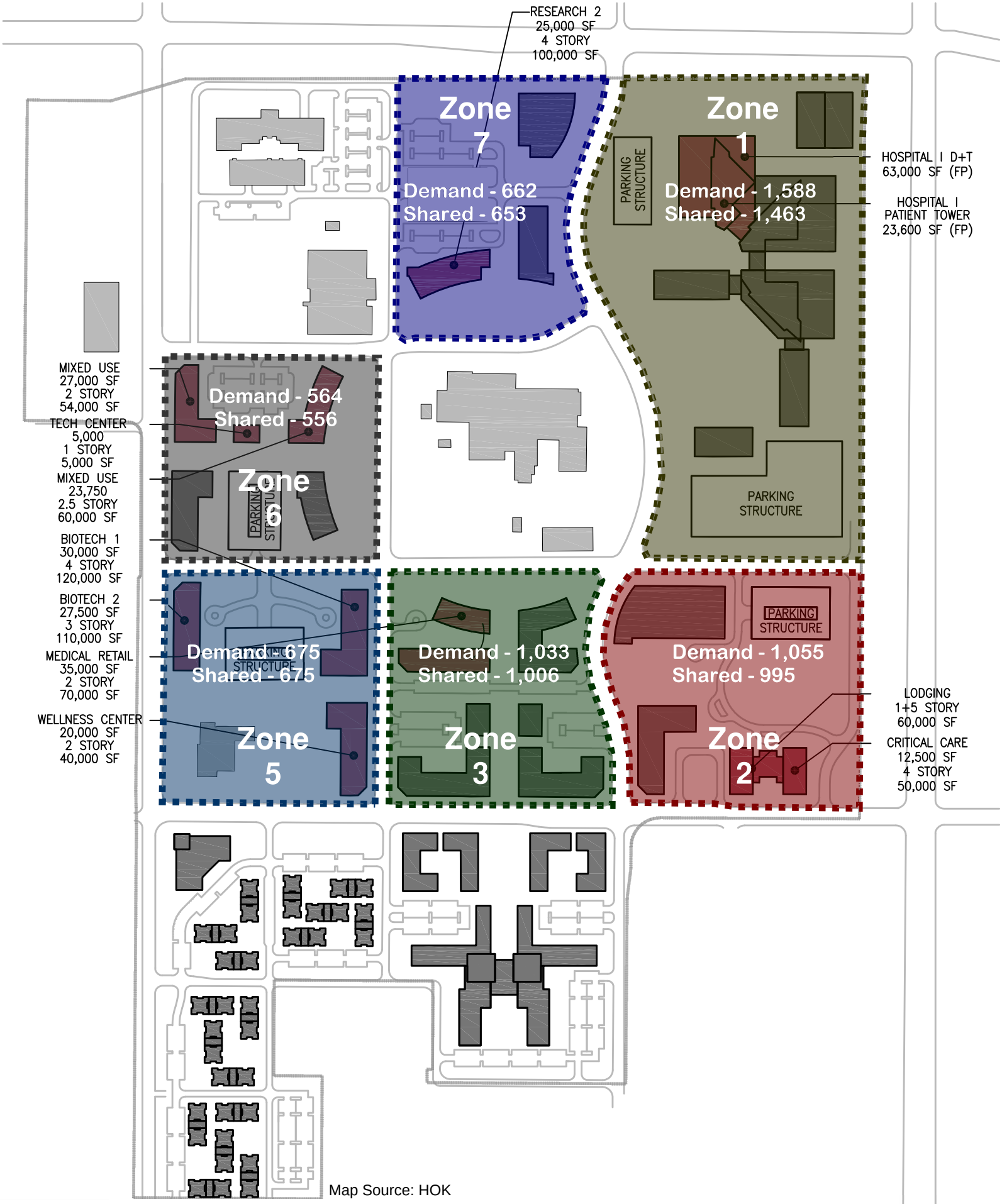
Map Source: HOK

March Healthcare Development
Demand and Shared Use Plan - Phase 2
May 19, 2011

3,724 Total Demand

Diagram 2

CPC



Map Source: HOK

March Healthcare Development
Demand and Shared Use Plan - Full Build-out
May 19, 2011

5,577 Total Demand

Diagram 3

CPC

Diagram 4

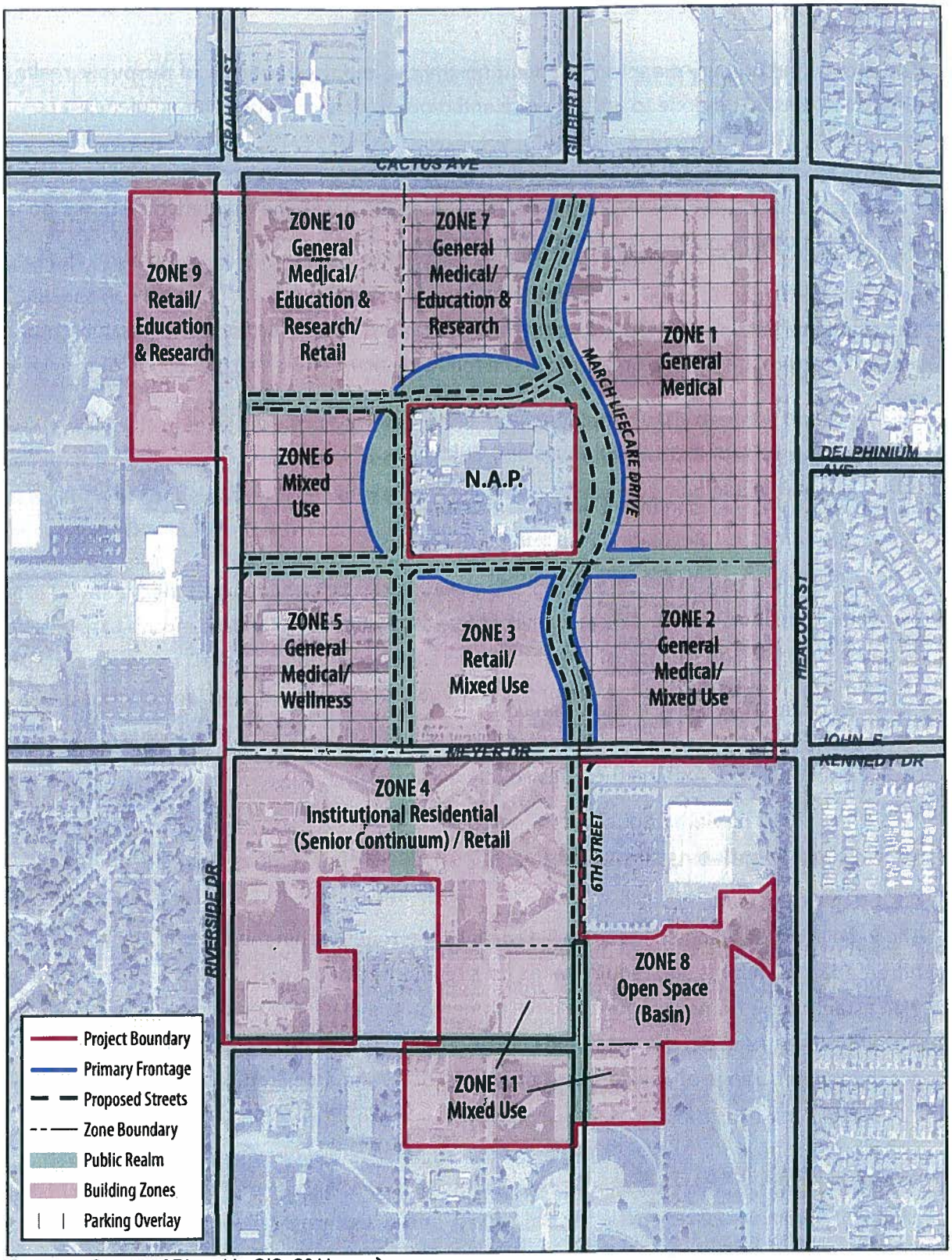
March Healthcare Development
Demand vs. Supply Parking – Phase 1

Diagram 5

March Healthcare Development
Demand vs. Supply Parking – Phase 2

Diagram 6

March Healthcare Development
Demand vs. Supply Parking – Full Build-out



Sources: County of Riverside GIS, 2011;
Eagle Aerial, April 2010.

Figure 4-1. Regulating Plan
March LifeCare Specific Plan Amendment

MHD - March LifeCare "Zone" Parking Analysis (by Project Phase)

20100066\MHDprkganalysis01

	Beds	Phase 1	Phase 2	Phase 3	Ph1 Parking Required	Ph1 Parking Provided	Ph2 Parking Required	Ph2 Parking Provided	Ph3 Parking Required	Ph3 Parking Provided	Total Parking Required	Total Parking Provided
Zone 1												
CHW Hosp#1 *	148	296000			306	818					306	818
CHW Hosp#2 *	148		296000				306	558			306	558
CHW Hosp#3 *	148			296000					306	276	306	276
CHW COE		130000			325	996					325	996
CHW MOB#1		60000			150	240					150	240
CHW MOB#2			78000				195	50			195	50
	Total=	**486000**	**374000**	**296000**	**781**	**2054**	**501**	**608**	**306**	**276**	**1588**	**2938**
Zone 2												
Cancer Cntr			230000				575	715			575	715
Cardio Cntr			112000				280	585			280	585
CC&E Lodging ***	160			110000					200	255	200	255
	Total=	**0**	**342000**	**110000**	**0**	**0**	**855**	**1300**	**200**	**255**	**1055**	**1555**
Zone 3												
Med.Retail		150000	70000	70000	500	685	233	-260	233	-325	967	100
Mixed Use		25000			63	50					63	50
	Total=	**175000**	**70000**	**70000**	**563**	**735**	**233**	**-260**	**233**	**-325**	**1029**	**150**
Zone 4												
Sen.Cont. **	408	400000									0	0
SNF	250	300000		*ZONE 4 REMOVED FROM SHARED PARKING ANALYSIS*							0	0
Med.Retail		25000									0	0
	Total=	**725000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Zone 5												
Well Ctr.			40000				100	295			100	295
Bio#1 (MOB#5)				120000					300	275	300	275
Bio#2 (MOB#')				110000					275	275	275	275
	Total=	**0**	**40000**	**230000**	**0**	**0**	**100**	**295**	**575**	**550**	**675**	**845**
Zone 6												
Mixed Use			110000	110000			275	325	275	450	550	775
Tech Center				5000					13	20	13	20
	Total=	**0**	**110000**	**115000**	**0**	**0**	**275**	**325**	**288**	**470**	**563**	**795**
Zone 7												
ID Hosp *	74		212000				162	390			162	390
Res.Bldg#1			100000				250	260			250	260
Res.Bldg#2				100000					250	65	250	65
	Total=	**0**	**312000**	**100000**	**0**	**0**	**412**	**650**	**250**	**65**	**662**	**715**
Grand Totals=		**1386000**	**1248000**	**921000**	**1344**	**2789**	**2375**	**2918**	**1851**	**1291**	**5571**	**6998**

Required Parking based on adopted SP

* estimated at 1 stall/bed plus 63,000/400 for auxilary uses

** estimated number of units to determine 0.5 stall/unit ratio

*** estimated number of rooms at 20/floor to determine 1.25 stall/room ratio

**** estimated at 1 stall/bed plus 35,000/400 for auxilary uses

preliminary surface parking is planned at 130 stalls/acre pending actual facility design

Webb Associates

5/12/11