

Notice of Preparation of a Draft Environmental Impact Report

Notice of Public Scoping Meeting

| | | | |
|-----|--|-------|--|
| TO: | Responsible Agencies, Trustee Agencies and Interested Parties | FROM: | March Joint Powers Authority 23555 Meyer Drive Riverside, California 92518 (951) 656-7000 |
|-----|--|-------|--|

The March Joint Powers Authority (JPA) will be the Lead Agency and will prepare an environmental impact report (EIR) for the Meridian West Campus-Lower Plateau Project (the "Project") identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The Project description, location, and the probable environmental effects are contained in the attached materials. An Initial Study has been prepared for the proposed Project and is included as an attachment to this Notice. The Initial Study document outlines the potential environmental issue areas including aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems that March JPA has determined will be addressed in the forthcoming EIR.

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A copy of the Initial Study IS attached. |
| <input type="checkbox"/> | A copy of the Initial Study IS NOT attached, but can be downloaded at www.marchjpa.com (link: Meridian West Campus-Lower Plateau Project NOP) |
| <input checked="" type="checkbox"/> | The proposed project IS considered a project of statewide, regional or areawide significance. |
| <input type="checkbox"/> | The proposed project IS NOT considered a project of statewide, regional or areawide significance. |
| <input checked="" type="checkbox"/> | The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation. |
| <input type="checkbox"/> | The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation. |
| <input checked="" type="checkbox"/> | A scoping meeting WILL be held by the lead agency. |
| <input type="checkbox"/> | A scoping meeting WILL NOT be held by the lead agency. |

The Project meets the criteria requiring a scoping meeting, and as such, the date, time and location of the scoping meeting are as follows:

| | | |
|---------------------|-------------------------|---|
| Date: June 30, 2016 | Time: 5:00 – 7:00 PM | Location: Orange Terrace Community Center Ballroom "A" 20010 Orange Terrace Parkway Riverside, California 92508 |
|---------------------|-------------------------|---|

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your written response to Dan Fairbanks, Planning Director, at the address shown above, or via email to fairbanks@marchjpa.com, by Monday, July 11, 2016. Please include the name of a contact person in your agency.

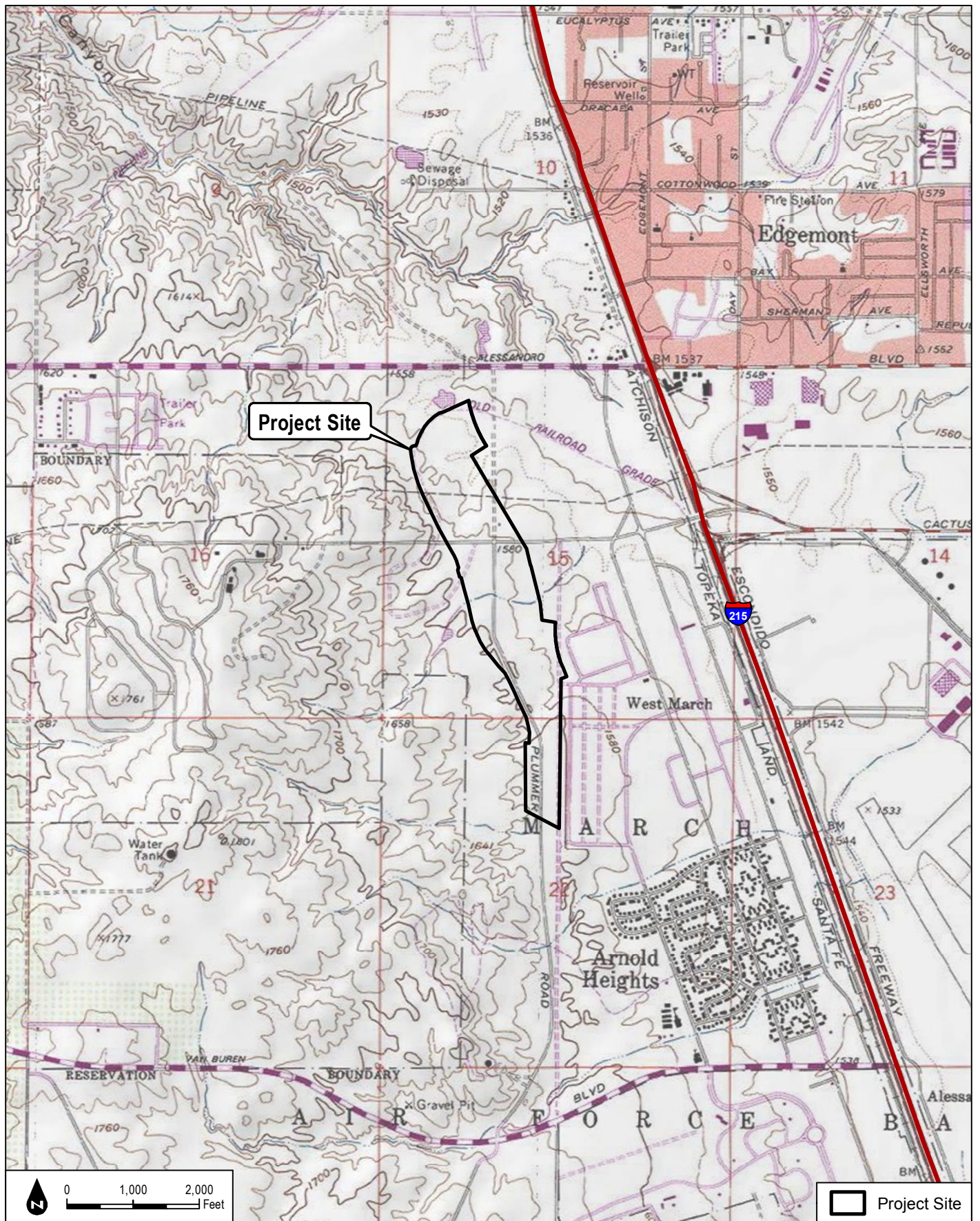
| | |
|--|--|
| <p>Project Title:</p> <p>Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a U.S.G.S. 15' or 7 ½' topographical map identified by quadrangle name):</p> | <p>Meridian West Campus-Lower Plateau Project</p> <p>The approximately 130-acre Project site is located south of Alessandro Boulevard, west of Meridian Parkway, north of Opportunity Way, and east of Plummer Street, in unincorporated Riverside County, California, as shown in the attached Vicinity Map. Note that a September 2012 Settlement Agreement allowing for the development of the Project site, identified 120 acres of development and 10 acres of new roadways. The roadways are no longer proposed and the area would formerly envisioned to be public roadways would be absorbed into the Project site plan; the proposed footprint of development would remain unchanged from the Settlement Agreement. Specifically, the Project site is located to the west of the intersection of Meridian Parkway and Cactus Avenue. Interstate 215 (I-215) is located approximately 0.5 mile east of the Project site. The Project site comprises three parcels designated as Assessor's Parcel Numbers (APNs) 297-100-026, 297-110-011, and 294-040-002. The Project site is located adjacent to, and westerly of, the North Campus of the March Business Center (SP-1, A5) and Meridian (SP-5) Business Parks. The Project site is located outside of the existing March Business Center and Meridian Specific Plan area but within the jurisdiction of the March JPA.</p> <p>The latitude and longitude of the approximate center of the site is 33°54'24.685" N and 117°17'30.122" W. The Project site sits on Township 3 South, Range 4 West, including the entire Section 15 and part of Section 22, all within the Riverside East 7.5-minute quadrangle, as mapped by the U.S. Geological Survey.</p> |
| <p>Project Description:</p> | <p><u>General Plan Amendment:</u> The proposed Meridian West Campus-Lower Plateau Project (Project) site is currently designated Industrial (IND) and Business Park (BP) within the March JPA General Plan (GP) Land Use Map. The Draft 2030 March JPA GP depicts the majority of the Project site as Industrial (IND) with approximately 5.5 acres on the northeastern portion of the Project site as Mixed Use (MU); therefore, consistent with the Draft 2030 March JPA GP, the Project site would be re-designated as Industrial (IND) and Mixed Use (MU) under the proposed GP amendment.</p> <p><u>Zoning Designation:</u> As the Project site is not yet zoned, consistent with the submitted General Plan land use designations of Industrial and Mixed Use, the proposed Project is pursuing zoning designations of Industrial (IND) and Mixed Use (MU).</p> <p><u>Parcel Map:</u> Parcel Map 37107 would create 5 fee title parcels totaling 120.28 acres and public right-of-way for roadways, landscaping, and other features.</p> <p><u>Master Plot Plan:</u> The proposed Master Plot Plan grants approval for future development of a minimum of five parcels. Each parcel would be developed as follows:</p> <ul style="list-style-type: none"> • The approximately 5.5-acre parcel on the west side of Meridian Parkway (northeastern portion of the Project site) is analyzed within this environmental document but is not submitted as a component of the Master Plot Plan. At a future date, a 66,000 square foot mixed use development, including office, retail, and/or a small business park, will be submitted as a component of a separate Plot Plan submittal. • The approximately 51.3-acre parcel north of the extended Cactus Avenue would be developed with an approximately 1,000,000-square-foot industrial warehouse building. |

| | |
|--|---|
| | <ul style="list-style-type: none"> • The approximately 43.5-acre parcel south of the extended Cactus Avenue would be developed with an approximately 845,000-square-foot industrial warehouse building. • The approximately 23.6-acre parcel furthest to the south would be developed with three smaller industrial buildings (Building A: approximately 142,000 square feet; Building B: approximately 110,000 square feet; and Building C: approximately 110,000 square feet) totaling approximately 362,000 square feet. • The approximately one-acre parcel north of the extended Cactus Avenue would be developed as a “Low Water Use Landscape Demonstration Garden” that would be built and operated by the Western Municipal Water District. • Extend Cactus Avenue approximately 1,700 feet to the west. • Construction of a new cul-de-sac roadway immediately south of the Mixed Use area. • Utility line relocations and abandonments would be required, including: <ul style="list-style-type: none"> ○ The existing pipeline owned by the Southern California Gas Company would be relocated along the edges of the property line. Southern California Gas Company supports this relocation. ○ The existing dry utilities easement that includes overhead electrical and cable would be abandoned; electrical and cable utilities would be located along the eastern property line. ○ The existing City of Riverside sewer would be abandoned after being relocated to the western property line. ○ The existing 4-inch private water line through the site would be abandoned. ○ The existing 8-inch private sewer line through the site would be abandoned. <p>Although the two larger industrial buildings are intended to be used as warehouse distribution facilities, an end user has not yet been identified. Specific details regarding future operation of the facility are not currently available; however, for the purposes of the California Environmental Quality Act (CEQA) and to ensure full disclosure on all potential allowable uses within the proposed Industrial (IND) lots, this assessment assumes a variety of industrial functions within the buildings, consistent with the opportunities and limitations associated with the Project site.</p> <p>The total building development that would occur through this Project is 1,845,000 square feet of Industrial/Warehouse development, 362,000 square feet of Industrial/Business Park development and 66,000 square feet of mixed use and retail development.</p> |
| Project Applicant (if any): | Meridian Park West, LLC |
| California Environmental Protection Agency Hazardous Waste List (if applicable): | Not Applicable |

| | | |
|-------|------------|---|
| Date: | Signature: |  |
| | Title: | Planning Director |
| | Telephone: | (951) 656-7000 |

Consulting firm retained to prepare the Draft EIR (if applicable):

| | |
|-----------------|---|
| Name: | DUDEK |
| Address: | 38 North Marengo Avenue |
| City/State/Zip: | Pasadena, California 91101 |
| Contact Person: | Nicole Cobleigh, Senior Project Manager |



 Project Site

DUDEK

SOURCE: USGS 7.5-Minute Series Riverside East Quadrangle.

Vicinity Map

Meridian West Campus-Lower Plateau Project

INITIAL STUDY

**for the
Proposed Meridian West Campus-Lower Plateau Project
Environmental Impact Report in the
March Joint Powers Authority Land Use Jurisdiction,
Unincorporated Riverside County, California**

Prepared for:

March Joint Powers Authority
23555 Meyer Drive
Riverside, California 92518

Prepared by:

DUDEK
3544 University Avenue
Riverside, California 92501

JUNE 2016

Initial Study for the Proposed Meridian West Campus-Lower Plateau Project

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Initial Study for the Proposed Meridian West Campus-Lower Plateau Project

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Initial Study for the Proposed Meridian West Campus-Lower Plateau Project

1 INITIAL STUDY CHECKLIST

1. Project Title:

Meridian West Campus-Lower Plateau Project

2. Lead Agency Name and Address:

March Joint Powers Authority
23555 Meyer Drive
Riverside, California 92518

3. Contact Person and Phone Number:

Dan Fairbanks, Planning Director
951.656.7000

4. Project Location:

The approximately 130-acre Project site is located south of Alessandro Boulevard, west of Meridian Parkway, north of Opportunity Way, and east of Plummer Street, in unincorporated Riverside County, California (Figure 1, Regional Map; Figure 2, Vicinity Map; Figure 3, March Joint Powers Authority Specific Plan Areas). Note that a September 2012 Settlement Agreement allowing for the development of the Project site, identified 120 acres of development and 10 acres of new roadways. The roadways are no longer proposed and the area formerly envisioned to be public roadways would be absorbed into the Project site plan; the proposed footprint of development would remain unchanged from the Settlement Agreement. Specifically, the Project site is located to the west of the intersection of Meridian Parkway and Cactus Avenue. Interstate 215 (I-215) is located approximately 0.5 mile east of the Project site. The Project site comprises three parcels designated as Assessor's Parcel Numbers (APNs) 297-100-026, 297-110-011, and 294-040-002. The Project site is located adjacent to, and westerly of, the North Campus of the March Business Center (SP-1, A5) and Meridian (SP-5) Business Parks. The Project site is located outside of the existing March Business Center and Meridian Specific Plan areas but within the jurisdiction of the March Joint Powers Authority (JPA).

The latitude and longitude of the approximate center of the site is 33°54'24.685" N and 117°17'30.122" W. The Project site sits on Township 3 South, Range 4 West, including the entire Section 15 and part of Section 22, all within the Riverside East 7.5-minute quadrangle, as mapped by the U.S. Geological Survey.

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5. Project Sponsor's Name and Address:

Meridian Park West, LLC
1156 N. Mountain Avenue
Upland, California 91786

6. General Plan Designation:

Industrial (IND), Business Park (BP), and Mixed Use (MU) per the March JPA Land Use Plan (Figure 4, General Plan Land Use)

7. Zoning:

Not yet zoned per the March JPA Zoning Map (Figure 5, Zoning)

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the Project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

General Plan Amendment: The proposed Meridian West Campus-Lower Plateau Project (Project) site is currently designated Industrial (IND) and Business Park (BP) within the March JPA General Plan (GP) Land Use Map (March JPA 2012a). The Draft 2030 March JPA GP depicts the majority of the Project site as Industrial (IND) with approximately 5.5 acres on the northeastern portion of the Project site as Mixed Use (MU) (Figure 6, Draft 2030 General Plan Land Use); therefore, consistent with the Draft 2030 March JPA GP, the Project site would be re-designated as Industrial (IND) and Mixed Use (MU) under the proposed GP amendment.

Zoning Designation: As the Project site is not yet zoned, consistent with the requested General Plan land use designations of Industrial and Mixed Use, the proposed Project is pursuing zoning designations of Industrial (IND) and Mixed Use (MU).

Parcel Map: Parcel Map 37107 would create 5 fee title parcels totaling approximately 124.97 acres and public right-of-way for roadways, landscaping, and other features.

Master Plot Plan: The proposed Master Plot Plan grants approval for future development of a minimum of five parcels. Each parcel would develop as follows:

- The approximately 5.5-acre parcel on the west side of Meridian Parkway (northeastern portion of the Project site) is analyzed within this environmental document but is not submitted as a component of the Master Plot Plan. At a future date, a 66,000 square foot mixed use development, including office, retail, and/or a small business park, would be submitted as a component of a separate Plot Plan submittal.

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- The approximately 51.3-acre parcel north of the extended Cactus Avenue would be developed with an approximately 1,000,000-square-foot industrial warehouse building.
- The approximately 43.5-acre parcel south of the extended Cactus Avenue would be developed with an approximately 845,000-square-foot industrial warehouse building.
- The approximately 23.6-acre parcel furthest to the south would be developed with three smaller industrial buildings (Building A: approximately 142,000 square feet; Building B: approximately 110,000 square feet; and Building C: approximately 110,000 square feet) totaling approximately 362,000 square feet.
- The approximately one-acre parcel north of the extended Cactus Avenue would be developed as a “Low Water Use/Drought Tolerant Landscape Demonstration Garden” that would include an “efficiency garden” as an educational center that offers examples of California native and climate-appropriate plants, information on irrigation systems, and soils that impact the landscape’s water-saving abilities. The efficiency garden would be built and operated by the Western Municipal Water District (Figure 7, Site Plan).
- Extend Cactus Avenue approximately 1,700 feet to the west utilizing a 112-foot right-of-way (with additional 9’ landscape easements as developed on Meridian Parkway) with two travel lanes in each direction and bicycle lanes on each side of the roadway.
- Construction of a new approximately 60-foot wide and 300-foot long cul-de-sac roadway immediately south of the Mixed Use area.
- Utility line relocations and abandonments would be required, including:
 - The existing pipeline owned by the Southern California Gas Company would be relocated along the edges of the property line. Southern California Gas Company supports this relocation.
 - The existing dry utilities easement that includes overhead electrical and cable would be abandoned; electrical and cable utilities would be located along the eastern property line.
 - The existing City of Riverside sewer would be abandoned after being relocated to the western property line.
 - The existing 4-inch private water line through the site would be abandoned.
 - The existing 8-inch private sewer line through the site would be abandoned.

Although the two larger industrial buildings are intended to be used as warehouse distribution facilities, an end user has not yet been identified. Specific details regarding

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future operation of the facility are not currently available; however, for the purposes of the California Environmental Quality Act (CEQA) and to ensure full disclosure on all potential allowable uses within the proposed Industrial (IND) lots, this assessment assumes a variety of industrial functions within the buildings, consistent with the opportunities and limitations associated with the Project site as outlined herein.

The total building development that will occur through this project is 1,845,000 square feet of Industrial/Warehouse development, 362,000 square feet of Industrial/Business park development and 66,000 square feet of mixed use and retail development.

9. Surrounding Land Uses and Setting: (Briefly describe the Project's surroundings.)

North of the Project site is Alessandro Boulevard, a Farmer Boys drive-thru restaurant, industrial warehouse buildings, vacant parcels, a Chevron gas station, and the Sycamore Canyon Wilderness Park. South of the Project is open space (proposed West March Conservation Area and the existing Least Bell's Vireo (LBV) conservation easement. East of the site is the North Campus of the March Business Center (SP-1, A5) and Meridian Business Park (SP-5), including mixed use, business park, commercial, and industrial uses. West of the site is open space (proposed West March Conservation Area) and residential development located west and southwest of the Project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- a. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- b. RWQCB, Santa Ana Region – Stormwater Pollution Prevention Plan (SWPPP)
- c. RWQCB, Santa Ana Region – 401 Water Quality Certification – Waste Discharge Requirement
- d. California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement
- e. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
- f. Federal Aviation Administration (FAA) – Form 7460-1
- g. Riverside County Airport Land Use Commission – Consistency with Riverside County Land Use Plan
- h. Western Municipal Water District – Water Supply Assurance certification and Will-Serve letter
- i. Southern California Gas Company – Pipeline Relocation
- j. City of Riverside Public Utilities – Sewer relation

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1.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.


- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/ Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

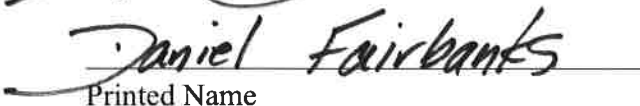
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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed Project MAY have a “potentially significant” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.


Signature


Printed Name


Date

March Joint Powers Authority
For

Initial Study for the Proposed Meridian West Campus-Lower Plateau Project

1.2 Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.) Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analyses Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated

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or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

| Issues: | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|-------------------------------------|--|-------------------------------------|--------------------------|
| I. AESTHETICS – Would the Project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Have a substantial adverse effect on a scenic vista. <i>Potentially Significant Impact.</i> The Project site is currently vacant and undeveloped. The Project site is generally bounded by Alessandro Boulevard to the north, Meridian Parkway to the east, Opportunity Way to the south, and Plummer Street to the west. The proposed Project consists of the construction of two large industrial buildings (one industrial warehouse building would be approximately 1,000,000 square feet and the other industrial building would be approximately 845,000 square feet); three smaller industrial buildings totaling 362,000 square feet; a mixed-use area including office, retail, and/or a small business park; and an approximately one acre “Low Water Use Demonstration Garden” Exhibit 5-5, Scenic & View Shed Areas, in the March JPA’s GP designates the area looking east and northeast of the March JPA Planning Area toward the Box Springs Mountains and San Jacinto Mountains as a scenic vista (March JPA, 1999). The analysis of scenic vistas, along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until fully analyzed in the EIR. The EIR to be prepared for the proposed Project will include visual simulations that will depict whether or not development of the proposed Project would have a substantial effect on a scenic vista.</p> <p>b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. <i>No Impact.</i> There are no state scenic highways near the Project site as identified by the California Scenic Highway Mapping System (Caltrans 2011). However, there are a series of rock outcroppings west of the site. Proposed Project development would block views of these features, but these features are not significant and not within a State scenic highway. Therefore, implementation</p> | | | | |

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| Issues: | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less-Than- Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|--------------|
| <p>of the Project would not substantially damage scenic resources within a state scenic highway. No impacts would occur. This issue will not be further discussed in the EIR prepared for the proposed Project.</p> <p>c. Substantially degrade the existing visual character or quality of the site and its surroundings.</p> <p>Potentially Significant Impact. The Project site is currently vacant and undeveloped. Areas to the north consist of Alessandro Boulevard, a Farmer Boys drive-thru restaurant, industrial warehouse buildings, vacant parcels, a Chevron gas station, and the Sycamore Canyon Wilderness Area; areas to the south consist of open space and the Least Bell's Vireo Conservation Easement; areas to the east consist of the North Campus of the March Business Center and Meridian Business Park, including mixed use, business park, commercial, and industrial uses; areas to the west include open space followed by residential development. The proposed Project consists of the construction of two large industrial buildings (one industrial warehouse building would be approximately 1,000,000 square feet and the other industrial building would be approximately 845,000 square feet); three smaller industrial buildings totaling 362,000 square feet; a mixed use area including office, retail, and/or a small business park; and an approximately one acre "Demonstration Park." Construction of the proposed Project would introduce the use of heavy machinery such as large trucks, cranes, bulldozers, and other equipment needed for construction activities. The presence of this equipment and the grading and construction activities associated with the proposed Project would alter the visual character and quality of the site and would be visible from surrounding areas. Construction activities would require the presence of construction workers, equipment, and vehicles on the Project site; however, activities would not be permanent. Since construction activities would be temporary, no substantial permanent degradation of views would occur due to construction of the proposed Project. Construction impacts would be less than significant for construction of the proposed Project.</p> <p>Operation of the proposed Project would introduce industrial warehouse buildings and a mixture of uses in an area that is immediately adjacent to existing similar development and uses. However, approximately 500 feet to the west is a single-family residential community. The proposed industrial and mixed uses would complement, and extend, the industrial-type and mixed uses around the Project site and thus would not substantially degrade the existing visual character or quality of the Project area. Development of similar uses and buildings are common near the Interstate 215 (I-215) corridor in the area. The proposed Project would undergo staff review with the March JPA to ensure that the massing, height, siting, color, and design of the industrial warehouse buildings, mixed use, and landscape comply with the March JPA Development Code (March JPA 2012b), building and construction code, and is compatible with the surrounding area. However, due to the introduction of additional business park and warehouse uses within relatively close proximity of single-family residences, there is the potential that the existing open space visual character and quality of the site would be significantly changed. As such, this issue will be further discussed in the EIR prepared for the Project.</p> <p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p> <p>Potentially Significant Impact. Currently there are sources of nighttime light and glare from the surrounding area along Alessandro Boulevard, Meridian Business Park, nearby residential development, and I-215. There are no existing light sources on the Project site since it is currently undeveloped. The proposed industrial warehouse buildings and mixed uses would incorporate exterior lighting for safety and security purposes that would be shielded and would be in compliance with the March JPA's Development Code, which requires shielding and limited lighting intrusion of off-site areas (.5 candle/foot²). As a portion of the site is within the Mount Palomar 45-mile radius (Zone B), it is expected that the whole site would be restricted to the lighting parameters associated with Riverside County Dark Sky Lighting Ordinance (Ord #655). In order to assure that new lighting would not adversely affect nighttime views and would comply with Dark Sky lighting parameters, further analysis of this potential impact would occur in the document EIR.</p> <p>In regards to glare, the proposed Project would introduce indirect sources of reflected light from glazed windows and other reflective exterior surfaces. Reflected light and glare could potentially be a concern in proximity to March Air Reserve Base/March Inland Port, though these impacts can be mitigated through limitations on reflectivity of the glazing and limitations on lighting levels. Therefore, sources of glare from the Project would be further analyzed in the EIR prepared for the proposed Project.</p> | | | | |

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| Issues: | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less-Than- Significant Impact | No Impact |
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| II. AGRICULTURE AND FOREST RESOURCES. | | | | |
| In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the Project: | | | | |
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in California Public Resources Code Section 12220(g)), timberland (as defined by California Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses. No Impact. In the 1930s, the Project site was vacant, but included dry farm land (LOR Geotechnical 2015). However, the Project site is no longer used for farming and is currently undeveloped. There are no areas on the Project site that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (DOC 2012a). The Project site is designated "Farmland of Local Importance" and "Other Land" by the DOC Farmland Mapping and Monitoring Program (DOC 2012a). The DOC (2012a) defines "Farmland of Local Importance" as soils that would be classified as prime and statewide, but lack available irrigation water and defines "Other Land" as land not included in any other mapping category. Common examples of "Other Land" include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. According to Public Resources Code Section 21060.1, "Farmland of Local Importance" is not considered agricultural lands. Since the Project site is not identified on any Farmland designations, no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use would occur. As such, no impacts would occur. This issue will not be further discussed in the EIR prepared for the Project.</p> <p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract; No Impact. The Project site is designated as Industrial (IND), Business Park (BP), and Mixed Use (MU) by the March JPA GP Land Use Map (March JPA 2012a), but is not presently zoned (March JPA 2014). According to the DOC's Williamson Act Map (DOC 2012b), there are no Williamson Act contracts on or adjacent to the Project site. Since the Project site is not an</p> | | | | |

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| <p>agricultural land use and is not under a Williamson Act contract, no impacts to an existing zoning for agricultural use or Williamson Act contract would occur. As such, no impacts would occur. This issue will not be further discussed in the EIR prepared for the Project.</p> <p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in California Public Resources Code Section 12220(g)), timberland (as defined by California Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).</p> <p>No Impact. The Project site is designated as Industrial (IND), Business Park (BP), and Mixed Use (MU) by the March JPA GP Land Use Map (March JPA 2012a), but is not presently zoned (March JPA 2014). No forest land, timberland, or Timberland Production areas (as defined in California Public Resources Code Sections 12220(g) and 4526, or California Government Code Section 51104(g)) are located within or adjacent to the Project site. Therefore, the proposed Project would not conflict with existing zoning for forest land, timberland, or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, because none exist. No impacts would occur. This issue will not be further discussed in the EIR prepared for the Project.</p> <p>d. Result in the loss of forest land or conversion of forest land to non-forest use.</p> <p>No Impact. The Project site is currently undeveloped and contains no forest land. Therefore, implementation of the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur. This issue will not be further discussed in the EIR prepared for the Project.</p> <p>e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.</p> <p>No Impact. See responses a), c), and d). In the 1930s, the Project site was vacant, but included dry farm land (LOR Geotechnical 2015). However, the Project site is no longer used for farming and is currently undeveloped. There are no areas on or adjacent to the Project site that are designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the DOC Farmland Mapping and Monitoring Program (DOC 2012a). The Project site is designated "Farmland of Local Importance" and "Other Land" by the DOC Farmland Mapping and Monitoring Program (DOC 2012a). According to Public Resources Code Section 21060.1, "Farmland of Local Importance" is not considered agricultural lands. The Project site is designated as Industrial (IND), Business Park (BP), and Mixed Use (MU) by the March JPA GP Land Use Map (March JPA 2012a) but is not presently zoned (March JPA 2014). No forest land areas, as defined in California Public Resources Code Section 12220(g), are located within or adjacent to the Project site. Therefore, changes to the existing environment that could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use would not occur. No impacts would result. This issue will not be further discussed in the EIR prepared for the Project.</p> | | | | |
| III. AIR QUALITY | | | | |
| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| d. Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Conflict with or obstruct implementation of the applicable air quality plan. <i>Potentially Significant Impact.</i> The Project site lies within the South Coast Air Basin in the SCAQMD and federal planning areas. An air quality assessment is being prepared for the Project. The California Emissions Estimation Model (CalEEMod) land use and air emissions model will be used to estimate emissions associated with the construction and operation of the proposed Project. The analysis of air quality impacts, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will address whether the Project will conflict with SCAQMD's Air Quality Management Plan (2012).</p> <p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation. <i>Potentially Significant Impact.</i> The proposed Project has the potential to create air emissions in quantities that could violate air quality standards. Thresholds for determining significance are based upon the guidelines and standards developed by the State of California. The air quality assessment prepared for the EIR will analyze construction and operational Project emissions from site preparation and construction (short-term impacts) as well as Project-generated traffic, localized energy use, and landscaping (long-term impacts) against the adopted air quality significance thresholds and other federal, state, and local regulations. The analysis of air quality impacts, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will include an air quality assessment that will identify the proposed Project's potential to violate air quality standards.</p> <p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). <i>Potentially Significant Impact.</i> See response b) above. The analysis of air quality impacts, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until cumulative impacts resulting from the proposed Project are analyzed fully in the EIR. Therefore, the EIR prepared for the Project will address whether development of the proposed Project would result in cumulatively considerable increases in criteria pollutants.</p> <p>d. Expose sensitive receptors to substantial pollutant concentrations. <i>Potentially Significant Impact.</i> The proposed Project has the potential to create air emissions in quantities that could violate air quality standards. Exposure of nearby sensitive receptors (e.g., neighboring residents) to substantial pollutant concentrations will be evaluated as part of the air quality assessment prepared for the Project. The SCAQMD localized significance thresholds (LSTs) will be evaluated to determine whether the proposed Project would cause or contribute to exceedances of ambient air quality standards at sensitive receptors near the Project site. Additionally, a health risk assessment (HRA) will be performed to evaluate diesel particulate matter emissions associated with the proposed Project and potential cancer risk to existing sensitive receptors. The analysis of air quality and SCAQMD CEQA Regional Significance Thresholds, the LSTs, HRA, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will include an air quality assessment that addresses whether the proposed Project would expose sensitive receptors to substantial pollutant concentrations.</p> | | | | |

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| <p>e. Create objectionable odors affecting a substantial number of people.</p> <p>Potentially Significant Impact. Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the Project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and to architectural coatings associated with building painting during construction. Most of the people within the Project area that could be subject to odors would include employees and visitors at nearby uses. The land uses most proximate to the Project site do not encourage people to be outdoors for long periods of time where they would be exposed to construction odors. Residents to the west and southwest, the closest of which is 496 feet to the residential property line and 584 feet to the actual residence, could also be subject to construction odors; however, such odors would be temporary and would generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be less than significant.</p> <p>Land uses and industrial operations that are typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project entails construction of new industrial buildings and mixed uses, including office, retail, and/or small business park. The proposed Low Water Use Demonstration Garden would not result in objectionable odors given that this would be a passive garden setting that would not utilize odor producing materials such as fertilizer. However, because end users are not yet identified for the proposed new industrial warehouse buildings, there is the potential that objectionable odors could result. Therefore, Project operations would have the potential to result in significant odor impacts. This issue will be further evaluated in the EIR prepared for the Project.</p> | | | | |
| IV. BIOLOGICAL RESOURCES – Would the Project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p>Potentially Significant Impact. A biological technical report is being prepared for the proposed Project, the results of this report will be included within the EIR. As such, the potential for the proposed Project to adversely affect species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (formerly California Department of Fish and Game) or U.S. Fish and Wildlife Service is considered significant. The analysis of biological resources, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p>Potentially Significant Impact. A biological technical report is being prepared that would address the proposed Project's potential to affect riparian habitat or sensitive communities, as there are several drainage features that traverse the Project site. The analysis of riparian habitat or other sensitive natural community, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR prepared for the Project.</p> <p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> <p>Potentially Significant Impact. There are several drainage features that traverse the Project site. The biological technical report prepared for the Project will address if these drainage features are subject to Section 404 permitting. The analysis of federally wetland impacts, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR prepared for the Project.</p> <p>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p> <p>Potentially Significant Impact. The Project site is currently undeveloped and is surrounded by both existing development and open space to the west, northwest, and south. The Draft 2030 March JPA GP designates these open space areas as Least Bell's Vireo Conservation Easement and the West March Conservation Area. Although the Project site is generally surrounded by existing development and existing infrastructure, due to the site's proximity to Sycamore Canyon Wildlife Area, Least Bell's Vireo Conservation Easement and the West March Conservation Area, and because the Project site is vacant and undeveloped, the analysis of biological resources, along with the potential for feasible mitigation measures, requires additional study and analysis, and therefore is considered potentially significant until it can be analyzed fully in the EIR. The EIR prepared for the proposed Project will include a biological technical report that will address whether the proposed Project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p> <p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p> <p>Potentially Significant Impact. A biological technical report is being prepared that addresses whether or not the proposed Project would conflict with any local policies or ordinances protecting biological resources such as the Riverside County Oak Tree Management Guidelines (County of Riverside 1999). The analysis of whether the proposed Project would conflict with any local</p> | | | | |

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| <p>policies or ordinances protecting biological resources, along with the potential for feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p> <p>Potentially Significant Impact. The March JPA is not a permittee to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and would not be required to comply with the Reserve Assembly goals of the MSHCP or other MSHCP requirements (County of Riverside 2007). The Project site is not located in an area subject to Cell Criteria under the MSHCP, and therefore the Project's development would not interfere or conflict with the ability of the MSHCP goals and objectives to be implemented.</p> <p>The Project site is not within a Narrow Endemic Plant Species Survey Area per Section 6.1.3 of the MSHCP or a Criteria Area Species Survey Area per Section 6.3.2 of the MSHCP, or any other applicable conservation plan. Additionally, since no MSHCP designated Conservation Areas are near the Project site, compliance with Section 6.1.4, Urban-Wildlands Interface Guidelines, is not required. However, the Project site does support riparian or riverine resources and is located adjacent to the designated Stephens' Kangaroo Rat (SKR) and least Bell's vireo (LBV) Conservation Areas. The Project site is also located within an Additional Species Survey Area for burrowing owls.</p> <p>Focused surveys will be conducted to determine if there are SKR or SKR habitat present on the site. The EIR prepared for the Project will address the results of these studies and discuss impacts and mitigation if needed. The analysis whether or not the Project would affect SKR and SKR habitat, along with the potential for feasible mitigation measures, requires additional study and analysis. Therefore this impact is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> | | | | |
| V. CULTURAL RESOURCES – Would the Project: | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5.</p> <p>Potentially Significant Impact. A cultural resources technical report is being prepared for the Project that will identify potential impacts to historical resources/properties under both CEQA and Section 106 of the National Historic Preservation Act. A California Historical Resources Information Systems records search of the Project area and a 1-mile radius at the Eastern Information Center will be conducted to identify any previously recorded cultural resources that may be located within the Project area. The California Native American Heritage Commission (NAHC) will also be contacted for a review of its Sacred Lands File. Additionally, an intensive-level pedestrian survey of the proposed Project area will be conducted to identify any observed cultural resources (including both prehistoric and historic archaeological resources and potential historic built environment resources, such as culverts). The analysis of impacts to historical resources, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the proposed Project EIR.</p> | | | | |

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| <p>b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.</p> <p>Potentially Significant Impact. A cultural resources technical report is being prepared for the Project that will identify potential impacts to archaeological resources. A California Historical Resources Information Systems records search of the Project area and a 1-mile radius at the Eastern Information Center will be conducted to identify any Archaeological Determinations of Eligibility. An intensive-level pedestrian survey of the proposed Project area will be conducted to identify any observed cultural resources (including both prehistoric and historic archaeological resources and potential historic built environment resources, such as culverts). Since the Project includes the adoption of a SP, the Senate Bill (SB) 18 consultation process will be initiated by the March JPA with the NAHC-listed tribes for the Project provided by the NAHC response. Additionally, in accordance with Assembly Bill (AB) 52, agency-to-agency consultation by the March JPA will be conducted by sending a formal notice to inform California Native American tribes that have requested such notice of a Project application within a geographic area with which the tribe is traditionally and culturally affiliated. The analysis of impacts to archaeological resources, consultation with tribes, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the proposed Project EIR.</p> | | | | |
| <p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> <p>Potentially Significant Impact. According to the Map My County – Riverside County database (County of Riverside 2015), the Project site is located within an area designated as low paleontological sensitivity. Although the proposed Project does not anticipate destroying any paleontological resource or unique geologic feature, a cultural resources technical report is being prepared for the EIR that will identify potential impacts to paleontological resources. The analysis of paleontological resources, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the proposed Project EIR.</p> | | | | |
| <p>d. Disturb any human remains, including those interred outside of formal cemeteries.</p> <p>Less than Significant Impact. The Project site is not known to be an informal or formal cemetery. The Project site is currently undeveloped. In the unlikely event that human remains are discovered, state and local laws require that the County Coroner be notified. California Public Resources Code Section 5097.98 addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a Project; and establishes the Native American Heritage Commission as the agency to resolve disputes regarding the disposition of such remains. The proposed Project will be required to comply with California Public Resources Code Section 5097.98 should any unknown human remains be discovered during site disturbance. Additionally, Sections 7050.5, 7051, 7052, and 7054 of the California Health and Safety Code collectively address the illegality of interference with human burial remains, as well as the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a Project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures. As such, through compliance with state and local laws in the event human remains are discovered, impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074.</p> <p>Potentially Significant Impact. Background research on the project area, including coordination with Native Americans who are traditionally and culturally affiliated with the geographic area of the project, a records search at the South Central Coastal Information Center (SCCIC), review of historic topographic maps and aerial photographs, and a California Native American Heritage Commission Sacred Lands File Search, will be conducted. In addition, geo-archaeological review will be conducted to identify the potential for buried archaeological resources. This issue will be evaluated in the proposed Project EIR. As such, impacts to tribal cultural resources are potentially significant and will be evaluated further in the EIR prepared for the proposed Project.</p> | | | | |

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| VI. GEOLOGY AND SOILS – Would the Project: | | | | |
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a.i. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Less than Significant Impact. No Fault Rupture Hazard Zone or Alquist-Priolo Earthquake Fault Zone, as designated by the Department of Conservation (DOC), exists within the Project site (DOC 2015). Construction of the Project would be required to meet California Building Code (CBC) standards. Additionally, the March JPA would review and approve the plans and specifications of the proposed Project to ensure compliance with the provisions of the CBC and Title 24, which regulates building standards. Title 24 is administered by the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. Under State law, all building standards must be centralized in Title 24 or they are not enforceable. Because the Project site is not within a Fault Rupture Hazard Zone or within an Alquist-Priolo Earthquake Fault Zone, and the Project is required to comply with the provisions of the CBC and Title 24, the potential for exposing people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault is low. Therefore, a less than significant impact is expected and this issue will not be further addressed in the EIR prepared for the proposed Project. | | | | |
| a.ii Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Potentially Significant Impact. The Project site is located approximately 8.5 miles from the San Jacinto Fault Zone and | | | | |

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| <p>approximately 15.2 miles from the Elsinore Fault Zone. Construction of the Project would be required to meet CBC standards. A Geology and Soils Report is being prepared for the Project; as such, the analysis of impacts to strong seismic ground shaking, along with the potential for feasible mitigation measures outlined in the Geology and Soils Report, requires additional study. This issue is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will include a discussion of the findings and evaluation from the Geology and Soils Report.</p> <p>a.iii Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. <i>Potentially Significant Impact.</i> According to the Map My County – Riverside County database (County of Riverside 2015), the Project site is located within an area designated as having high liquefaction potential. The proposed industrial warehouse buildings and mixed use area including office, retail, and/or a small business park would be designed to the CBC standards to anticipate impacts associated with seismic-related ground failure. A Geology and Soils Report is being prepared for the Project that will identify the potential for exposing people or structures to substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. The analysis of seismic-related ground failure, along with the potential for feasible mitigation measures outlined in the Geology and Soils Report, requires additional study and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will include discussions of potential impacts, including the risk of loss, injury or death, involving seismic-related ground failure and liquefaction.</p> <p>a.iv Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. <i>Less than Significant Impact.</i> According to Figure S-5 of the Riverside County General Plan (2008), the Project site is not located within an area with steep slopes having the potential to result in landslides. The property has an approximately 55 foot elevation difference from north to south, with drainage from the site at the northern end. Additionally, the proposed Project would undergo staff review with the March JPA to ensure that Project grading activities would not be subject to, or result in, landslides. As such, impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>b. Result in substantial soil erosion or the loss of topsoil. <i>Less than Significant Impact.</i> Construction activities, including excavation and grading, may have the potential to result in soil erosion or the loss of topsoil. Short-term erosion effects during construction of the Project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP) as required in compliance with the National Pollution Discharge and Elimination System (NPDES) program and through incorporation of best management practices intended to reduce soil erosion. The SWPPP would include standard construction methods such as temporary detention basins to control on-site and off-site erosion. The SWPPP is required by the March JPA during plan review and approval of Project improvement plans; therefore, with implementation of an approved SWPPP, impacts resulting from erosion during construction operations would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. <i>Potentially Significant Impact.</i> The Project site is located approximately 8.5 miles from the San Jacinto Fault Zone and is located approximately 15.2 miles from the Elsinore Fault Zone. According to Figure S-5 of the Riverside County General Plan (2008), the Project site is not located in an area designated with steep slopes with the potential for landslide. The proposed Project would undergo staff review by the March JPA to ensure that the proposed grading activities would not be subject to, or result in, landslides.</p> <p>According to the Map My County – Riverside County database (County of Riverside 2015), the Project site is located within an area that is susceptible to subsidence and is also located within an area designed as having high liquefaction potential. A Geology and Soils Report is being prepared for the EIR that will evaluate potential impacts related to subsidence and</p> | | | | |

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| <p>liquefaction. The analysis of potential subsidence and liquefaction, along with the potential for feasible mitigation measures outlined in the Geology and Soils Report, requires additional study and, therefore, is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.</p> <p>Potentially Significant Impact. A Geology and Soils Report is being prepared for the Project that will identify the types of soils on the Project site and whether the site is located on expansive soils. The analysis of impacts of relating to whether the Project site contains expansive soils, and the potential for feasible mitigation measures requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will include a discussion of the findings and evaluation from the Geology and Soils Report.</p> <p>e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.</p> <p>No Impact. No septic tanks currently exist on the Project site. Since the proposed Project will include the construction of and connection to a complete sewer system, there would be no impacts associated with septic tanks or alternative waste water disposal systems. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| VII. GREENHOUSE GAS EMISSIONS – Would the Project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p> <p>Potentially Significant Impact. The proposed Project has the potential to generate greenhouse gas emissions that may have a significant impact on the environment, both during construction and operation of the Project. The analysis of greenhouse gas emissions, along with the potential for feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will include an assessment of the Project in relation to the potential impacts on global climate change.</p> <p>b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p> <p>Potentially Significant Impact. See response a) above. The proposed Project has the potential to generate greenhouse gas emissions that may have a significant impact on the environment, both during construction and operation of the proposed Project. Therefore, the EIR prepared for the Project will identify how the proposed Project would relate to any plan, policy, or regulation adopted to address greenhouse gas emissions.</p> | | | | |
| VIII. HAZARDS AND HAZARDOUS EMISSIONS – Would the Project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p> <p>Potentially Significant Impact. In the 1930s, the Project site was vacant, but included dry farm land. During World War II, from 1941 to 1946, the Project site was part of the U.S. Army Camp Haan. A 1944 aerial photograph indicates that Camp Haan included features located on or encroached into the Project site, and included the former hospital area, which encroached into the east side of the south end of the Project site. Two buildings in the former hospital area, a Red Cross Recreation building and gate house, were located within the Project site. Twenty-five other former hospital area buildings and structures marginally encroached along the eastern site boundary, including medical barracks, latrines, recreation buildings, medical detachment mess, and administration building. Near the northeast corner of the intersection of Plummer Street and Cactus Avenue, there were previously three on-site buildings, a paint storage shed, equipment shed, and a motor repair shop. Following the end of World War II, the encroaching or on-site buildings and structures of the former Camp Haan were cleared from the Project site, with remnant concrete foundations and roads remaining in place. Along the boundary of and within the north end of the Project site, mostly along the west side of the site, was a railroad spur track that was constructed by the U.S. Air Force, which terminated at Cactus Avenue. This track appeared to have been used to deliver munitions to the "Magazine Area" of the former Camp Haan (Weapons Storage Area) (LOR Geotechnical 2015). The analysis of potential hazards from previous Camp Haan facilities and operations on the Project site, evaluation and findings from the Phase I Environmental Site Assessment (ESA), a report that identifies potential or existing environmental contamination liabilities, along with the potential for feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be fully analyzed.</p> | | | | |

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| <p>b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p> <p>Potentially Significant Impact. In the 1930s, the Project site was vacant, but included dry farm land. During World War II, from 1941 to 1946, the Project site was part of the U.S. Army Camp Haan. A 1944 aerial photograph indicates that Camp Haan included features located on or features that encroached into the Project site. Such features included the former hospital area, which encroached into the east side of the south end of the Project site. Two buildings in the former hospital area, a Red Cross Recreation building and gate house, were located within the Project site. Twenty-five other former hospital area buildings and structures marginally encroached along the eastern site boundary, including medical barracks, latrines, recreation buildings, medical detachment mess, and administration building. Near the northeast corner of the intersection of Plummer Street and Cactus Avenue, there were previously three on-site buildings, a paint storage shed, equipment shed, and a motor repair shop. Following the end of World War II, the encroaching or on-site buildings and structures of the former Camp Haan were cleared from the Project site, with remnant concrete foundations and roads extant. Along the boundary of and within the north end of the Project site, mostly along the west side of the site, was a railroad spur track that was constructed by the U.S. Air Force, which terminated at Cactus Avenue. This track appeared to have been used to deliver munitions to the "Magazine Area" of the former Camp Haan (Weapons Storage Area) (LOR Geotechnical 2015). The analysis of potential hazards from previous Camp Haan facilities and operations on the Project site, evaluation and findings from the Phase I ESA, along with the potential for feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be fully analyzed.</p> <p>Operationally, due to the Project site's proximity to the March ARB/Inland Port Airport and the potential for warehouse and industrial uses to introduce new hazards in the vicinity of existing residential and business center/warehouse uses, there is the potential for upset and accident conditions involving the release of hazardous materials into the environment. As such, this issue will be further evaluated in the EIR prepared for the proposed Project.</p> <p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p> <p>Less than Significant Impact. There are no schools within one-quarter mile of the Project site. The closest school is Tomas Rivera Elementary School, located approximately 1.06 mile southeast from the Project site. Therefore, implementation of the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.</p> <p>Less than Significant Impact. California Government Code Section 65962.5 combines several regulatory lists of sites that may pose a hazard related to hazardous materials or substances. According to the EnviroStor Hazardous Waste and Substances site "Cortese" list), there are no hazardous materials or waste sites located on the Project site or near the Project site (DTSC 2007a). Additionally, according to EnviroStor database (DTSC 2007b), there are no current or past cleanup sites on the Project site. The nearest cleanup site is located at McLane Food Service, located at 14813 Meridian Parkway Riverside, California 92518, adjacent to the southern end of the Project site, but the case has been closed and no further action required. Since the Project site is not located on a site which is included on a list of hazardous materials site, impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>e. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area.</p> <p>Potentially Significant Impact. The Project site is located approximately 0.8 mile from the March Air Reserve Base (ARB) and is also within the March ARB land use plan area. Specifically, the Project site is located within the B1, B2, and C1 compatibility zone, as depicted in the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014a). Zone B1, Inner Approach/Departure Zone, encompasses areas of high noise and high accident potential risk within the inner portion</p> | | | | |

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| <p>of the runway approach and departure corridors. Zone B2, High Noise Zone, encompasses areas of high noise and moderate accident potential risk. Zone C1, Primary Approach/Departure Zone, encompasses areas of moderate to high noise and moderate accidental potential risk. Generally, uses prohibited within Zone B1, Zone B2, and Zone C1 include children's schools, day care centers, libraries, hospitals, congregate care facilities, places of assembly, noise-sensitive outdoor nonresidential uses, and hazards to flight. Additionally, prohibited uses within Zone B1 and B2 include hotels/motels, habitable areas exceeding certain floors, and critical community infrastructure facilities. Additionally, prohibited uses within Zone B1 include restaurants, hazardous materials manufacture/storage. Other factors relating to airport compatibility includes the need to design detention facilities in a manner that does not attract waterfowl, which is a concern when such facilities are within proximity to an airport due to the potential of bird strikes or ingestion in jet engines. The analysis of potential safety hazards for people residing or working in the Project area, Project compatibility with the March ARB/Inland Port Airport Joint Land Use Study, along with the potential for feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR. As such, this issue will be further discussed in the EIR prepared for the proposed Project.</p> | | | | |
| <p>f. For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area. No Impact. The Project site is not within the vicinity of a private airstrip. March ARB/ Inland Port Airport is considered a joint-use airport utilized for both commercial and military purposes. As such, no impacts associated with people residing or working within the vicinity of a private airstrip would result from Project implementation. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Less than Significant Impact. The Project site is located within the March JPA Planning Area emergency response plan. During construction of the proposed Project, no lane closures are anticipated; however, should there be any lane closures during the roadway extension along Cactus Avenue and Innovation Drive, lane detours during construction activities shall be submitted to March JPA for review and approval. Operation of the proposed Project would not interfere with an emergency response plan because access driveways would be provided on Cactus Avenue, Innovation Drive, and the new street at the south end of the proposed mixed use area. Additionally, the proposed site plan, including the access driveways, would be reviewed and approved by the March JPA, police, and fire department during plan review to ensure emergency access would be provided at all times. Therefore, implementation of the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>h. Expose people or structure to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Potentially Significant Impact. According to the Map My County – Riverside County database (County of Riverside 2015), the Project site is not within a designated fire hazard area. While, the Project site is surrounded by development to the north, east, and southeast, the Project site does abut open space to the west. Therefore, the risk of a large, high-intensity fire impacting the site. This issue will be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| IX. HYDROLOGY AND WATER QUALITY – Would the Project: | | | | |
| a. Violate any water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Otherwise substantially degrade water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Violate any water quality standards or waste discharge requirements. Potentially Significant Impact. The proposed Project involves the construction of industrial warehouse and mixed use buildings. A hydrology study and water quality management plan (WQMP) will be prepared for the Project. It is not presumed that Project implementation would have a substantial impact on water quality standards or waste discharge requirements; however, this issue will be analyzed and discussed further in the EIR prepared for the Project. In the event that impacts are identified, potentially feasible mitigation measures from the hydrology study and WQMP will be identified. This issue is considered potentially significant until it can be fully analyzed in the EIR prepared for the proposed Project.</p> <p>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Potentially Significant Impact. The proposed Project involves the construction of industrial warehouses, and mixed use buildings. The EIR will analyze the potential source(s) of water for the site and address whether or not groundwater resources could be depleted as a result of the Project implementation on the undeveloped Project site. This issue will also be addressed in the WQMP and Water Supply Assessment (WSA) prepared for the Project. The analysis of groundwater resources, along</p> | | | | |

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| <p>with the potential for feasible mitigation measures, requires additional study and therefore, is considered potentially significant until it can be fully analyzed in the EIR prepared for the proposed Project.</p> <p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site. <i>Potentially Significant Impact.</i> The proposed Project has the potential to modify the existing drainage pattern of the site by placing new industrial warehouse buildings and mixed use buildings, including office, retail, and/or a small business park on the Project site where no structures are located currently. Additionally, existing natural drainages do traverse the Project site. A hydrology study and WQMP is being prepared, and results and any identified mitigation will be included within the EIR prepared for the Project. The analysis of the drainage patterns, along with feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. <i>Potentially Significant Impact.</i> See response c) above. The analysis of the drainage patterns and increased runoff created from proposed Project development with the potential to cause flooding, along with feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. <i>Potentially Significant Impact.</i> The analysis of the Project's potential to contribute runoff and create an additional source of polluted runoff, along with the potential for feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR. A hydrology study and WQMP is being prepared for the Project, and the findings and recommendations will be incorporated into the EIR prepared for the proposed Project.</p> <p>f. Otherwise substantially degrade water quality. <i>Potentially Significant Impact.</i> See responses a) through e) above. This issue will be evaluated in the EIR prepared for the proposed Project.</p> <p>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. <i>No Impact.</i> Implementation of the proposed Project would not result in the development of housing. Additionally, the Project site is not located within a 100-year flood hazard area (FEMA 2008). The site is located within Zone D, which according to FEMA means that there are possible but undetermined flood hazards as no analysis of flood hazards has been conducted. No housing would be placed within a 100-year flood hazard area with implementation of the proposed Project. No impact would result, and this issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows. <i>No Impact.</i> The Project site is not located within a 100-year flood hazard area (FEMA 2008). Therefore, the proposed Project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows. No impacts would occur, and this issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. <i>Less Than Significant Impact.</i> The Lake Perris Dam is located southeasterly of the Project site as well as downstream; therefore, the Project site would not be subject to inundation by dam failure at Lake Perris. Therefore, the potential for inundation at the site as a result of an earthquake-induced dam or levee failure is considered low. Impacts related to exposure of people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure</p> | | | | |

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| of a levee or dam, is considered less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project. | | | | |
| j. Inundation by seiche, tsunami, or mudflow. Less than Significant Impact. A seiche is a to-and-fro vibration of an enclosed water body that is similar to the slopping of water in a basin. Seiches are often triggered by earthquakes. Tsunamis are tidal waves that occur in coastal areas. Based on a review of Google Earth, the Project site is located approximately 5.8 miles northwest of Lake Perris, which may be subject to seiche. However, the Project site is not located downslope of Lake Perris or any other large bodies of water that could adversely affect the site in the event of earthquake-induced seiches. The Project site is not located near any coastal areas, which are subject to tsunamis. The site is located approximately 39 miles inland from the Pacific Ocean and at an elevation of approximately 1,550 to 1,600 feet above mean sea level. Due to the distance between the Project site and the Pacific Ocean, the risk of a tsunami affecting the site is low. The Project site is not located near a river or water stream, and the Project site is not subject to significant mudflows since there are few slopes or mountainous areas that would contribute to mudflow risks. Given the Project's location, and since there are no features nearby that would pose a threat from seiche, tsunami, or mudflow, this impact is considered less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project. | | | | |
| X. LAND USE AND PLANNING – Would the Project: | | | | |
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Physically divide an established community. Less than Significant Impact. The proposed Project would not divide the existing community surrounding the site. The site is generally bounded by Alessandro Boulevard to the north, Meridian Parkway to the east, Opportunity Way to the south, and Plummer Street to the west. Areas to the north consist of a Farmer Boys drive-thru restaurant, industrial warehouse buildings, vacant parcels, a Chevron gas station, and Sycamore Canyon Wilderness Area; areas to the south consist of open space and the Least Bell's Vireo Conservation Easement; areas to the east consist of the North Campus of the Meridian Business Park, including mixed use, business park, commercial, and industrial uses; areas to the west include open space followed by residential development. The proposed Project would not divide an established community, but would provide warehousing and distribution; office, retail and/or a business park land uses, which are similar to the uses currently found in the I-215 corridor. As such, impacts are considered less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project. | | | | |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project. Potentially Significant Impact. The Project site is designated as Industrial (IND), Business Park (BP), and Mixed Use (MU) by the March JPA GP Land Use Map (March JPA 2012a), but is not presently zoned (March JPA 2014). The Project needs to show compliance with the various GP policies; therefore, the EIR prepared for the proposed Project will evaluate this component of GP consistency. The Project site is also subject to compliance with the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014a). The analysis for compliance with the March ARB/Inland Port Airport Land Use Compatibility Plan will be addressed in the Hazards and Hazardous Materials section in the EIR prepared for the proposed Project, as the purpose of this plan to protect people and the environment from hazards associated with the airport. | | | | |

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|--|--------------------------------------|--|-------------------------------------|--------------------------|
| <p>c. Conflict with any applicable habitat conservation plan or natural community conservation plan.</p> <p>Potentially Significant Impact. The March JPA is not a permittee to the Western Riverside County MSHCP and would not have to comply with the Reserve Assembly goals of the MSHCP or other MSHCP requirements (County of Riverside 2007). The Project site is not located in an area subject to Cell Criteria under the MSHCP, and therefore the Project's development would not interfere or conflict with the ability of the MSHCP goals and objectives to be implemented.</p> <p>The Project site is not within a Narrow Endemic Plant Species Survey Area per Section 6.1.3 of the MSHCP or a Criteria Area Species Survey Area per Section 6.3.2 of the MSHCP, or any other applicable conservation plan. Additionally, since no MSHCP designated Conservation Areas are near the Project site, compliance with Section 6.1.4, Urban-Wildlands Interface Guidelines, is not needed. However, the Project site does support riparian or riverine resources that would be affected by the Project and therefore is subject to compliance with Section 6.1.2 of the MSHCP. The Project site is also located within an Additional Species Survey Area for burrowing owls.</p> <p>The Project site is located in the plan area of the SKR HCP, which is implemented by the RCHCA; however, March JPA has its own conserve areas created by a September 2012 Settlement Agreement and is not part of the SKR HCP (RCHCA August 7, 2013). Focused surveys will be conducted to determine if there are SKR on the site. The EIR prepared for the Project will discuss the results of these studies and discuss impacts and mitigation, if needed. Therefore this impact is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> | | | | |
| XI. MINERAL RESOURCES – Would the Project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.</p> <p>Less than Significant Impact. As shown on Figure OS-5 of the Riverside County General Plan (2008), the proposed Project lies within Mineral Resource Zone 3 (MRZ-3), indicating areas where the available geologic information suggests that mineral deposits are likely to exist, but where the significance of the deposit is undetermined. Based on the MRZ-3 designation and given that the site is surrounded by existing development (e.g., industrial development immediately to the east), the proposed Project is not likely to result in the loss of a known mineral resource. Additionally, implementation of industrial warehouse facilities and other mixed use land uses such as office, retail, or small business park buildings with above-ground facilities would not compromise the potential future identification and use of mineral resources found on site. Impacts are considered less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.</p> <p>Less Than Significant Impact. See response to a) above. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| XII. NOISE – Would the Project result in: | | | | |
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| Issues: | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
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| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Potentially Significant Impact. There are no sensitive receptors such as homes, schools, or daycare facilities located immediately adjacent to the Project site. However, the nearest residential property line to the Project site is 496 feet to the west; the nearest residential structure is located 584 feet to the west, in the City of Riverside. Noise levels are regulated by the March JPA's Development Code and March ARB's Air Installation Compatible Use Zone. During Project construction activities, the proposed Project would result in a temporary increase in noise levels due to the use of construction equipment. The Project would also generate additional traffic on local streets generally from employees, trucks delivering or transporting goods, and the public. The additional traffic may impact the existing noise level of the area. A noise impact analysis will be prepared for the Project to analyze the potential impacts from construction and operation of the proposed Project on neighboring land uses. The analysis of noise levels, along with the potential for feasible mitigation measures, requires additional study and, therefore, is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Potentially Significant Impact. The proposed Project would involve earthwork to produce finish grades and provide proper recompacting, resulting in temporary groundborne vibration and noise levels. A noise impact analysis is being prepared and will analyze level of vibration and groundborne noise associated with Project construction activities. The site may have shallow bedrock that would require blasting or removal by heavy machinery and as such, would generate groundborne vibration in the nearly residential community to the west and business park to the east. Once completed, operation of the Project would not expose persons to or generate groundborne vibration or groundborne noise. The analysis of groundborne noise levels, along with the potential for feasible mitigation measures outlined in the noise impact analysis, requires additional study and, therefore, is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Potentially Significant Impact. The Project would involve the introduction of a noise source associated with an increase in traffic on the Project site and adjacent roadways, thereby potentially changing the ambient noise levels in the Project vicinity such that significant noise impacts could occur. The noise impact analysis will evaluate the extent of this increase and level of impact. The analysis of ambient noise levels, changes in ambient conditions, and the potential for noise impacts requires additional study and, therefore, is considered potentially significant. This issue will be evaluated further in the EIR prepared for the proposed Project.</p> | | | | |

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| <p>d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project.</p> <p>Potentially Significant Impact. The proposed Project has the potential to temporarily increase ambient noise levels during construction. A noise impact analysis is being prepared for the Project. The analysis of ambient noise levels, changes in ambient conditions, and the potential for noise impacts, is being further evaluated and will be discussed in the EIR prepared for the proposed Project.</p> | | | | |
| <p>e. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels.</p> <p>Potentially Significant Impact. The Project site is located approximately 0.8 mile from the March ARB and is also within the March ARB land use plan area. Specifically, the Project site is located within the B1, B2, and C1 compatibility zone, as depicted in the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014a). Zone B1, Inner Approach/Departure Zone, encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. Zone B2, High Noise Zone, encompasses areas of high noise and moderate accident potential risk. Zone C1, Primary Approach/Departure Zone, encompasses areas of moderate to high noise and moderate accidental potential risk. Locating residential uses within these zones is not permitted; therefore, no individuals will be residing in the Project site. However, Project implementation does have the potential to expose people working in the Project area to excessive noise levels. Impacts are potentially significant, and this issue will be further evaluated and discussed in the EIR prepared for the proposed Project.</p> | | | | |
| <p>f. For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels.</p> <p>No Impact. The Project site is not within the vicinity of a private airstrip. March Inland Port Airport is considered a joint-use airport utilized for both commercial and military purposes. As such, no impacts associated with exposing people residing or working within the vicinity of a private airstrip to excessive noise levels would result from Project implementation. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| XIII. POPULATION AND HOUSING – Would the Project: | | | | |
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>a. Induce substantial population growth in an area, either directly or indirectly.</p> <p>Less than Significant Impact. The proposed Project involves the development of new industrial warehouse, mixed use, including office, retail, or small business park buildings land uses, and a "Demonstration Park." No housing is being proposed with this Project; therefore, the Project would not generate substantial population growth. The Project would enhance the jobs/housing balance of the March JPA Planning Area and adjacent jurisdictions at full buildout. A study will be prepared to determine how many jobs would be created upon project buildout and will be included in the Growth Inducing impact analysis in the forthcoming EIR. It is anticipated that these new jobs could be filled by the existing residential population in the greater Riverside County area. Therefore, the proposed Project would not generate substantial population growth. Minor infrastructure improvements would involve the extension of Cactus Avenue and Innovation Drive to the west dividing the Project site and a</p> | | | | |

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| <p>new cul-de-sac roadway immediately south of the mixed use area in order to provide access to the Project site. Based on the above, no adverse impacts related to population growth would result from the Project; impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No Impact. The Project site is undeveloped and does not currently support any housing; therefore, substantial numbers of existing housing would not be displaced and the construction of replacement housing elsewhere would not be necessary as a result of the proposed Project. No impact would occur, and this issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No Impact. The Project site is undeveloped does not currently support any housing or population; therefore, substantial numbers of people would not be displaced, necessitating the construction of replacement housing elsewhere, as a result of the proposed Project. Therefore, no impacts would occur, and this issue will not be further addressed in the EIR prepared for the proposed Project.</p> | | | | |
| XIV. PUBLIC SERVICES – Would the Project: | | | | |
| Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Fire Protection. Potentially Significant Impact. The Project would be served by the Riverside County Fire Department. The closest fire station to the Project site is Station 6 – Towngate Fire Station (22250 Eucalyptus Avenue, Moreno Valley, California 92553), located approximately 1.6 miles northeast of the Project site. The potential for the proposed Project to impact fire protection services, along with the potential for feasible mitigation measures, requires additional study and is considered potentially significant until it can be analyzed fully in the EIR prepared for the proposed Project.</p> <p>b. Police Protection. Potentially Significant Impact. The Project would be served by the Riverside County Sheriff's Department. The closest police station to the Project site is the Riverside Sheriff's Department (22850 Calle San Juan De Los Lagos, Moreno Valley, California 92553), located approximately 1.6 mile east of the Project site. The Project site is designated Industrial (IND), Business Park (BP), and Mixed Use (MU) within the March JPA GP Land Use Map (March JPA 2012a). The Draft 2030 March JPA GP depicts the majority of the Project site as Industrial (IND) with approximately 5.5 acres on the northeastern portion of the Project site as Mixed Use (MU); therefore, with the proposed General Plan Amendment, the Project uses would be consistent with the Draft 2030 March JPA GP. However, Project implementation would result in significant new development and may require an increase in the number of patrols in the Meridian Business Center area of March JPA. As such, the Project has the potential to substantially increase emergency calls to the County Sheriff's Department. Therefore, impacts would be potentially significant. This issue will be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |

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| <p>c. Schools. Less than Significant Impact. There are no schools within one-quarter mile of the proposed Project. The proposed Project does not include new housing and therefore would not generate an increase in resident population requiring new or expanded educational facilities and services. Impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>d. Parks. Less than Significant Impact. The Project does not propose residential uses and therefore would not result in an increased demand for parks. Additionally, March JPA is implementing the payment of a parkland development impact fee as a condition of approval for non-residential projects. As such, with payment of fees on a fair share basis, impacts for this Project would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>e. Other Public Facilities. Less than Significant Impact. No other public facilities or services other than police and fire protection are anticipated to serve the proposed industrial warehouse buildings and mixed use, including office, retail, and/or small business park. Impacts would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| XV. RECREATION | | | | |
| a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Less than Significant Impact. The proposed Project involves the development of industrial buildings and mixed uses, including office, retail, or small business park uses. The proposed Project would not include new homes or businesses that would increase the use of existing parks or recreational facilities, and thus no deterioration of existing facilities would occur. There would not be an increase in use of the parks and recreational facilities from this Project, and thus no deterioration of existing facilities. Additionally, March JPA is implementing the payment of a parkland development impact fee as a condition of approval for non-residential projects. As such, with payment of fees on a fair share basis, the Project would not result in significant impacts to parkland or recreational facilities. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> <p>b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? Less than Significant Impact. The proposed Project involves the development of industrial buildings and mixed use, including office, retail, or small business park land uses. Given that new development would be subject to the March JPA non-recreational Parks Development Impact Fee, project impacts related to recreational facilities that might have an adverse physical effect on the environment would be less than significant. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |

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| XVI. TRANSPORTATION/TRAFFIC – Would the Project: | | | | |
| a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Result in inadequate emergency access? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Potentially Significant Impact. A traffic impact analysis is being prepared for the Project that will identify any potential impacts associated with consistency with the March JPA's traffic and circulation policies. The traffic impact analysis will evaluate the circulation system with the development of the proposed Project. The analysis of the circulation system, potential impacts associated with the Project, and potential feasible mitigation measures will be identified in the traffic impact analysis and incorporated into the EIR. As such, traffic impacts are considered potentially significant and will be further evaluated in the EIR prepared for the proposed Project.</p> <p>b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Potentially Significant Impact. A traffic impact analysis is being prepared for the Project that will identify the potential for congestion as a result of Project implementation. The analysis of consistency with the County's congestion management plan, with the potential for feasible mitigation measures outlined in the traffic impact analysis, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR. As such, the EIR prepared for the Project will include a traffic impact analysis that identifies congestion impacts associated with the development of the proposed Project.</p> | | | | |

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| <p>c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.</p> <p>No Impact. The Project site is located within the March ARB land use plan area. Specifically, the Project site is located within the B1, B2, and C1 compatibility zone, as depicted in the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014a). Zone B1, Inner Approach/Departure Zone, encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. Zone B2, High Noise Zone, encompasses areas of high noise and moderate accident potential risk. Zone C1, Primary Approach/Departure Zone, encompasses areas of moderate to high noise and moderate accidental potential risk. Generally, uses prohibited within Zone B1, Zone B2, and Zone C1 include children's schools, day care centers, libraries, hospitals, congregate care facilities, places of assembly, noise-sensitive outdoor nonresidential uses, and hazards to flight. Additionally, prohibited uses within Zone B1 and B2 include hotels/motels, habitable areas exceeding certain floors, and critical community infrastructure facilities. Additionally, prohibited uses within Zone B1 include restaurants, hazardous materials manufacture/storage. The Project's compliance with the March ARB/Inland Port Airport Land Use Compatibility Plan will be addressed in the Hazards and Hazardous Materials section in the EIR prepared for the Project, as the intent of the compatibility plan is to protect people and the environment from impacts due to proximity to the airport. However, the proposed Project does not include uses or activities that would generate the need for revised air traffic patterns. No impacts would occur. This issue will not be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>Potentially Significant Impact. Regional access to the Project site is provided via I-215, with local access via Cactus Avenue, Innovation Drive, and a new cul-de-sac roadway immediately south of the mixed use area. The extension of Cactus Avenue, Innovation Drive, and the new cul-de-sac roadway would be required to meet Riverside County/March JPA roadway standards. Vehicular access points and circulation outside/inside the Project site, including the Project's parking lots, would be reviewed and approved by the March JPA's planning and engineering staff. At present, the northernmost proposed east-west street does not meet Riverside County/March JPA driveway spacing requirements. In order to meet the spacing requirements, a physical feature such as a pork chop that forces right in/right-out turns may be incorporated on the northernmost. Thus, project impacts will be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>e. Result in inadequate emergency access.</p> <p>Potentially Significant Impact. The proposed Project would result in the development of a currently undeveloped site, including the development of site access roadways. Access to the Project site would be provided via driveways located along Cactus Avenue, Innovation Drive, and the new cul-de-sac roadway immediately south of the mixed use area. Access to the Project site would be designed according to March JPA standards and all applicable emergency access standards, including a potential looped fire lane as a condition of project approval. Approval and acceptance of the looped fire lane would be reviewed and accepted during the plot plan review process, which may require specific approval, subject to mitigation to meet Riverside County requirements. Additionally, through March JPA's site plan review, March JPA would ensure that the proposed industrial warehouse buildings and mixed uses, including office, retail, and/or small business park meet code requirements related to emergency access. Thus, impacts would be further analyzed within the EIR prepared for the proposed Project.</p> | | | | |
| <p>f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.</p> <p>Potentially Significant Impact. The Riverside Transit Agency provides bus service within the March JPA (RTA 2014). The nearest bus stop is located at the northwest intersection of Alessandro Boulevard and Meridian Parkway. The future Moreno Valley March Field Metrolink Station will be located at 14160 Meridian Parkway Riverside, California 92508, along Meridian Parkway, north of Cactus Avenue. There is an existing Class II bike lane along Alessandro Boulevard. Proposed bicycle racks in the proposed Project would be reviewed as part of March JPA's design review process. A traffic impact analysis is being</p> | | | | |

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| prepared that will address consistency with adopted policies, plans, or programs regarding public transit and bicycle and pedestrian facilities. The analysis of the alternate modes of transportation, including public transit and bicycle and pedestrian facilities requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR. This issue will be further evaluated in the EIR prepared for the proposed Project. | | | | |
| XVII. UTILITIES AND SERVICE SYSTEMS – Would the Project: | | | | |
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. <i>Potentially Significant Impact.</i> Upon implementation of the proposed Project, wastewater from the Project site would be treated at the City of Riverside's Wastewater Treatment Plant located at the Regional Water Quality Control Plant. The Project site is located within the service area of Western Municipal Water District, and sewer effluent from WMWD's service area would be serviced by the City of Riverside's wastewater treatment plant. With Project implementation, additional sources of wastewater would be introduced. As such, this issue will be evaluated further in the EIR prepared for the proposed Project.</p> <p>b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. <i>Potentially Significant Impact.</i> The Project site is currently undeveloped and not connected to water or wastewater infrastructure. As such, Project implementation would require the construction of new water and wastewater pipelines in order to connect to WMWD water and wastewater collection and treatment systems. Due to the size of the Project and the potential for the Project to require water and generate wastewater in quantities well beyond those currently handled by WMWD's service infrastructure, potentially significant impacts could result. As such, this issue will be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |

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| Issues: | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less-Than- Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| <p>c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p> <p>Potentially Significant Impact. The Project site is currently undeveloped and not connected to any stormwater infrastructure or facilities. The Project would connect to the existing stormwater drainage facilities to provide the necessary drainage for the Project. The Project would also be required to comply with all rules, regulations, and other requirements of the March JPA for use of stormwater facilities. A Water Quality Management Plan (WQMP) will be prepared for the Project, and the impacts and mitigation identified within the WQMP will be incorporated into the EIR prepared for the Project. While no significant stormwater drainage facility impacts are anticipated, further detailed analysis will be performed to confirm whether or not significant impacts would result from Project implementation. As such, this issue will be evaluated further in the EIR prepared for the proposed Project.</p> | | | | |
| <p>d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed.</p> <p>Potentially Significant Impact. The Project site is located within the WMWD service area. A Water Supply Assessment (WSA) which will evaluate available water supplies to the project will be prepared and approved by WMWD to provide an analysis as to whether WMWD will have sufficient water supplies available to serve the Project in normal, dry, or multiple dry years. The analysis in the WSA may result in the need for mitigation measures. This issue requires additional analysis and is therefore considered potentially significant until it can be analyzed fully in the EIR. This issue will be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>e. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments.</p> <p>Potentially Significant Impact. See discussion b) above. The Project site is located within WMWD's service area. Prior to Project approval, a will-serve letter must be obtained by WMWD to determine whether WMWD can serve the Project. Wastewater generated would be discharged to the City of Riverside's Wastewater Treatment Plant located at the Regional Water Quality Control Plant. This topic requires additional analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. This issue will be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs.</p> <p>Potentially Significant Impact. The amount of solid waste generated during construction would be limited to excess construction debris, as the site is currently undeveloped. However, during operation, new solid waste quantities in excess of what is currently generated by the Project site would be generated. As such, impacts to solid waste are potentially significant, and this issue will be further evaluated in the EIR prepared for the proposed Project.</p> | | | | |
| <p>g. Comply with federal, state, and local statutes and regulations related to solid waste.</p> <p>Potentially Significant Impact. The analysis of the federal, state, and local statutes and regulations related to solid waste, with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR prepared for the proposed Project will identify the solid waste provider and discuss how that provider complies with federal, state, and local statutes regarding solid waste.</p> | | | | |
| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE | | | | |
| <p>a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| Issues: | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less-Than- Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p>Potentially Significant Impact. The Project site is currently undeveloped. A biological technical report is being prepared to identify whether the proposed Project would substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or an endangered plant or animal. A cultural resources report is also being prepared to evaluate whether the proposed Project would result in adverse impacts to cultural, archaeological, paleontological, or tribal cultural resources. The analysis of the proposed Project's potential for environmental effects related to biological and cultural resources, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. These issues will be further evaluated in the EIR prepared for the Project.</p> <p>b. Does the Project have impacts that are individually limited, but cumulatively considerable?</p> <p>Potentially Significant Impact. Based on the analysis above, the Project does have the potential to result in and/or contribute to cumulatively significant impacts. As such, this issue will be further evaluated in the EIR prepared for the Project.</p> <p>c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p>Potentially Significant Impact. Based on the analysis above, Project implementation could result in potentially significant adverse effects on human beings. The analysis of the proposed Project's potential for environmental effects that can cause substantial adverse effects on human beings requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR. As such, this issue will be further evaluated in the EIR prepared for the Project.</p> | | | | |

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- California Public Resources Code, Section 5097.98. Chapter 1.75, Native American Historical, Cultural, and Sacred Sites.
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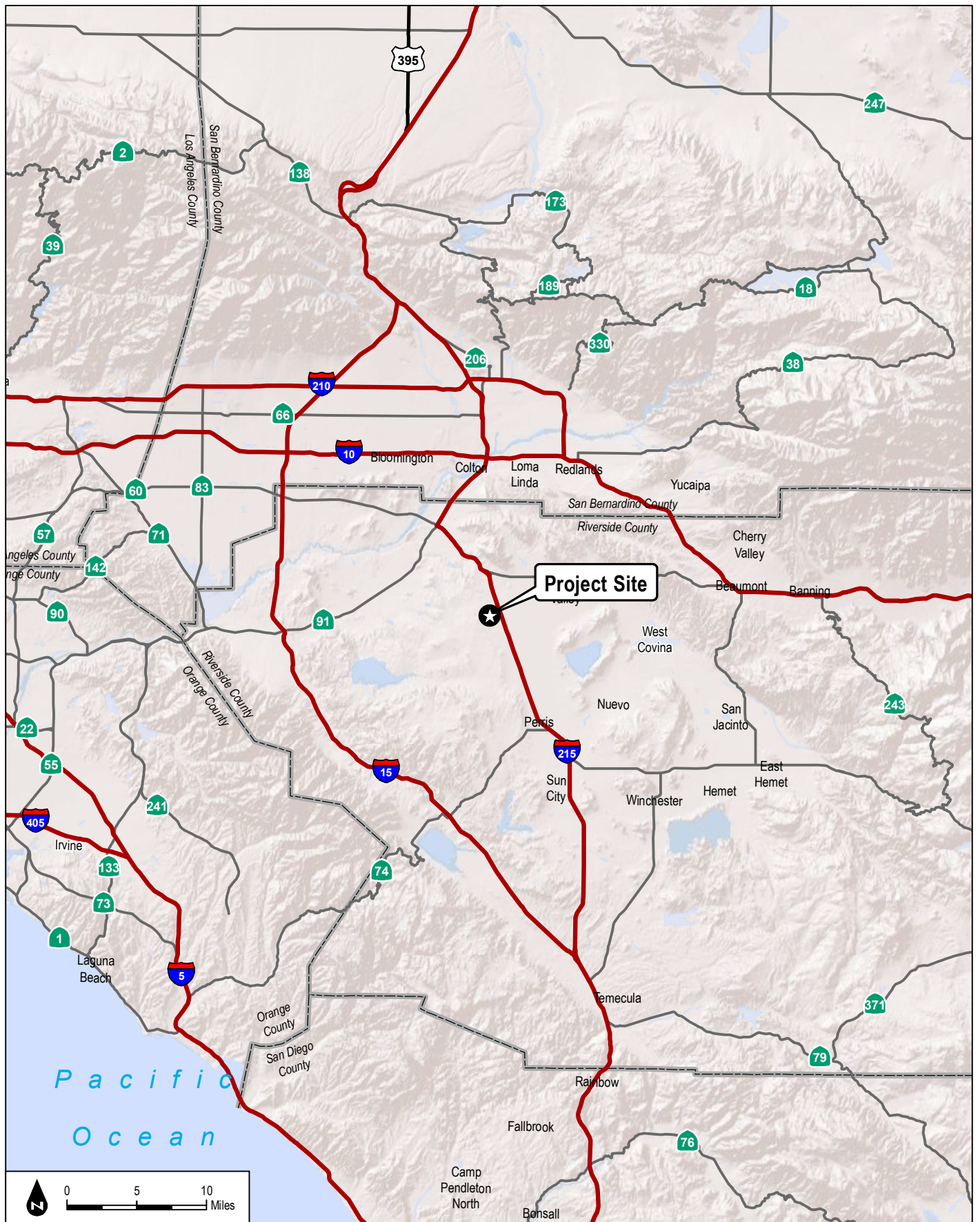
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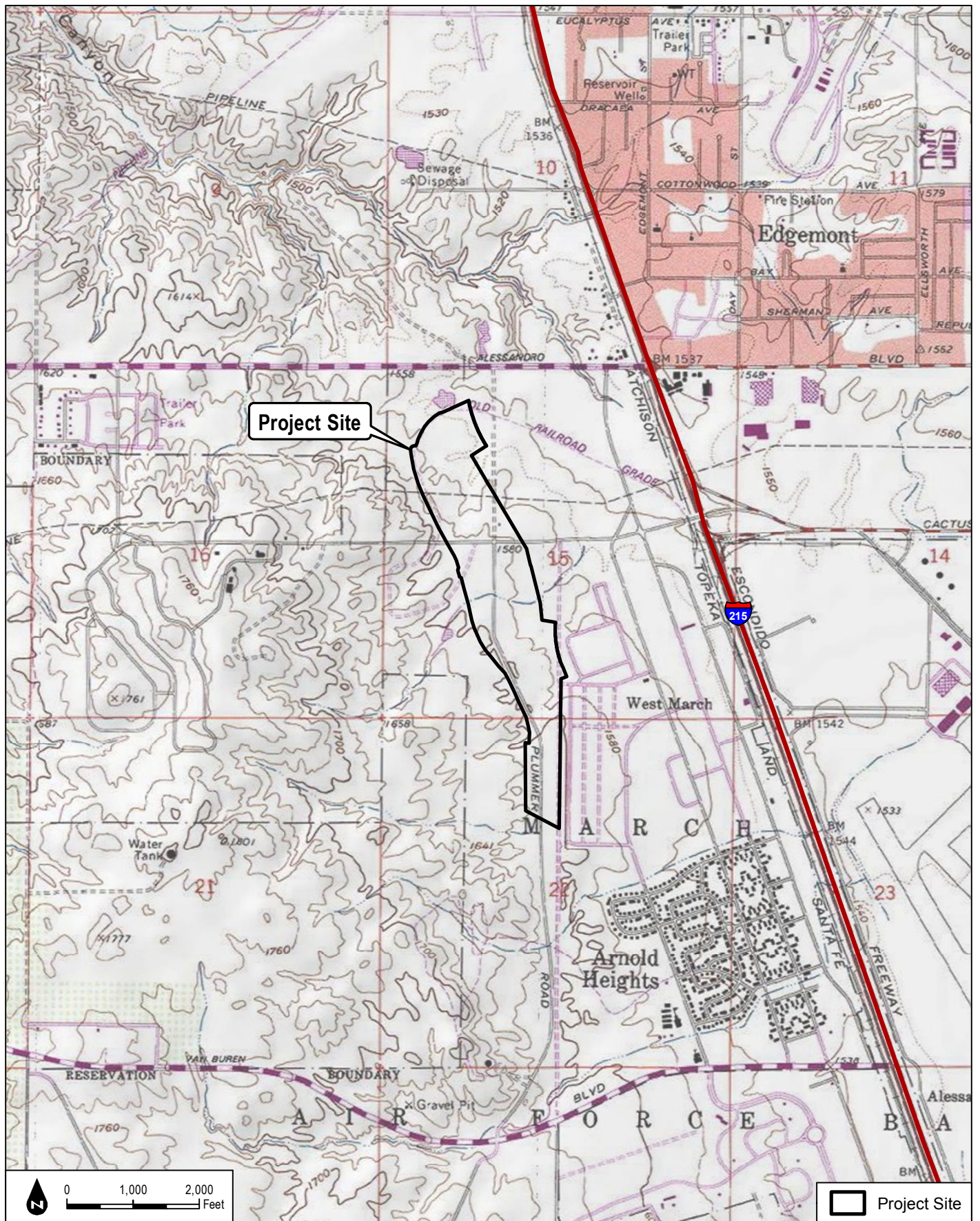
SOURCE: ESRI 2015

Meridian West Campus-Lower Plateau Project

FIGURE 1
Regional Map

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SOURCE: USGS 7.5-Minute Series Riverside East Quadrangle.

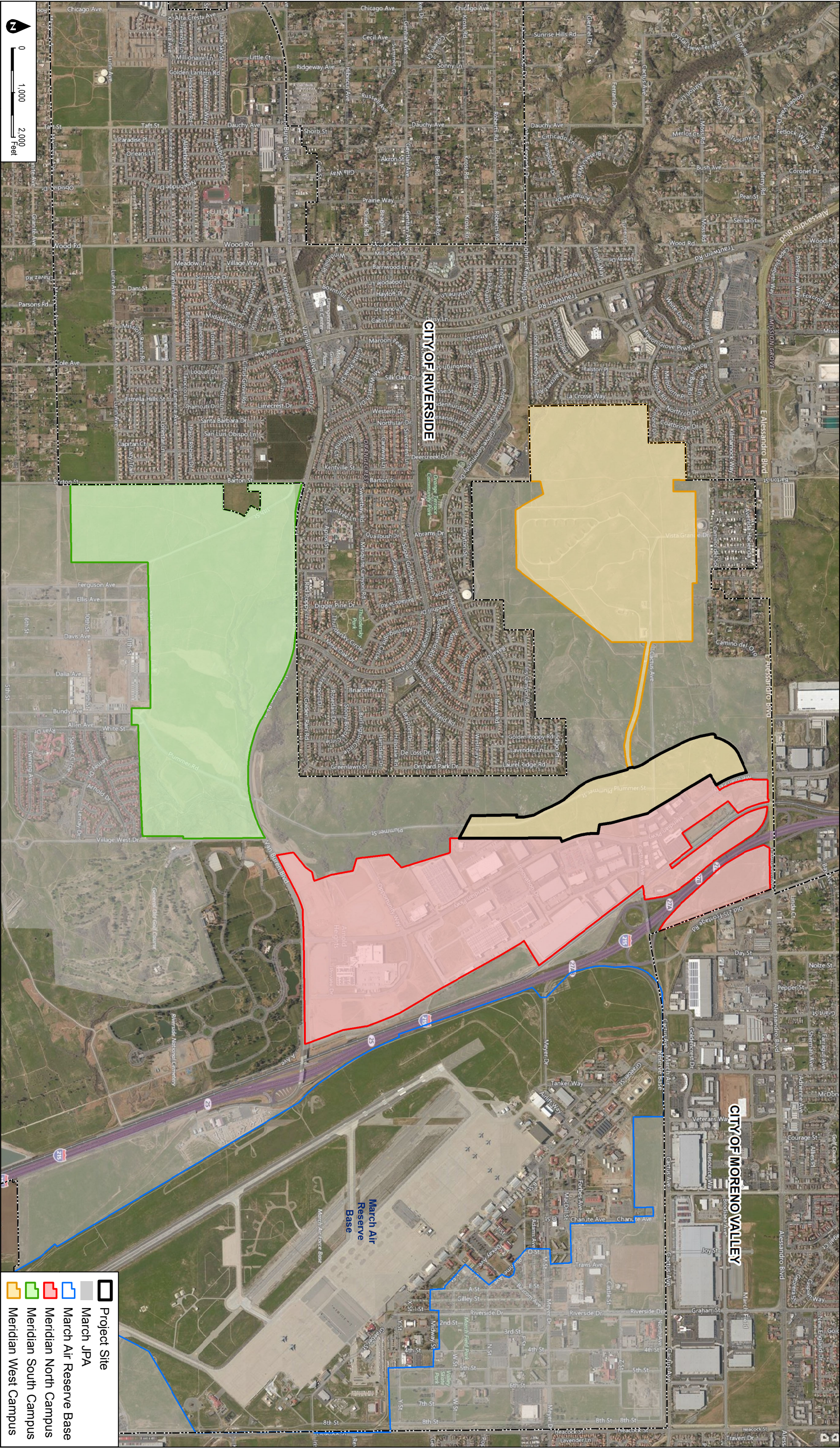
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Meridian West Campus-Lower Plateau Project

FIGURE 2
Vicinity Map

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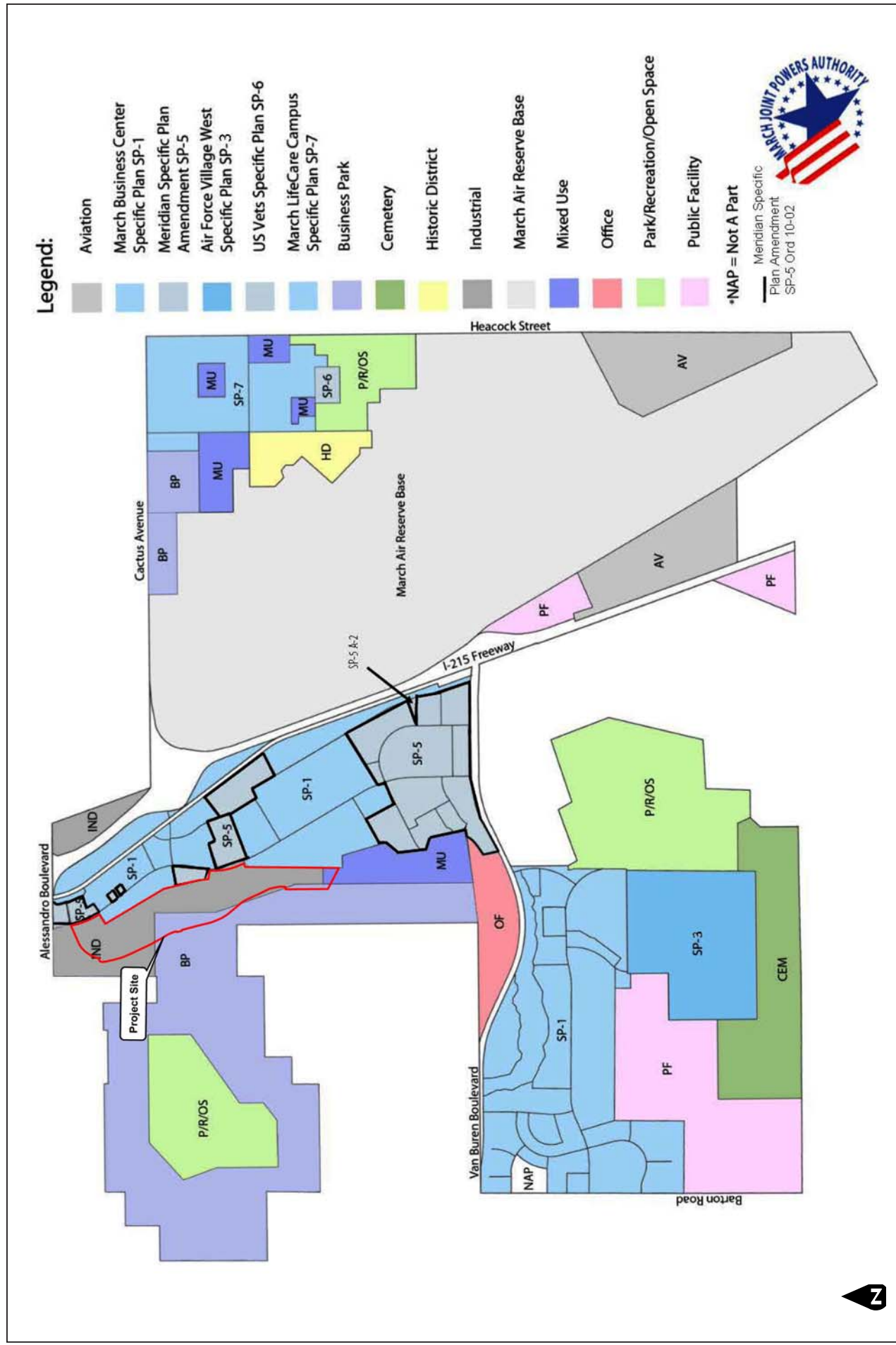
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SOURCE: Bing Maps 2015

FIGURE 3
March Joint Powers Authority Area

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SOURCE: March Joint Powers Authority, January 11, 2012

FIGURE 4
General Plan Land Use Map

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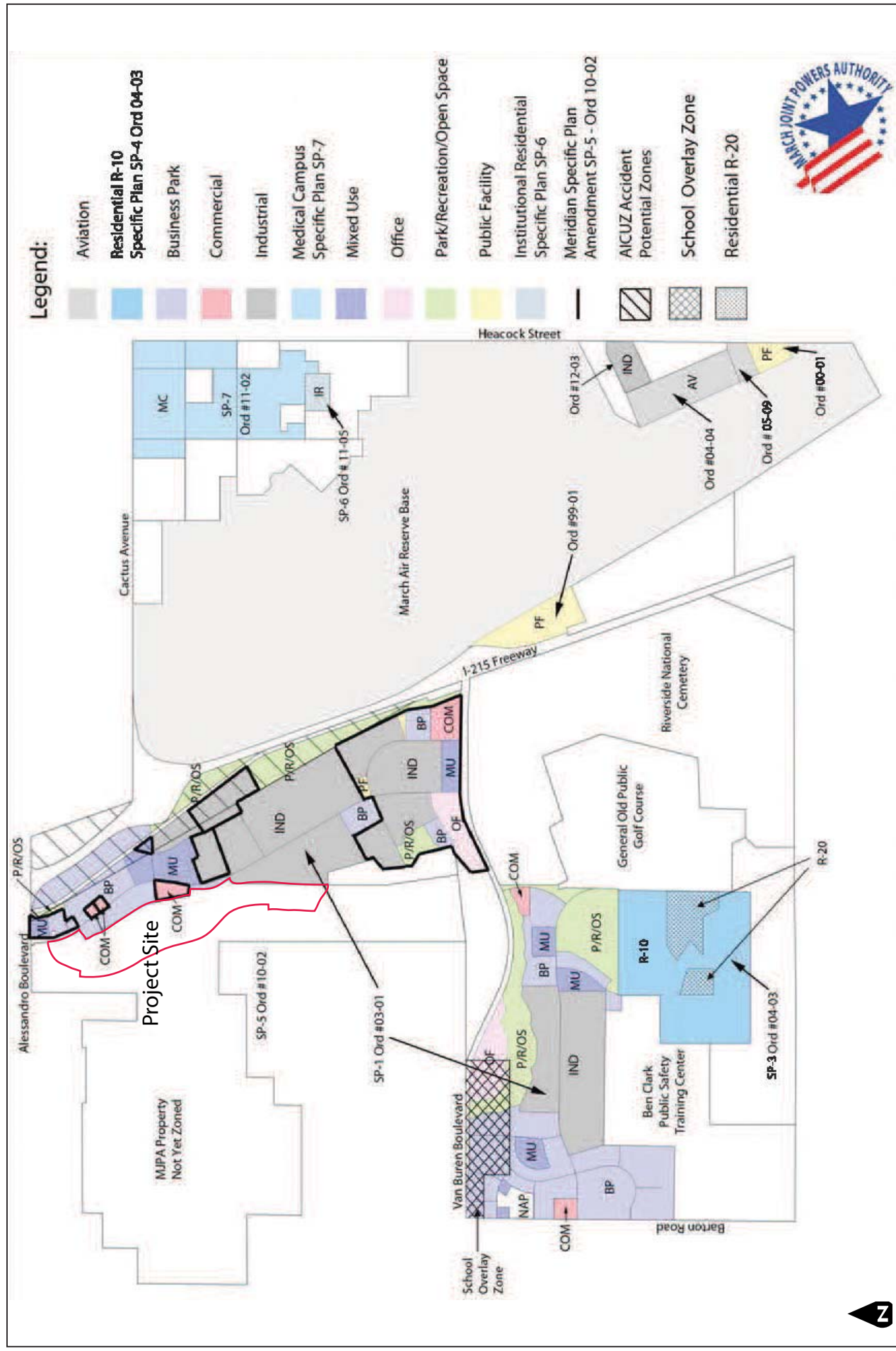


FIGURE 5 Zoning

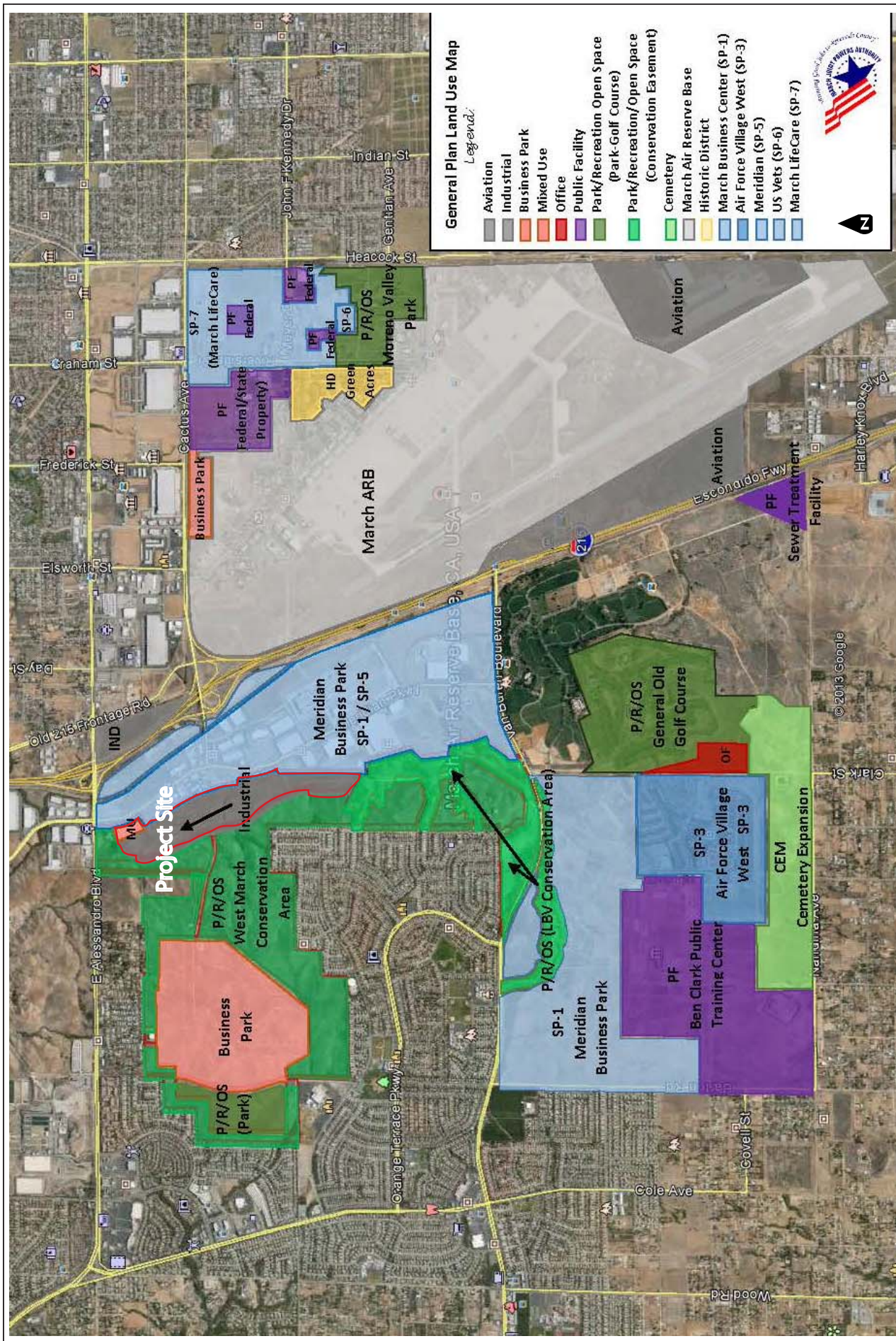
SOURCE: March Joint Powers Authority, March 24, 2014

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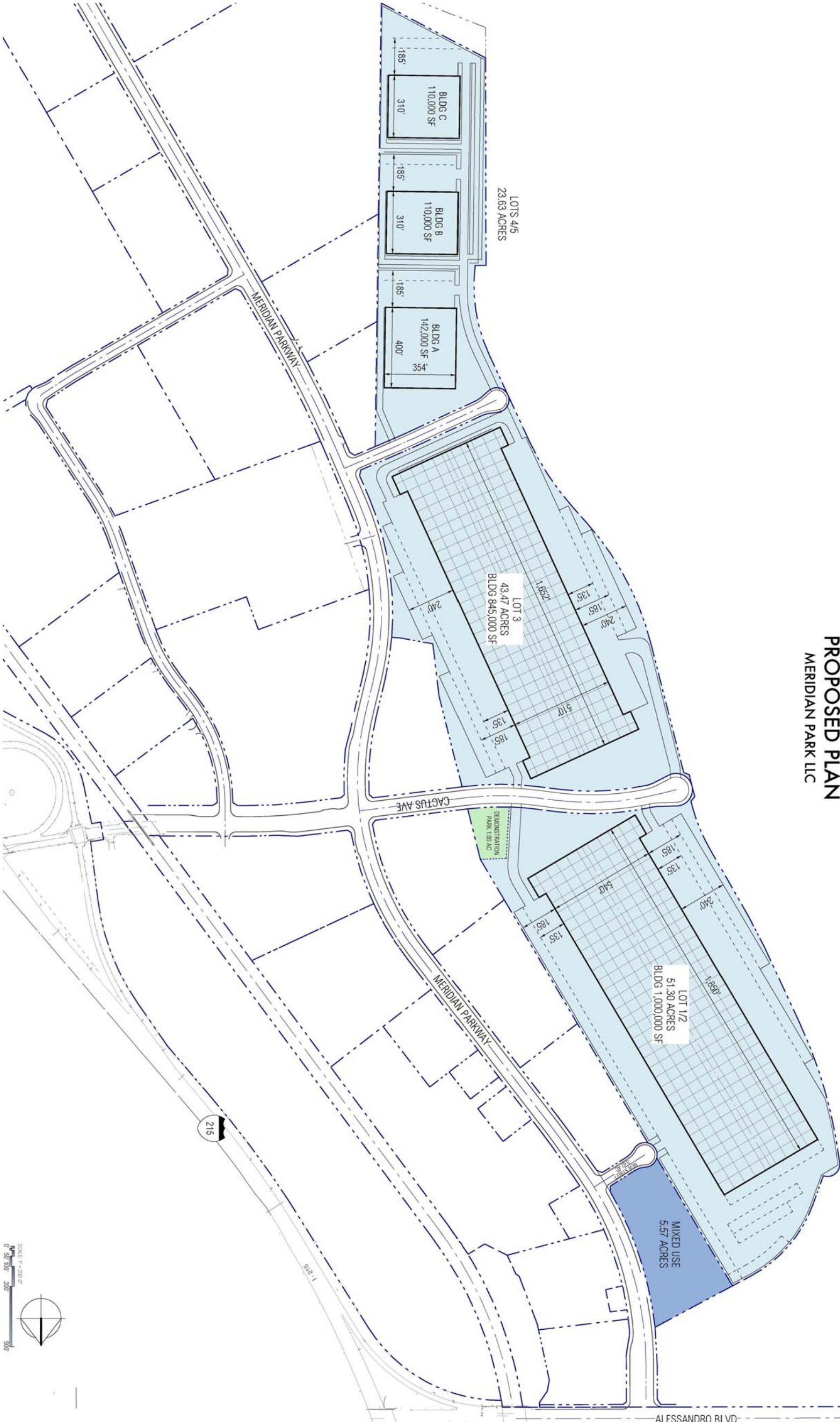
SOURCE: March Joint Powers Authority, March 24, 2014

FIGURE 6
Draft 2030 General Plan Land Use

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WEST CAMPUS
LOWER PLATEAU
PROPOSED PLAN
MERIDIAN PARK LLC



SOURCE: RGA 2015

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Meridian West Campus-Lower Plateau Project

FIGURE 7
Site Plan

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