

Appendix B

Scoping Meeting Presentation



Veteran's Industrial Park 215

Notice of Preparation (NOP)

Public Scoping Meeting

September 7, 2016

Western Municipal Water District | 14205 Meridian Parkway, Training Room 120 | Riverside, CA 92518

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Introductions

March Joint Powers Authority Staff

- Jeffrey Smith, AICP, Senior Planner

Environmental Science Associates (ESA)

- Michael Houlihan, AICP, CEQA Project Manager

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Scoping Meeting Agenda

- California Environmental Quality Act (CEQA) Overview
- Purpose of the Scoping Meeting
- Project Description
- Potential Environmental Issues
- CEQA Process
- Preliminary EIR Schedule
- Questions/Discussions

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CEQA Overview

- State requirement for projects requiring discretionary approval to be evaluated for potential environmental impacts and inform decision makers and the public about the potential impacts
- Identify feasible ways to avoid or reduce potential significant environmental impacts
- Provide an opportunity for the public and local/regional/state agencies to comment on the environmental issues that are evaluated

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Purpose of the Scoping Meeting

- Public scoping meetings are required for projects of “statewide, regional or area-wide significance.” (CEQA Section 21083) The project meets this significance criteria because the project requires a general plan amendment.
- Describe the proposed project
- Explain the CEQA Process
- Identify potential environmental issues

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Purpose of the Scoping Meeting

- Invite public input early in the process
- Solicit comments on the scope of the environmental analysis
- The scoping meeting is not to discuss whether or not the proposed project should be approved, and no action on the project will be taken at the scoping meeting

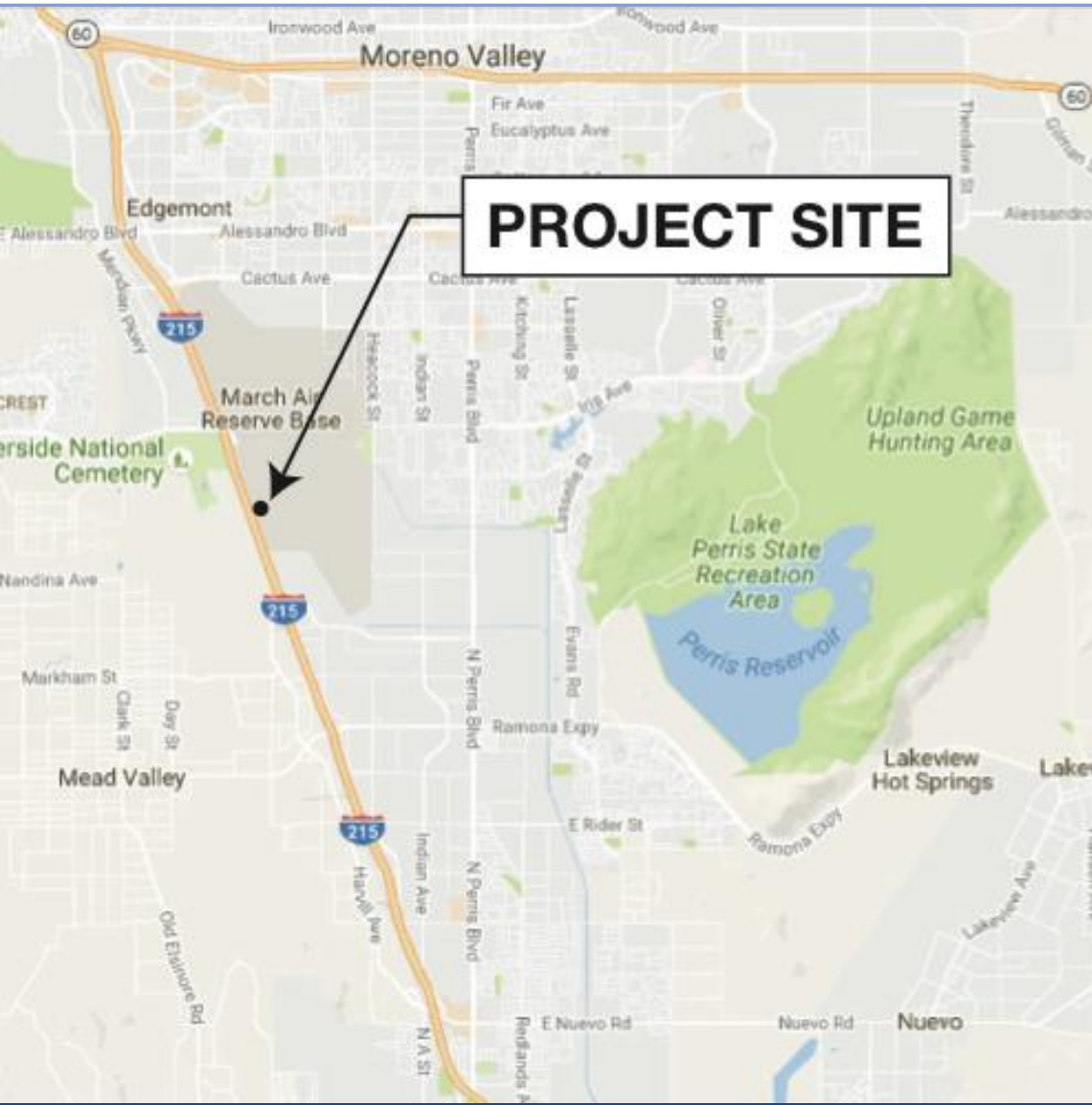
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Project Description

Project Location:

- 142.5 acres within boundaries of the March Inland Port Airport in Riverside County, CA
- Directly east of the Interstate 215 Freeway off-ramp at Van Buren Boulevard; south of existing March Field Air Museum; west of an existing March Air Reserve Base airport runway

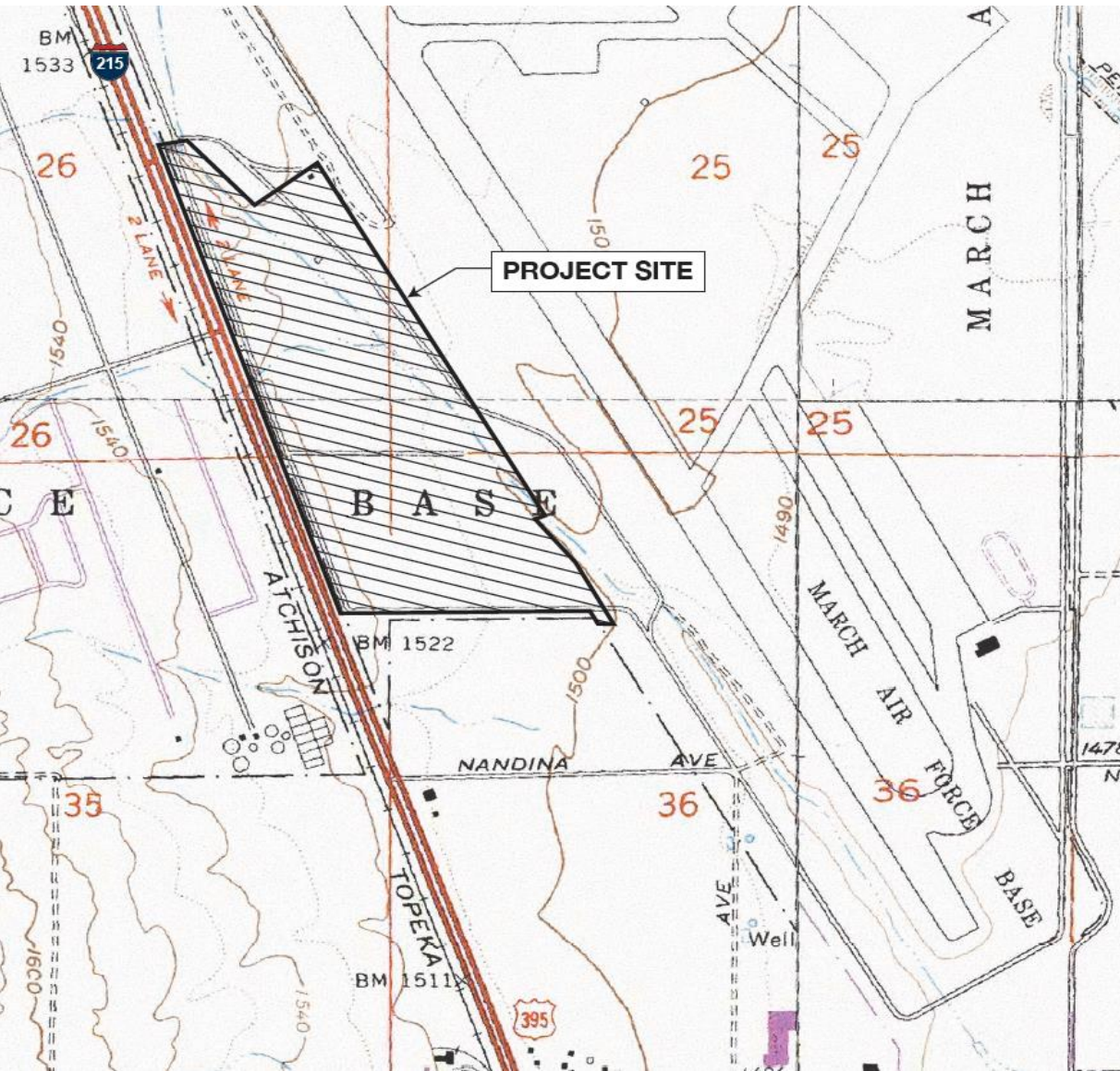
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Regional
Location

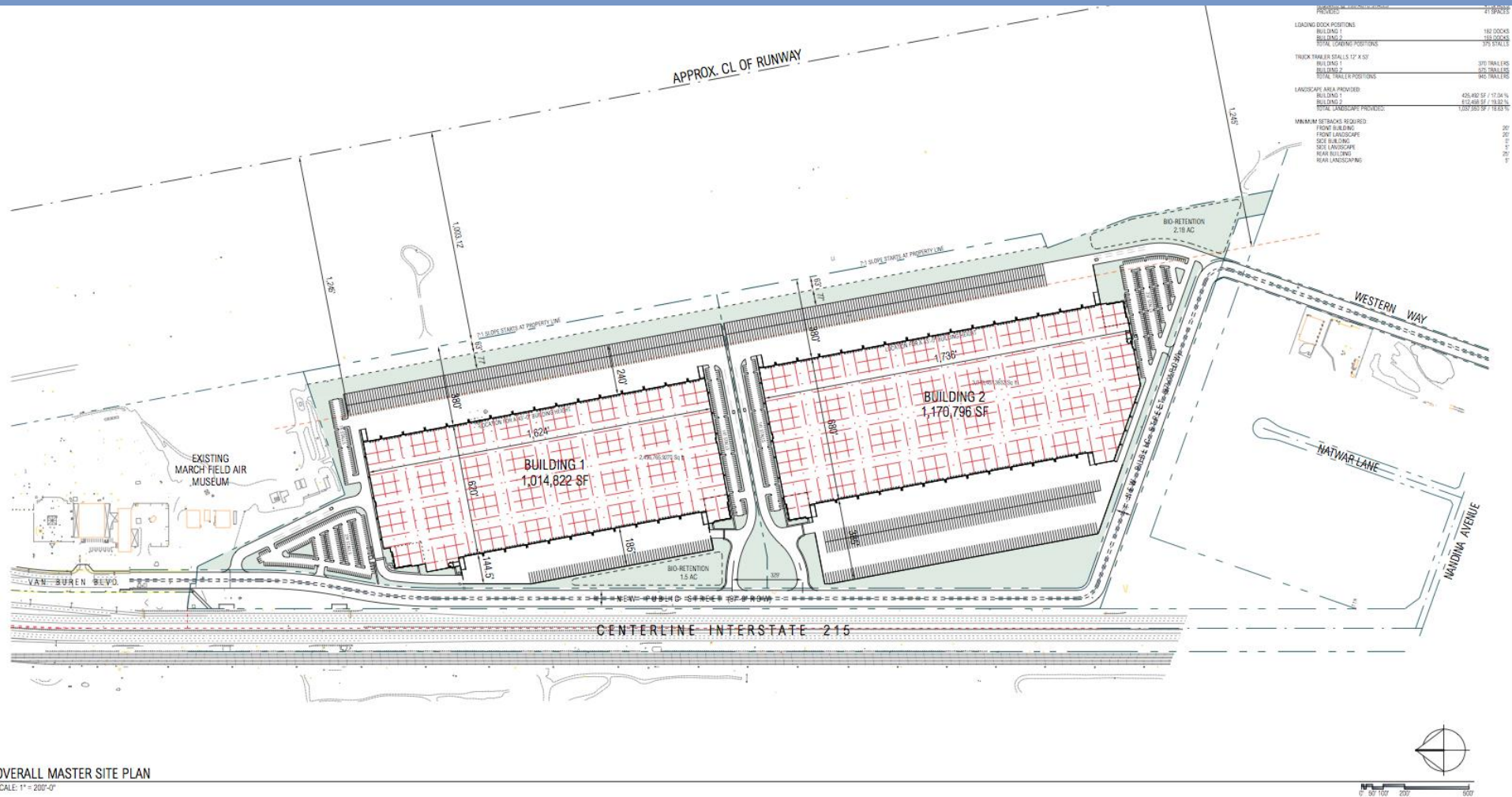
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Project Location

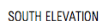


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Conceptual Site Plan



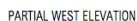
Representative Elevations for Building 1



SOUTH ELEVATION



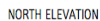
PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION

KEYNOTES

1. PRIMARY ACCESSIBLE BUILDING ENTRY
2. BLUE GLAZING IN CLEAR ANODIZED ALUMINUM STOREFRONT
3. PAINTED DOOR HIGH TRUCK LOADING DOOR
4. PAINTED GRADE LEVEL VAN ACCESS DOOR DOOR
5. 3" X 3" PAINTED METAL MAN DOOR
6. PAINTED CONCRETE TILT UP BUILDING WALL PANEL WITH REVEAL, SCORE
7. ROOF LINE BEHIND PAINTED ROOF MOUNTED OFFICE HVAC EQUIPMENT SHALL BE HIDDEN FROM VIEW OF ADJACENT ROADWAYS / STREETS
8. PAINTED CONCRETE TILT UP SCREEN WALL WITH REVEAL, SCORES



NORTH ELEVATION

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Project Description

Project Characteristics:

- Non-Aviation Land Uses
- Two Speculative Industrial Buildings that allow for a mix of logistics center uses (wholesale, storage, distribution, manufacturing and/or assembly)
- Logistics Center is defined as building space for intermediate storage and distribution of freight and commodities on route between their source and destination

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Project Description

Project Characteristics:

- Construction of 2,219,852 sf of industrial building space
 - Building 1: 1,017,020 sf
 - Building 2: 1,172,832 sf
- Construction of primary and secondary access to site
 - Primary access: Van Buren Blvd extension from existing terminus at Air Museum to project site's southeastern border
 - Secondary access: Western Way extension running from site's southeastern border to Nandina Ave

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Project Description

Project Characteristics:

- Construction of stormwater facilities
 - Subsurface drain to intercept drainage at site's northern border near Van Buren Blvd terminus
 - Another subsurface drain to intercept drainage at existing culvert under I-215
- Construction of on-site and off-site utilities (water, sewer, power, natural gas and telecommunication services)

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Project Description

Project Characteristics:

- General Plan Designation
 - Aviation designation will be retained and a Specific Plan Overlay will be added
- Zoning Designation
 - Not currently zoned and the Project will add the Veteran's Industrial Park Specific Plan as a new Zoning Designation

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Required Project Approvals

- Certification of the Final Environmental Impact Report
- Statutory Development Agreement (DA) and
Disposition and Development Agreement (DDA)
- General Plan Amendment to add Specific Plan (SP)
Overlay
- Plot Plan
- Subdivision Map to create up to 5 parcels
- Veteran's Industrial Park 215 Specific Plan
- Permits for drainage and water quality impacts

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Tentative List of Environmental Issues to be Analyzed in the EIR:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Services Systems

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Technical Studies/Reports to be Prepared:

- Biological Resources Assessment
- Cultural Resources Assessment
- Geology and Soils Report
- Grading Plan
- Hydrology Study
- Water Quality Management Plan
- Phase I Environmental Site Assessment
- Traffic Study
- Utilities and Services Plans

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Potential Environmental Issues

- Aesthetics
 - Visual Character
 - Light and Glare
- Agricultural and Forestry
 - Loss of Farmland or Forest lands
- Air Quality
 - Construction Emissions
 - Operational Emissions
 - Sensitive Receptors
 - Odors

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Potential Environmental Issues

- Biological Resources
 - Plants and Wildlife
 - Jurisdictional Waters (Wetlands)
- Cultural Resources
 - Historical Resources
 - Archaeological Resources
 - Paleontological Resources
 - Tribal Cultural Resources

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Potential Environmental Issues

- Geology and Soils
 - Seismic Ground Shaking
 - Seismic-Related Ground Failure
 - Soil Erosion During Construction
 - Unstable Soils
 - Expansive Soils
- Greenhouse Gas Emissions
 - Generate Greenhouse Gas Emissions
 - Conflict with Applicable Plans and Policies

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Potential Environmental Issues

- Hazards and Hazardous Materials
 - Reasonable Foreseeable Upset and Accident Conditions (Previous Release of Petroleum Hydrocarbons)
 - Hazardous Material Site List (Petroleum Hydrocarbons Currently Undergoing Remediation)

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Potential Environmental Issues

- Hydrology and Water Quality
 - Surface Water Quality During Construction
 - Surface Water Quality During Operation
 - Increase Groundwater Demand
 - Alteration of Drainage Patterns Causing Erosion and Siltation During Construction
 - Alteration of Drainage Patterns Causing Localized Flooding

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Potential Environmental Issues

- Land Use and Land Use Planning
 - Conflict with Applicable Plans and Policies
- Mineral Resources
 - Loss of Availability of Mineral Resources
- Noise
 - Stationary Construction Noise
 - Stationary Operation Noise
 - Mobile Construction Noise
 - Mobile Operation Noise
 - Groundborne Vibration During Construction

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Potential Environmental Issues

- Population and Housing
 - Inducement of Population Growth
- Public Services
 - Fire Protection
 - Police Protection
 - Schools
 - Parks
 - Library Services

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Potential Environmental Issues

- Recreation
 - Increase Use of Existing Parks and Recreational Facilities
 - Need for Additional Parks and Recreational Facilities
- Transportation and Traffic
 - Increase in Automobile/Truck Traffic
 - Impacts on Intersections
 - Impacts on Roadway Segments
 - Impacts in Ramps and Freeway

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Potential Environmental Issues

- Utilities and Service Systems
 - Wastewater Treatment
 - Sewer Facilities
 - Water Facilities
 - Storm Drainage Facilities
 - Water Supplies
 - Landfills/Solid Waste

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CEQA Process

Scoping:

- Prepare Notice of Preparation
- Public Review and Comment Period
- Public Scoping Meeting

Draft EIR:

- Prepare Draft EIR
- Public Review and Comment Period

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CEQA Process

Response to Comments / Final EIR

- Public Review and Comment

March Joint Powers Authority Hearing

- Deliberation on Certification of Final EIR

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Preliminary EIR Schedule

Prepare Notice of Preparation (NOP)	Summer 2016
NOP Public Review Period	August 24, 2016 to September 23, 2016
Scoping Meeting	September 7, 2016
Draft EIR Preparation	Fall 2016 to Winter 2017
45-Day Public Review Period	Winter 2017
Response to Comments / Final EIR	Spring 2017
March Joint Powers Authority Deliberation of EIR	Spring 2017

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NOP Comment Period

- Comment Period Closes: Friday, September 23, 2016, 5 pm
- Written comments on the scope of the EIR may be sent to:

Jeffrey Smith, AICP, Senior Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518
Email: smith@marchjpa.com
Phone: (951) 656-7000
Fax: (951) 653-5558

- The Notice of Preparation is posted at the following website:
http://marchjpa.com/documents/docs_forms/veterans-nop-2016.pdf

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Questions/Discussions