Appendix B
Scoping Meeting Presentation
Veteran’s Industrial Park 215
Notice of Preparation (NOP)
Public Scoping Meeting

September 7, 2016
Introductions

March Joint Powers Authority Staff
  • Jeffrey Smith, AICP, Senior Planner

Environmental Science Associates (ESA)
  • Michael Houlihan, AICP, CEQA Project Manager
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
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
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
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
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
VIP 215 | Notice of Preparation
Public Scoping Meeting

Regional Location

PROJECT SITE
VIP 215 | Notice of Preparation
Public Scoping Meeting

Project Location
VIP 215 | Notice of Preparation
Public Scoping Meeting

Conceptual Site Plan
Representative Elevations for Building 1
**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
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
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)
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
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
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
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
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
Potential Environmental Issues

• Biological Resources
  • Plants and Wildlife
  • Jurisdictional Waters (Wetlands)

• Cultural Resources
  • Historical Resources
  • Archaeological Resources
  • Paleontological Resources
  • Tribal Cultural Resources
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
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)
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
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
Potential Environmental Issues

- Population and Housing
  - Inducement of Population Growth

- Public Services
  - Fire Protection
  - Police Protection
  - Schools
  - Parks
  - Library Services
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
Potential Environmental Issues

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

Response to Comments / Final EIR

• Public Review and Comment

March Joint Powers Authority Hearing

• Deliberation on Certification of Final EIR
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
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:
Questions/Discussions