



MARCH JOINT POWERS AUTHORITY

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NOTICE OF AVAILABILITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE VETERANS INDUSTRIAL PARK 215 (VIP 215) PROJECT

MARCH 11, 2020

PROJECT TITLE: Veterans Industrial Park 215 (VIP 215) Project

NOTICE: **NOTICE IS HEREBY GIVEN** that the March Joint Powers Authority has circulated a Draft Environmental Impact Report (EIR) for the Veterans Industrial Park (VIP) 215 Project. This approximate 142.5-acre Project is generally located east of the I-215 Freeway, south of the existing March Field Air Museum, west of the project site is the existing runways and facilities of the March Air Reserve Base, and north of the boundary of the City of Perris, in unincorporated Riverside County, California. **The Draft EIR and all the documents referenced in the Draft EIR are available for public review at the March Joint Powers Authority offices, located at 14205 Meridian Parkway, Suite 140, Riverside, CA 92518. Additionally, the Draft EIR can also be viewed on the March JPA website at:**

<https://www.marchjpa.com/planning.php>

The Draft EIR is being circulated for review for a minimum **45 day review period, starting March 11, 2020 and concluding on April 24, 2020. Comments on the Draft EIR must be received no later than April 24, 2020.** Please send your comments to:

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14205 Meridian Parkway, Suite 140
Riverside, CA 92518

PROJECT DESCRIPTION: The proposed Veterans Industrial Park 215 Project (VIP 215) includes the development of two warehouse buildings on approximately 142.5 gross acres of land within the boundaries of the

March Joint Powers Authority, in unincorporated Riverside County. The proposed project may be carried out as either two buildings or a single building. Under a two buildings scenario, the proposed project will operate as either a high cube warehouse or an intensive ecommerce facility. Under a single building scenario, the proposed project will operate as an intensive ecommerce facility.

The proposed project will require the following discretionary approvals from March Joint Powers Authority:

1. **GENERAL PLAN AMENDMENT:** Currently, the Project Area has a General Plan Land Use designation of Aviation (A). The Amendment would change the land use designation to “Specific Plan” Overlay. The proposed Amendment would also allow for a Specific Plan to serve as the zoning document to guide the development of the Project Site.
2. **SPECIFIC PLAN:** The Project Area is not currently zoned. The proposed VIP 215 Specific Plan would serve both planning and regulatory functions. The Specific Plan document will include development standards and procedures necessary to guide the development of the Project Site.
3. **TENTATIVE PARCEL MAP:** The Project Area is comprised of five assessor parcels for taxation purposes but is not presently a legal development parcel. Under the two building scenario, the proposed project will include a Tentative Parcel Map to create two legal development parcels. Under the one building scenario, the proposed project will include a Tentative Parcel Map to create one legal development parcel. Under both Map scenarios, each dedicate rights-of-way for the extension of Van Buren and Western Avenues and identify required utility easements.
4. **PLOT PLAN (SITE DEVELOPMENT PLAN):** The proposed Plot Plan would authorize the construction of either two warehouse buildings or a single warehouse building, each that would allow for a mix of logistics center uses that could support wholesale, storage, distribution, fulfillment center, manufacturing and/or assembly.

Under the two buildings scenario (in the case of both high cube warehouse uses and intensive ecommerce uses), the square footage of the two buildings have been modified to encompass approximately 2,185,618 square feet; however, the size of the warehouse buildings identified in the Notice of Preparation which is 2,219,852 square feet has been analyzed in this Draft EIR as a worst-case evaluation. The site plan includes two high cube warehouse buildings with the following square footage: Building One (1): 1,014,822 square feet on the ground floor, Building Two (2): 1,170,796 square feet on the ground floor.

Both buildings are proposed to have a maximum height of 45.5 feet on the west side of the structures and a maximum height of 42.3 feet on the east side of the structures. Although these are the maximum building heights, exclusive of rooftop mechanical equipment, currently proposed, the Specific Plan includes a maximum height of 48 feet, inclusive of rooftop mechanical equipment, which is consistent with the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan.

Both buildings will have limited office areas. Each building would have a north to south orientation with trailer truck dock doors located on the rear of each building. All trailer truck parking would be provided on site. Both passenger vehicle and trailer truck parking would be provided in accordance with development code requirements.

The project includes 12 foot high screen walls to be installed along the Van Buren Boulevard frontage. Perimeter security fencing would be provided adjacent to the runway. All development within the VIP 215 project area will include all onsite and offsite infrastructure necessary for operation of facilities at the completion of development. The project will include landscaping, consisting of native and drought tolerant trees, hedges and shrubs and other vegetation with low irrigation requirements. Irrigation systems shall employ control systems designed to conserve water. Access to the project site would be provided through the construction of an extension of Van Buren Boulevard from its current terminus at the March Field Air Museum, to the project site's southeastern border. A secondary access would be provided through the construction of a new road running south from the site's southeastern border to Nandina Avenue, as an extension of existing Western Way.

Under the single building scenario, the building assumes up to 2,026,101 square feet of total ground floor square footage, inclusive of a 5,000 square-foot office mezzanine level and a 15,000 square-foot enclosed maintenance area with 230 dock doors on the east side of the building. The building is proposed to have a maximum height of 53 feet, inclusive of rooftop mechanical equipment.

The building would have a north to south orientation with 230 trailer truck dock doors located on the east side of the building. All trailer truck parking would be provided on site. Both passenger vehicle and trailer truck parking would be provided in accordance with development code requirements. Employee and visitor parking is proposed in parking areas located to the west of the proposed building, separated from the loading docks and service areas. The project site is proposed to accommodate

3,114 parking spaces and 434 truck trailer parking stalls along with and 23 stalls for tractor cab parking on the east side of the building.

The project includes an eight foot high tubular steel picket fence installed along the Van Buren Boulevard frontage, along a with 12 foot high screen wall to be installed at the southeastern end of the project site to screen the proposed truck maintenance area.

Perimeter security fencing would be provided adjacent to the runway. All development within the VIP 215 project area will include all onsite and offsite infrastructure necessary for operation of facilities at the completion of development. The project will include landscaping, consisting of native and drought tolerant trees, hedges and shrubs and other vegetation with low irrigation requirements. Irrigation systems shall employ control systems designed to conserve water.

Access to the project site would be provided through the construction of an extension of Van Buren Boulevard from its current terminus at the March Air Field Museum, to the project site's southeastern border. A secondary access would be provided through the construction of a new road running south from the site's southeastern border to Nandina Avenue, as an extension of existing Western Way. As proposed, access to the site would be via six driveways along Van Buren Boulevard, including four driveways on the west side of the project site associated with the extension of Van Buren Boulevard through the project site and two driveways near Western Way. Site access may be controlled by a series of security gates within the interior of the project site.

Under both scenarios above, the project site is not currently served by water, sewer, power, natural gas or telecommunications facilities. Services and infrastructure would be extended to the project site concurrent with the construction of facilities for the proposed project. Existing water and sewer lines are present in the vicinity and any extensions would be located in existing or planned public rights-of-way.

5. **DEVELOPMENT AGREEMENT AND DISPOSITION AND DEVELOPMENT AGREEMENT:** Statutory Development Agreement (DA) and Disposition and Development Agreement (DDA) will be processed as part of the approval of the Project. The development agreements will include, among other items, methods for financing acquisition and construction of infrastructure, and phasing, including future phasing. Such development agreement shall be fully approved before the issuance of the first building permit for this project.

In addition to approvals from the March Joint Powers Authority, the proposed project will require additional approvals from other agencies.

**ENVIRONMENTAL
IMPACTS:**

Environmental Impacts found to be significant even with mitigation measures incorporated include: 1) Construction Air Quality; 2) Operational Air Quality; 3) Land Use and Planning; 4) Construction Noise; 5) Operational Noise; 6) Traffic, and 7) Public Services – Fire Protection impacts.

**HAZARDOUS
MATERIALS
STATEMENT:**

The Project Site is not on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

PUBLIC HEARING:

A public meeting has not yet been scheduled for this item, but will occur sometime after the close of the review period.

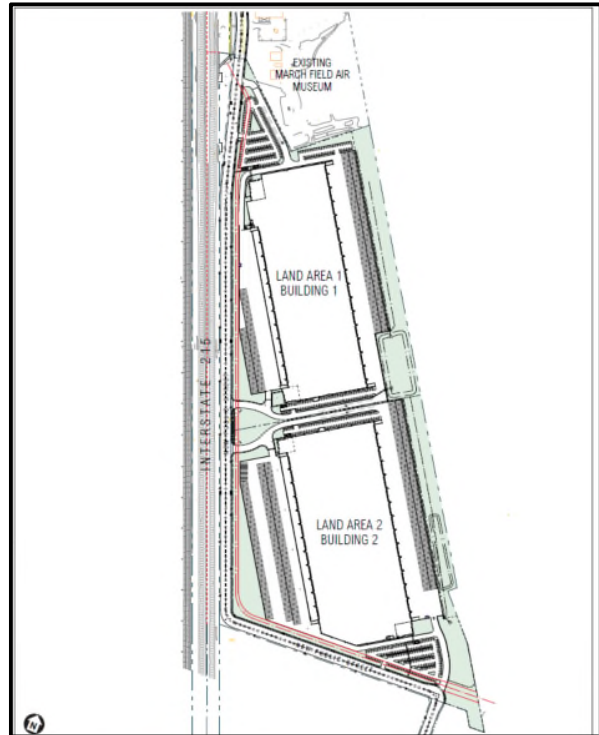
**FOR MORE
INFORMATION:**

For more information, please contact **Jeffrey Smith, AICP, Senior Planner, March Joint Powers Authority, at (951) 656-7000, or by email at smith@marchjpa.com**, should you have any questions regarding this notice or Project. A project vicinity map and site plan are included with this notice, identifying the location of the Project.

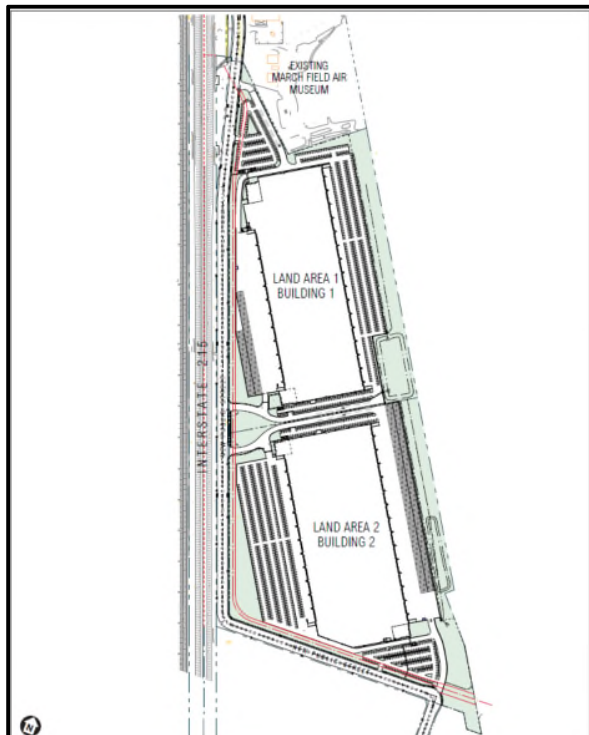
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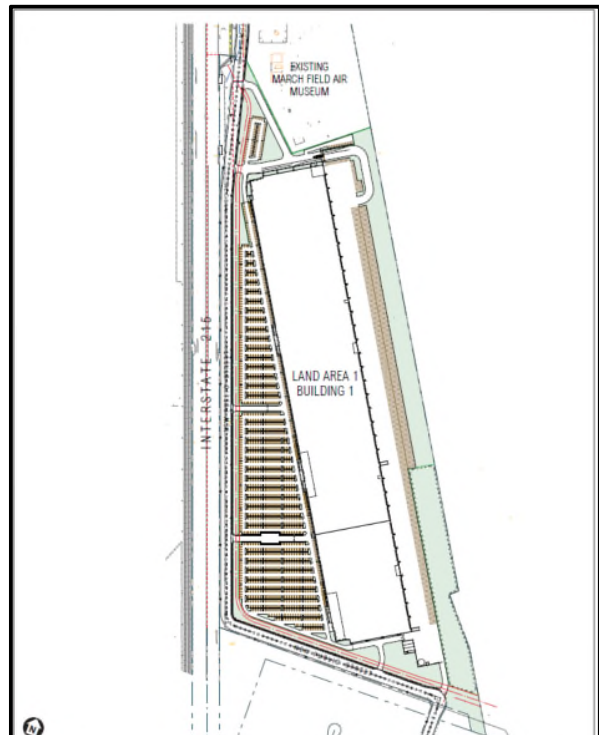
Project Vicinity Map



Two Bldg. High Cube Warehouse Site Plan



Two Bldg. Intensive Ecommerce Site Plan



Single Bldg. Intensive Ecommerce Site Plan