

MARCH JOINT POWERS AUTHORITY



NOTICE OF PREPARATION

TO:	State Clearinghouse, Responsible Agencies, Trustee Agencies, Other Public Agencies, Interested Organizations, and Interested Parties	FROM:	March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 (951) 656-7000
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SUBJECT: Notice of Preparation of a Draft Subsequent Environmental Impact Report.

The March Joint Powers Authority will be the Lead Agency and will prepare an subsequent environmental impact report (SEIR) for 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 SEIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location, and the potential environmental effects are contained in the attached materials.

<input checked="" type="checkbox"/>	A copy of the Initial Study IS attached.
<input type="checkbox"/>	A copy of the Initial Study IS NOT attached.
<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.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: June 9, 2020	Time: 6:00 – 7:00 p.m.	Location: March JPA Office or via Zoom Meeting 14205 Meridian Parkway, Suite 140 Riverside, CA 92518
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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 response to Lauren Sotelo at the address shown above by Friday, June 19, 2020 by 5:00 p.m. PT. We will need 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>South Campus Specific Plan and Village West Drive Extension Project</p> <p>The Project site, which collectively consists of the South Campus Specific Plan area and the Village West Drive Extension, is located within the southwestern portion of the March Joint Powers Authority (March JPA) jurisdiction. The Project site is located in the South Campus of the March Business Center, also known as Meridian, south of Van Buren Boulevard, west of Village West Drive, and east of Barton Street, in unincorporated Riverside County, California. Interstate (I) 215 is located approximately 2.5 miles east of the Project site. The Village West Drive extension component of the Project is located to the west and south of South Campus.</p> <p>The latitude and longitude of the approximate center of the site is 33.881375, -117.303762. The Project site can be found within the Riverside East and Steele Park 7.5-Minute topographic survey as mapped by the U.S. Geological Survey.</p>
<p>Project Description:</p>	<p>The proposed Project involves amending the South Campus Specific Plan, which is a portion of the March Business Center Specific Plan, in order to shift the mix of land uses, which will result in similar environmental impacts as compared to (1) the South Campus development originally approved in 2003 (2003 South Campus); and (2) the currently approved South Campus development (Current South Campus). However, any environmental issues that were not addressed in the previous environmental documents for the South Campus Specific Plan, i.e. energy impacts and the Village West Drive extension, will be evaluated anew.</p> <p>The 2003 Focused EIR evaluated impacts of the 2003 South Campus's 514.9 acres of developable land and 111.6 acres of Park/Open Space. The proposed Project would reduce developable acreage by 87.9 acres to 427 acres and increase Park/Open Space by 28.7 acres to 140.3 acres. The proposed Project thus significantly reduces the developable acreage.</p> <p>The proposed Project also includes Plot Plan approvals for the following components of the South Campus buildout:</p> <ul style="list-style-type: none"> • <u>Commercial Parcel</u>: Commercial development, totaling 15,485 square feet, has been approved on the northern 3.5 acres of the parcel located at the southeast intersection of Orange Terrace Parkway and Van Buren Boulevard. The proposed Project seeks approval to construct additional commercial use, specifically a grocery store, in the southern 9.4 acres portion of that Commercial parcel. A total of 61,336 square feet of additional Commercial use with a total of 345 parking spaces would be constructed. The proposed Project also seeks approval of a conditional use permit to allow alcohol sales at the grocery store. • <u>Building D</u>: The proposed Building D would be constructed west of Coyote Bush Road and north of Krameria Avenue on a parcel that is 36.5 acres in size. The building would be an 800,000 square foot industrial warehouse and be located across the street from the existing Building C. • <u>Dog Park and Paseo</u>: A 6.2-acre dog park and paseo would be constructed on the eastern side of Barton Street across from the Santa Inez Way and Barton Street intersection. The dog park and paseo would extend to Caroline Way and provide an open space connection to Krameria Avenue. • <u>Caroline Way</u>: Caroline Way would be constructed from the west end of Krameria Avenue north to the end of Building D where it

will turn to the right and connect with Coyote Bush Road.

- Village West Drive Extension: This improvement was not previously contemplated in the 2003 Focused EIR or subsequent amendments for the March Business Center Specific Plan and South Campus Specific Plan and March JPA General Plan. The improved portions of Village West Drive currently terminate at Lemay Drive to the south. The proposed Project would include improvements to and the extension of Village West Drive to provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. The improved Village West Drive would require the removal of an abandoned water tank currently owned by Western Municipal Water District that formerly served March Air Force Base, followed by the construction of two through lanes, a center striped median, and a bike lane. Sidewalks would also be provided on either side of the roadway. The total roadway width would be 54 feet, and the improvements are expected to be for 4,330 linear feet (approximately 1,720 linear feet of which is the existing roadway that runs in front of the Air Force Village West development). Note that extension of Village West Drive will require an easement from the United States Department of Veterans Affairs. The extension will require an amendment to the Circulation Element of the March JPA General Plan.

Additionally, the proposed Project will analyze up to 700,000 square feet of high-cube cold storage warehousing within the South Campus Specific Plan. The proposed Project is requesting revisions to the definitions of “Wholesale, Storage and Distribution – Medium” and “Wholesale, Storage and Distribution – Heavy” to accommodate the cold storage use.

The proposed Project also is requesting a revision to the definition of “Business Enterprise” in the Specific Plan. The Business Enterprise land use typically includes wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Business Enterprise uses are permitted in the Business Park, Industrial and Mixed Use land designations. As currently defined, the Business Enterprise use is typically conducted within an enclosed building, occupying 50,000 square feet or less of building space. The proposed Project would revise the definition of “Business Enterprise” to allow up to 200,000 square feet or less of divisible building space within the South Campus.

Additionally, the proposed Project requests the addition of a definition for “Grocery Store” in the Specific Plan along with the inclusion of “Grocery Store” as a permitted use not requiring a use permit within the Commercial land use designation within the Specific Plan. Alcohol sales at grocery stores would still require a use permit.

To facilitate Project approval, the following would be required:

- General Plan Amendment: GP 20-01
- Specific Plan Amendment (SP-1, Amendment 8): SP 20-01
- Plot Plan: PP 20-03 for 45,000 square feet Grocery Store and two shop buildings and Village West Drive extension
- Plot Plan: PP 20-04 Building D within the South Campus and Caroline Way
- Plot Plan: PP 20-05 South Campus Dog Park and Paseo
- Conditional Use Permit: CUP 20-02 for Alcohol sales at 45,000 square foot Grocery Store

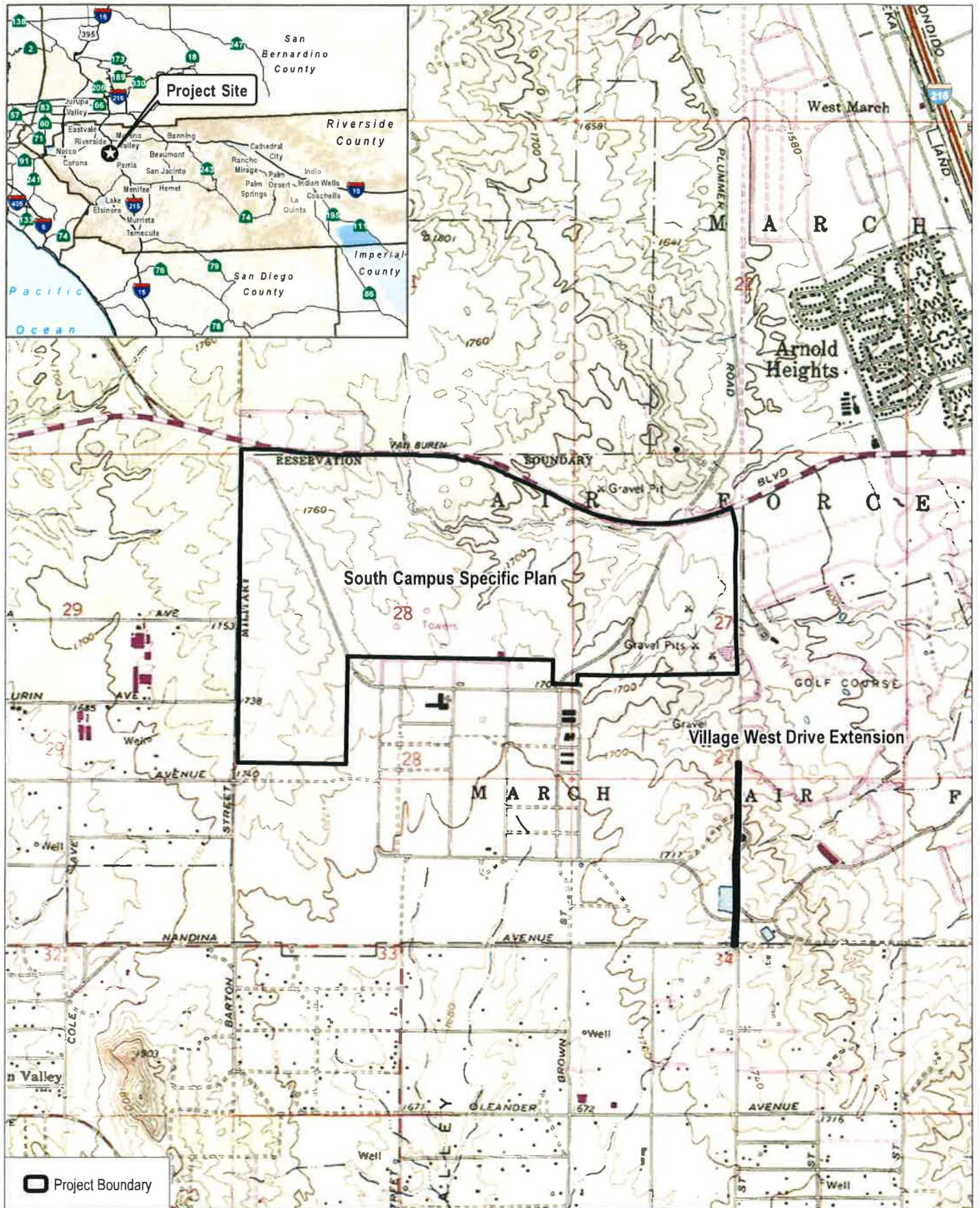
	• Tentative Parcel Map: TPM 20-02 South Campus
Project Applicant (if any):	Meridian South, LLC
California Environmental Protection Agency Hazardous Waste List (if applicable):	Not Applicable

Date: 05/07/2020	Signature:	<i>Lauren Sotelo</i>
	Name:	Lauren Sotelo
	Title:	Senior Planner, March Joint Powers Authority
	Telephone:	(951) 656-7000

Consulting firm retained to prepare draft SEIR (if applicable):

Name:	Dudek
Address:	38 North Marengo Avenue
City/State/Zip:	Pasadena, CA 91101
Contact Person:	Nicole Cobleigh, Senior Project Manager

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



SOURCE USGS 7.5-Minute Series Riverside East and Steele Peak Quadrangles

FIGURE 1

Project Location

South Campus Specific Plan and Village West Drive Extension Project Notice of Preparation

