



NOTICE OF PREPARATION / NOTICE OF SCOPING MEETING
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
WESTMONT VILLAGE INDUSTRIAL WAREHOUSE PROJECT,
RIVERSIDE, CALIFORNIA

Date: January 13, 2021

To: State Clearinghouse
AICP State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations
Interested Parties

From: Mathew Evans
Planning Director
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA
92518

Subject: Notice of Preparation (NOP) / Notice of Scoping Meeting for a Draft Environmental Impact Report (DEIR) for the Westmont Village Industrial Warehouse Project

Lead Agency: March Joint Powers Authority

Project Title: Westmont Village Specific Plan Amendment

Project Area The March Joint Powers Authority (MJPA) Planning Area is bisected by Interstate 215 (I-215) and is located south of Alessandro Avenue and Cactus Avenue, west of Heacock Street, north of Harley Knox Boulevard and Nandina Avenue and east of Barton Street. The Project site is located within the Air Force Village West Specific Plan (AFVW SP), located in the southern area of the MJPA's overall planning area.

Notice is hereby given that the March Joint Powers Authority (MJPA) will be the lead agency and will prepare a Draft Environmental Impact Report (DEIR) for the Westmont Village Specific Plan Amendment (Project). The DEIR will address the Project's potential physical environmental effects on each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The MJPA is requesting comments on the scope and content of this EIR.

A public scoping meeting will be held via teleconference only on February 4, 2021. The scoping meeting is part of the EIR scoping process, and the lead agency seeks input from the public and other agencies on specific topics they believe should be addressed in the environmental analysis. The focus of the scoping meeting will be the content to be studied in the EIR. Written comments on the scope of the EIR may also be sent to:

Mathew Evans, Planning Director
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518
Email: evans@marchjpa.com
Phone: 951-656-7000
Fax: 951-653-5558

Comments on the NOP are due no later than the close of the NOP review period, March 6, 2021. The MJPA, however, would appreciate your response at the earliest possible date. Please send your written comments to: Mathew Evans, Planning Director, at the address shown above or email evans@marchjpa.com with "*Westmont Village Industrial Warehouse - Project EIR*" the subject heading. Public agencies providing comments are asked to include a contact person for their agency.

PROJECT LOCATION AND EXISTING CONDITIONS: The Project site is approximately 83.58 acres, located within and adjacent to the boundaries of the Westmont Village area in unincorporated northwestern Riverside County, California. As depicted in Figure 1, the Project site is located directly southwest of Archie Old Golf Course, south of Van Buren Boulevard, and east of residential areas, and north of vacant land. The Assessor Parcel Numbers (APNs) for the property are: 294-110-004, 294-130-007, 295-270-007, 295-020-010, and 295-020-004. The Project is located within the AFVW SP, located in the southern area of the MJPA's overall planning area. The Project site consists of ±221.82 acres designated under MJPA's General Plan land use as Industrial Zoning and Institutional Residential Zoning under the Specific Plan Amendment proposal. The Project currently encompasses Phase 1 and Phase 2 future industrial development project sites, in addition to a future residential development site. The total Project site is presently owned by the Senior Living Riverside, L.P. and would be developed by the Owner. The Westmont Project area is presently vacant and surrounded by the following uses:

North: Immediately to the north of the Phase 1 Project site is the existing Ben Clark Training Center, which is used as a firefighters training academy. North of the Phase 2 Industrial Project site is Westmont Village.

East: The area east of the Phase 1 Project site consists of existing residential areas, along with the Westmont Village. The area east of the Phase 2 Project site consists of vacant land.

South: Immediately south of the Westmont Village Industrial Warehouse Project site is vacant land, with residential areas beyond Nandina Avenue.

West: West of the Project site is vacant land, no longer in use by the MJPA.

PROJECT DESCRIPTION: The Project proposes industrial warehouse buildings that would allow for a mix of logistics center uses that could support wholesale, storage, distribution, manufacturing and/or assembly centers. Phase 1 would be the first built, with the Phase 2 industrial buildings being built later, depending on market conditions. The future residential development site, which is planned to be senior housing, will be built within Westmont Village and will also be built later depending on market conditions. Screen walls would be built on the sides of the Project where industrial is adjacent to existing residential. The conceptual site plan, as shown on Figure 2, identifies three industrial buildings and one residential area in which total project area is equivalent to approximately 83.58 acres. The Phase 1 industrial building is anticipated to be 1,000,000 square feet (SF). The square footage of the other 3 buildings being constructed in Phase 2 include: Building 2 at 43,332 SF; Building 3 at 76,886 SF; and Building 4 at 83,551 SF.

A logistics center can be defined as building space used for the intermediate storage and distribution of freight and commodities on route between their source and destination. Typical facilities have limited office areas. Each building would have a north to south orientation with trailer truck dock doors located aside 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.

Regional access to and from the Specific Plan area will be provided via Van Buren Boulevard at the 1-215

freeway exit. Village West Drive was previously constructed by AFVW from Van Buren Boulevard Blvd to serve as the primary access into the Project area and will be maintained by the County when the March JPA dissolves. Internal streets within the Project area are private roadways and will be maintained by Senior Living Riverside, LP. Access to the expansion area will require the construction to connect to Village West Drive to the southerly border of the Air Force Village West Specific Plan area. Access to the 64.10-acre industrial area will require construction of a private roadway and will be maintained by Senior Living Riverside, LP. The 4.6-acre residential area will connect to Village West Drive to provide a paved emergency access that has remained unpaved since inception. Access roads to the Phase 1 Project will be connected to 5th Street and 8th Street at the western and northern sides of the Project, respectively. These connections will be for emergency access.

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 in existing or planned public rights-of-way.

PROJECT APPROVALS: The following entitlements and approvals would be required by the MIPA for the Westmont Village Industrial Warehouse Project:

- Certification of the Final Environmental Impact Report
- Statutory Development Agreement (DA) and Disposition and Development Agreement (DDA)
- Specific Plan Amendment
- Plot Plan
- Tentative Parcel Map

In addition, permits are anticipated for jurisdictional impacts to existing drainages, for encroachments in County of Riverside Right-of-Way for drainage culverts, and for water quality.

RESPONSIBLE AGENCIES: The agencies listed below are potential responsible agencies who could use and is expected to review the Draft EIR to evaluate the proposed Westmont Project:

- California Department of Transportation
- California Department of Fish and Wildlife
- California Regional Water Quality Control Board
- United States Army Corp of Engineers
- Federal Aviation Administration
- City of Riverside

PROBABLE ENVIRONMENTAL EFFECTS: The Westmont Village SPA DEIR will analyze whether the proposed Project would have significant environmental impacts in the following areas:

- | | |
|--------------------------------------|-----------------------------------|
| • Aesthetics | • Greenhouse Gas Emissions |
| • Agricultural or Forestry Resources | • Hazards and Hazardous Materials |
| • Air Quality | • Hydrology / Water Quality |
| • Biological Resources | • Land Use / Planning |
| • Cultural Resources | • Mineral Resources |
| • Energy | • Noise |
| • Geology / Soils | • Population / Housing |

- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire

EIR PROCESS: Following the close of the NOP comment period, a DEIR will be prepared that will analyze the environmental impacts, identify alternatives and consider all NOP comments.

Cortese List Notice: Pursuant to Public Resources Code §21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

As mentioned above, a public scoping meeting will be held via teleconference only on February 4, 2021. The meeting will begin promptly at 6 PM and will end no later than 8 PM. Verbal and written comments regarding the scope of the environmental issues to be addressed in the EIR will be accepted at the virtual meeting. Written comments can also be mailed to the above-mentioned lead agency address, addressed to Mathew Evans, during the NOP 30-day public comment period.

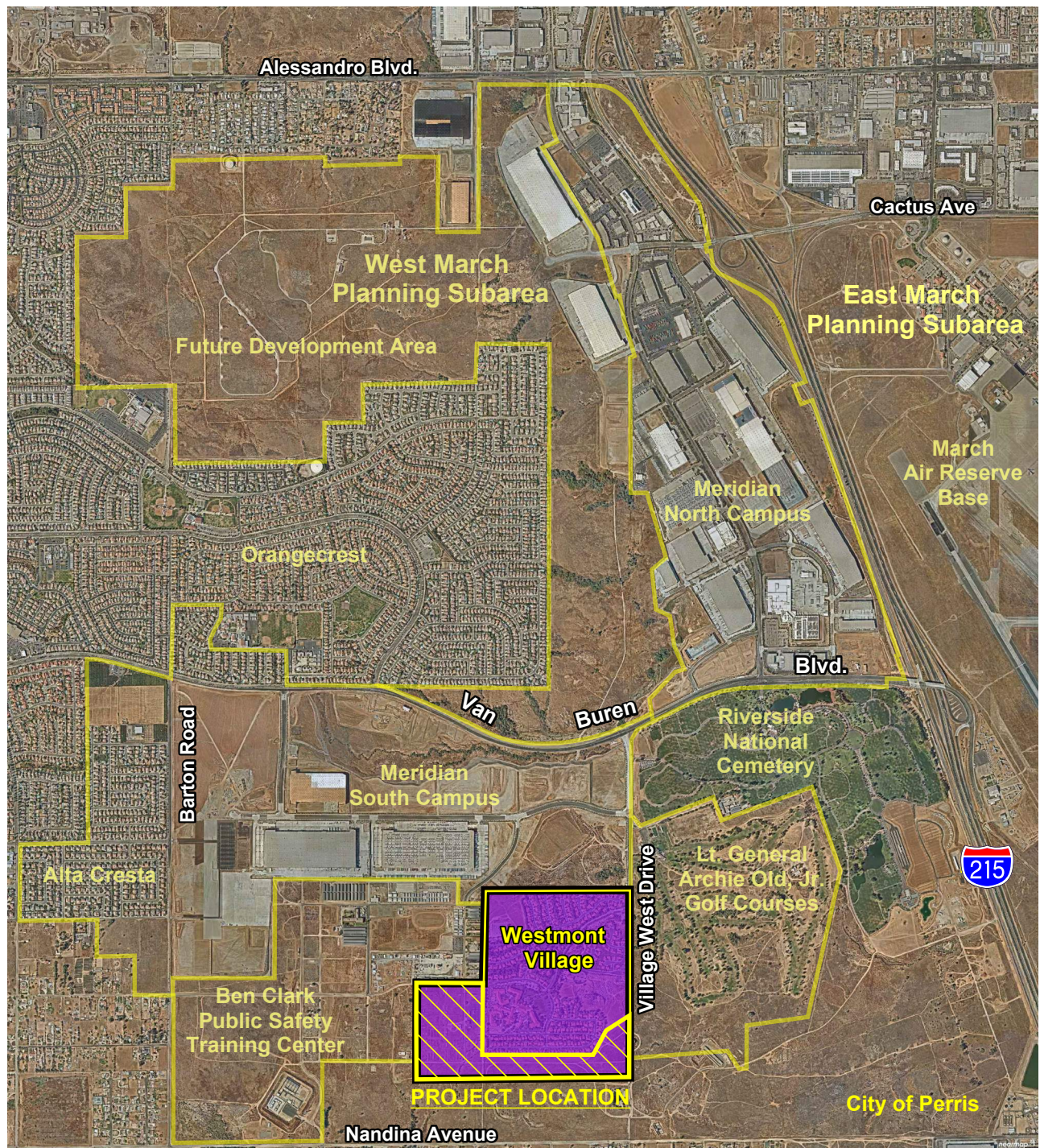
In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely on one of three ways:

1. PROVIDE PUBLIC TESTIMONY DURING THE MEETING: The Zoom meeting link and call-in phone number will be made available on the MJPAs website a minimum of 72 hours prior to the hearing, which can be accessed at <https://www.marchjpa.com/meetingsandarchive.php>
2. EMAIL: Please e-mail your comments to the MJPAs Contact no later than 4:00 PM on the day of the meeting.
3. TELEPHONE BEFORE THE MEETING: Please call the MJPAs contact prior to and no later than 4:00 PM on the day of the meeting to submit your comments on the project.

Special Accommodations Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mathew Evans at 951-656-7000 at least 48 hours before the meeting. The 48-hour notification will enable the City of Riverside to make reasonable arrangements to ensure accessibility to this meeting.

Comments on the NOP are due no later than the close of the NOP review period, March 6, 2021. In the MJPAs would appreciate your response at the earliest possible date. Please send your written comments on the scope of the EIR and/or the NOP to Mathew Evans, Planning Director, March Joint Powers Authority, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, or email evans@marchjpa.com with "Westmont Village Industrial Warehouse - Project EIR" in the subject heading. Public agencies providing comments are asked to include a contact person for their agency.

Mathew Evans
Planning Director
March Joint Powers Authority



1" = 600'

FIGURE I
WESTMONT VILLAGE INDUSTRIAL WAREHOUSE PROJECT
PROJECT LOCATION

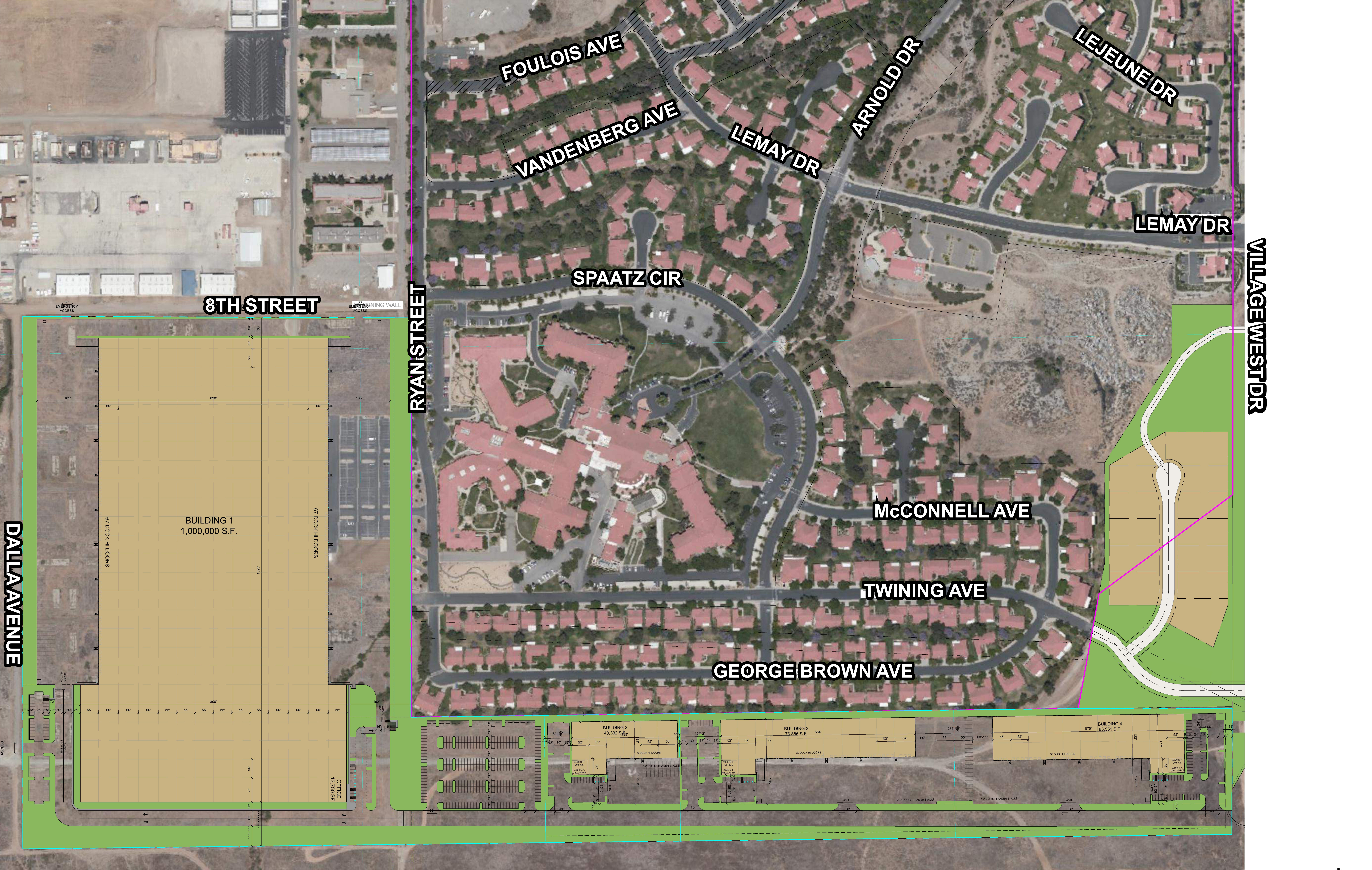


FIGURE 2
WESTMONT VILLAGE INDUSTRIAL WAREHOUSE PROJECT
SITE PLAN