

**NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL**

**SCH No.:** \_\_\_\_\_

For U.S. Mail: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

(916) 445-0613

<b>PROJECT TITLE</b>		
LEAD AGENCY: March Joint Powers Authority		CONTACT PERSON Dan Fairbanks
STREET ADDRESS: 14205 Meridian Parkway, Suite 140		TELEPHONE (951) 656-7000
CITY: Riverside	ZIP CODE: 92518	COUNTY: Riverside

<b>PROJECT LOCATION</b>				
COUNTY: Riverside		CITY/NEAREST COMMUNITY: City of Riverside/Riverside County		
LAT. / LONG.: 33.906375" north and -117.305077" west				
CROSS STREETS Cactus Avenue/Barton Street		ZIP CODE 92518	TOTAL ACRES 808 acres	
ASSESSOR'S PARCEL NO. - See Below -	SECTION 15, 16, 17, 20, 21, 22	TOWNSHIP 3 South	RANGE 4 West	BASE San Bernardino
WITHIN 2 MILES: Interstate 215		WITHIN 2 MILES: WATERWAYS: None		
WITHIN 2 MILES: AIRPORTS March ARB/March Inland Port		WITHIN 2 MILES: RAILWAYS: BNSF		WITHIN 2 MILES: SCHOOLS: The Benjamin Franklin Elementary School: 0.8 miles south of the Project and the Amelia Earhart Middle School 1 mile south of the Project site.

**DOCUMENT TYPE**

CEQA				NEPA		OTHER	
<input checked="" type="checkbox"/>	NOP	<input type="checkbox"/>	Supplemental EIR	<input type="checkbox"/>	NOI	<input type="checkbox"/>	Joint Document
<input type="checkbox"/>	Early Cons	<input type="checkbox"/>	Subsequent EIR	<input type="checkbox"/>	EA	<input type="checkbox"/>	Final Document
<input type="checkbox"/>	Neg Dec	<input type="checkbox"/>	(Prior SCH No.):	<input type="checkbox"/>	Draft EIS	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Mit Neg Dec	<input type="checkbox"/>	Other:	<input type="checkbox"/>	FONSI		
<input type="checkbox"/>	Draft EIR						

**LOCAL ACTION TYPE**

<input type="checkbox"/>	General Plan Update	<input checked="" type="checkbox"/>	Specific Plan	<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Annexation
<input checked="" type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Master Plan	<input type="checkbox"/>	Prezone	<input type="checkbox"/>	Redevelopment
<input type="checkbox"/>	General Plan Element	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	Coastal Permit
<input type="checkbox"/>	Community Plan	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Land Division (Subdivision, etc.)	<input type="checkbox"/>	Other:

**DEVELOPMENT TYPE**

<input type="checkbox"/>	Residential: Units: Acres:	<input type="checkbox"/>	Water Facilities: Type: MGD:
<input type="checkbox"/>	Office: Sq. ft. Acres: Employees:	<input type="checkbox"/>	Transportation: Type:
<input type="checkbox"/>	Commercial: Sq. ft. Acres: Employees:	<input type="checkbox"/>	Mining: Mineral:
<input checked="" type="checkbox"/>	Industrial: Sq. ft. Acres: 300 Employees: 2,000	<input type="checkbox"/>	Power: Type: MW:
<input type="checkbox"/>	Educational:	<input type="checkbox"/>	Waste Treatment: Type:
<input checked="" type="checkbox"/>	Recreational: 60 acres	<input type="checkbox"/>	Hazardous Waste: Type:
		<input type="checkbox"/>	Other:

PROJECT ISSUES DISCUSSED IN DOCUMENT:					
<input checked="" type="checkbox"/>	Aesthetic/Visual	<input checked="" type="checkbox"/>	Geologic/Seismic	<input checked="" type="checkbox"/>	Toxic/Hazardous
<input checked="" type="checkbox"/>	Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/>	Traffic/Circulation
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Vegetation
<input checked="" type="checkbox"/>	Archaeological/Historical	<input checked="" type="checkbox"/>	Population/Housing Balance	<input checked="" type="checkbox"/>	Water Quality
<input checked="" type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Public Services/Facilities	<input checked="" type="checkbox"/>	Water Supply/Groundwater
<input type="checkbox"/>	Coastal Zone	<input checked="" type="checkbox"/>	Recreation/Parks	<input checked="" type="checkbox"/>	Wetland/Riparian
<input checked="" type="checkbox"/>	Drainage/Absorption	<input type="checkbox"/>	Schools/Universities	<input checked="" type="checkbox"/>	Wildlife
<input type="checkbox"/>	Economic/Jobs	<input type="checkbox"/>	Septic Systems	<input checked="" type="checkbox"/>	Growth Inducement
<input type="checkbox"/>	Fiscal	<input checked="" type="checkbox"/>	Sewer Capacity	<input checked="" type="checkbox"/>	Land Use
<input checked="" type="checkbox"/>	Flood Plain/Flooding	<input checked="" type="checkbox"/>	Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/>	Cumulative Effects
<input checked="" type="checkbox"/>	Forest Land/Fire Hazard	<input checked="" type="checkbox"/>	Solid Waste	<input checked="" type="checkbox"/>	Greenhouse Gases
<input type="checkbox"/>	Other: _____				

**PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:**

Business Park, Industrial and Parks/Recreational/Open Space

**PROJECT DESCRIPTION** (please use a separate page if necessary)

**-See Below-**

*NOTE: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice or Preparation or previous draft document) please fill in.*

Revised 2010

Reviewing Agencies Checklist				Appendix C
KEY: S = Document sent by lead agency X = Document sent by SCH				
<i>Lead Agencies may recommend State Clearinghouse distribution my marking agencies below:</i>				
<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Native American Heritage Commission	
<input type="checkbox"/>	Boating & Waterways, Department of	<input checked="" type="checkbox"/>	Office of Historic Preservation	
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Office of Public School Construction	
<input checked="" type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of	
<input checked="" type="checkbox"/>	Caltrans District #8	<input type="checkbox"/>	Pesticide Regulation, Department of	
<input checked="" type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Public Utilities Commission	
<input type="checkbox"/>	Caltrans Planning	<input checked="" type="checkbox"/>	Regional WQCB #Santa Ana	
<input type="checkbox"/>	Central Valley Flood Protection Board	<input checked="" type="checkbox"/>	Resources Agency	
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	Resources Recycling and Recovery, Department of	
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission	
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy	
<input checked="" type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	San Joaquin River Conservancy	
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy	
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	State Lands Commission	
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Clean Water Grants	
<input type="checkbox"/>	Energy Commission	<input checked="" type="checkbox"/>	SWRCB: Water Quality	
<input checked="" type="checkbox"/>	Fish & Game Region #6	<input type="checkbox"/>	SWRCB: Water Rights	
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Tahoe Regional Planning Agency	
<input checked="" type="checkbox"/>	Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of	
<input checked="" type="checkbox"/>	General Services, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of	
<input checked="" type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other:	
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other:	

**Local Public Review Period** (to be filled in by lead agency):

Starting Date: November 19, 2021 Ending Date: December 20, 2021

Address where copies of the Draft EIR are available and a description of how the Draft EIR can be provided in an electronic format: \_\_\_\_\_

**Lead Agency** (Complete if applicable):

Consulting Firm: March Joint Powers Authority

Address: 14205 Meridian Parkway, Suite 140

City/State/Zip: Riverside, CA 92518

Contact: Dan Fairbanks, Planning Director

Phone: (951) 656-7000

<b>Applicant:</b>	Meridian Park West, LLC Attn: Timothy Reeves
Address:	1156 North Mountain Avenue
City/State/Zip:	Upland, California 91785
Phone:	(909) 579-1294 Direct

**Parcel Numbers** (Information from above): 276120-001, 276170-007, 294020-001, 297080-003/-004, 297090-001/-002/-003/-004/-007/ -008/-009, and 297100-093. The Conservation Area is located within the following 19 Assessor's Parcel Numbers: 276120-001, 276170-007, 294020-001/-002, 294040-031/-038, 297080-002/-003/-004/-005, 297090-002/-003/-004/-005/-006/-007/-008/-009, and 297110-036.

**Project Description:** The proposed Project consists of a Development Area and a Conservation Area.

The Development Area includes the redevelopment of the former March Air Force Base (AFB) munitions bunkers. The proposed Development Area would include the construction of a ring of seven Business Park parcels, three Mixed Use parcels, one Industrial parcel, and two Public Facilities parcels, surrounding two Industrial parcels, an open space area with two small adjacent parking lots, two smaller open space areas, and a small park for recreational users.

The four Business Park parcels to the north would be a total of 34.50 acres, the Business Park parcel to the east would be 9.38 acres, and the two Business Park Parcels to the south would total 22.47 acres. Similar to all other Specific Plans in the March JPA planning area, the three Mixed-Use parcels would include a variety of land uses but would not include the development of residential units. The three Mixed-Use parcels would be 10.77 acres, 26.60 acres, and 5.45 acres and would be located along the west side, just east of the Barton Street extension, and along the southeast corner of the Development Area. The two Public Facility parcels would consist of a 2.12-acre Western Municipal Water District sewer lift station to be developed along the east side of the Development Area just south of Cactus Avenue, and a 1.41-acre utility facility located southeast of the Western Municipal Water District facility. The three open space areas would consist of a larger open space area and two smaller open space areas. The larger open space area would be 50.00 acres and would consist of trails for recreational users. The larger open space area would be located directly east of the Barton Street extension and just south of the park area. Two small parking areas would be located on the eastern edge of the larger open space area to provide access for park users. The first smaller open space area would be approximately 11.98 acres and would be located directly north of the four Business Park Parcels. The second smaller open space area would be 2.48 acres and would be located south of Bunker Hill Drive, between one of the Mixed-Use Parcels and the two Business Park Parcels, as well as along the southern perimeter of the proposed Development Area from Barton Street to Cactus Avenue. The open space parcels would provide further buffer to the Conservation Area. The small recreation park area would be approximately 10.00 acres and would be located west of Barton Street and directly north of the larger open space area. The small recreation park area would include park amenities such as a playground, picnic area, and exercise stations.

The proposed Development Area would also include on-site trenching to interconnect with existing water, wastewater, storm drain, natural gas, and electrical facilities that are currently stubbed out at the terminus of Cactus Avenue. The proposed development will extend these utilities along Cactus Avenue to the Development Area (Figure 4, West Campus Upper Plateau Project Site Plan, of the Initial Study). In addition, construction of the Development Area would include relocating several existing on-site utilities, including a 30-inch gas line that traverses the Project site.

In addition, the proposed Development Area would include perimeter landscaping consisting of a minimum 30-foot-wide landscape buffer along the northern, western, and southern Development Area boundary maintained by a Landscape Lighting and Maintenance District. In addition, the improved park area, perimeter slopes, and street parkways will be maintained by the Landscape Lighting and Maintenance District. All landscape planting will be drought tolerant and irrigated by recycled water.

The proposed Development Area would remove 14 of the 16 military bunkers, which were previously used for munitions storage by March AFB prior to March AFB's realignment in 1993 and are currently used for fireworks storage by Pyro Spectaculars. The Project would also remove existing dirt roadways connecting the bunkers. The two military bunkers that would not be removed would be preserved for potential ongoing historical preservation or ongoing reuse within the Conservation Area. In addition, the proposed Project also includes relocating the existing water tower.

The Conservation Area would provide a buffer of at least 300 feet on all sides of the Development Area, with a larger buffer to the south and east of the Development Area. In addition, the Conservation Area includes the two bunkers that would be preserved for potential ongoing historical preservation or ongoing reuse. As previously noted, to further protect the Conservation Area, the Project proposes a minimum 30-foot-wide landscaped buffer on the proposed parcels to the north, west, south, and southeast of the development. The currently existing service roads within the Conservation Area (Figure 6, Settlement Agreement – Area for Potential Development, of the attached Initial Study) may continue to be utilized by the public for passive recreation as authorized by the March JPA, but public vehicular access would be prohibited.

The following approvals would be required for the proposed Project:

**General Plan Amendment:** The General Plan Land Use Map designated land uses within the Project site are Business Park and Parks/ Recreation/Open Space. The Project proposes to redesignate the site's land uses as follows: increase Parks/Recreation and Open Space (P/R/OS) from approximately 122 gross acres to 453.7 gross acres<sup>1</sup>, eliminate approximately 622.5 gross acres of Business Park designated property, eliminate approximately 63 gross acres of Industrial designated property, and adopt the Meridian West Upper Plateau Specific Plan (SP-9) on approximately 351.0 gross acres, approving a mix of Business Park, Industrial, Mixed Use, Public Facility, Streets, Parks, and Open Space land uses. The Project also proposes to redesignate 2.9 acres of Business Park to Public Facility to accommodate an existing water storage tank operated by Western Municipal Water District.

In addition, the approximately 445-acre Conservation Area will be recorded. The amendment would modify the General Plan Land Use Plan, Table 1-1 (March JPA Planning Build Out); Exhibit 2-1, Transportation Plan; and Exhibit 2-3, Transportation Road Systems. The amendment to the Transportation Element of the General Plan will incorporate the following changes: extend Cactus Avenue west to Barton Street, extend Barton Street from Alessandro Boulevard to Barton Drive, extend Brown Street from Alessandro Boulevard to Cactus Avenue, add Arclight Drive, Linebacker Drive, Bunker Hill Drive, and Airman Drive.

**Specific Plan:** The Project proposes adoption of Specific Plan SP-9 consistent with applicable requirements in California Government Code Sections 65450–65457 and March JPA Development Code Chapter 9.13 containing development standards, design guidelines, infrastructure master plans, maintenance responsibilities, phasing schedule, and implementation procedures necessary to develop the Project site consistent with the requested General Plan Amendment designations. The proposed Specific Plan will address land uses, zoning, and design guidelines. The proposed land uses within Specific Plan SP-9 include 43.08 acres of Mixed Use, 66.35 acres of Business Park, 143.34 acres of Industrial, 28.86 acres of streets and roadways, 10 acres of developed Parks/Recreation/Open Space, 64.46 acres of undeveloped Parks/Recreation/Open Space, and 3.53 acres of Public Facilities.

**Zoning Designation:** The Project site has not previously been given a zoning designation; therefore, the Project proposes zoning consistent with the requested General Plan Amendment and Specific Plan designations of Mixed Use, Business Park, Industrial, Parks/Recreation/Open Space, and Public Facilities for the site.

**Plot Plan:** Concurrent with the General Plan and Zoning Amendments, the Specific Plan, and the Tentative Tract Map, Plot Plan approval is required to construct an approximately 1,330,000-square-foot industrial building on 59.55 acres, a 550,000-square-foot industrial building on 27.58 acres, and a 10.00-acre park with two small adjacent parking lots for recreational users.

Signature of Lead Agency Representative:		Date:	11/18/21
--	---	-------	----------

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

<b>For SCH Use Only:</b>	
Date Received at SCH	_____
Date Review Starts	_____
Date to Agencies	_____
Date to SCH	_____
<b>Clearance Date</b>	_____
Notes:	_____