

MARCH JOINT POWERS AUTHORITY



NOTICE OF PUBLIC HEARING BEFORE THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY

NOTICE IS HEREBY GIVEN that at **3:00 P.M.** on **Wednesday, January 27, 2021**, or as soon thereafter as possible, in the March Joint Powers Authority Boardroom, located at 14205 Meridian Parkway, Riverside, California 92518, a public hearing will be held by the Commission of the March Joint Powers Authority. The Agenda/Staff Report, along with teleconference meeting and public participation instructions, will be posted 72 hours before the Public Hearing on the Authority's webpage at: <http://marchjpa.com/meetingsandarchive.php>. The Public Hearing is scheduled to discuss and take action on a request by Meridian South, LLC. for the proposed South Campus Specific Plan and Village West Drive Extension Project consisting of the following applications:

General Plan Amendment (GP 20-01): A General Plan Amendment is proposed to update the General Plan Land Use Map to reflect 1) the rezoning of parcels in the South Campus, 2) the consolidation of parcels, and 3) to modify the layout near the northwest corner of the South Campus Business Park. Additionally, an amendment to the Transportation Element of the General Plan will be required for the proposed roadway alignment changes and the extension of Village West Drive south to Nandina Avenue.

Specific Plan No. 1, Amendment No. 8 (SP 20-01): The proposed Project involves amending the March Business Center Specific Plan (SP-1), in order to shift the mix of land uses in the South Campus area. The proposed modifications include 1) an update to the land use map to reflect the changes in zoning to several parcels, 2) modifications to several exhibits to reflect the changes to the street configuration, 3) amend the land use definition for "Business Enterprise", 4) amend the land use definition of "Wholesale, Storage and Distribution- Medium", 5) amend the land use definition of "Wholesale, Storage and Distribution – Heavy", 6) add a definition for "Grocery Store", 7) add "Grocery Store" under Commercial Uses in Table III-1 and list as a permitted use (P) for the Commercial land use designation, 8) revise footnote 7 of Table III-1 as follows: 7 Within the Commercial zoning district, a use permit shall be required for single uses above 25,000 square feet of gross floor area, with the exception of grocery stores. A use permit is required for alcohol sales at grocery stores.

Plot Plan (PP 20-03): A Plot Plan is proposed to develop a 61,336 square foot commercial development consisting of 44,200 square feet of speculative grocery store with two Shop buildings at 9,198 square feet and 7,938 square feet in the lower portion of the Commercial property near the southeast corner of Van Buren Boulevard and Orange Terrace Parkway intersection. This plot plan would include the construction of the Village West Drive extension. The improved portions of Village West Drive currently terminate at Lemay Drive south of Krameria Avenue. The proposed Project would include improvements to and the extension of Village West Drive to provide a through

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connection between Van Buren Boulevard to the north and Nandina Avenue to the south. Note that extension of Village West Drive would require an easement from the United States Department of Veterans Affairs (VA). To facilitate the VA's planned expansion of the Riverside National Cemetery, the Project proposes a crossing of the Village West Drive Extension, as either an overpass or underpass, which would be constructed upon completion of the NEPA review process.

Plot Plan (PP 20-04): A Plot Plan is proposed to develop an 800,000 square foot speculative industrial building "Building D" on 36.5 acres west of Coyote Bush Road and north of Krameria Avenue in the proposed Industrial zone. This plot plan would include the construction of the Caroline Way street improvements. Caroline Way would be constructed from the west end of Krameria Avenue north to the end of the proposed Building D where it would turn to the right and connect with Coyote Bush Road.

Plot Plan (PP 20-05): A Plot Plan is proposed to construct a 6.2 acre dog park and paseo 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.

Conditional Use Permit (CUP 20-02): A Conditional Use Permit is proposed to allow for alcohol sales at the speculation grocery store site proposed as part of Plot Plan 20-03.

Tentative Parcel Map (TPM 20-02): A Tentative Parcel Map is proposed in order to consolidate and reorder parcels as part of the proposed Project.

Environmental Determination: This notice is to advise that the March Joint Powers Authority, acting in its capacity as a Lead Agency under CEQA, will consider certification of a Subsequent Environmental Impact Report for the proposed Project. The project files, Draft Subsequent Environmental Impact Report, Response to Comments, and project correspondence are available for review, Monday through Friday from 8:00 a.m. to 5:00 p.m. at the office of the March Joint Powers Authority, located at 14205 Meridian Parkway, Suite 140, Riverside, CA 92518. The Final Subsequent Environmental Impact Report will be available no later than **January 15, 2021** on the March Joint Powers Authority website at: <http://marchjpa.com/planning.php> .

Additional Information: In accordance with Government Code section 65009, anyone wishing to challenge any of the proposed actions taken by the March Joint Powers Commission in court may be limited to raising only those issues at the public hearing described in the notice, or in written correspondence delivered to the hearing body, at or prior to the public hearing. Any written correspondence submitted to one or more of the March JPA Commissioners regarding this matter must also copy the Commission Clerk and Project Planner, prior to the meeting date referenced above. The Agenda/Staff Report, along with teleconference meeting and public participation instructions, will be posted 72 hours before the Public Hearing on the Authority's webpage at: <http://marchjpa.com/meetingsandarchive.php> .

Please contact Lauren Sotelo, March JPA Senior Planner at (951) 656-7000 or sotelo@marchjpa.com, should you have any questions regarding this notice. If you require special accommodations during your attendance at this Public Hearing meeting, please contact

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Carey Allen, Office Manager, March Joint Powers Authority, at (951) 656-7000 or by email at allen@marchjpa.com, at least 24 hours prior to the meeting time.

Figure 1 of 2: Vicinity Map

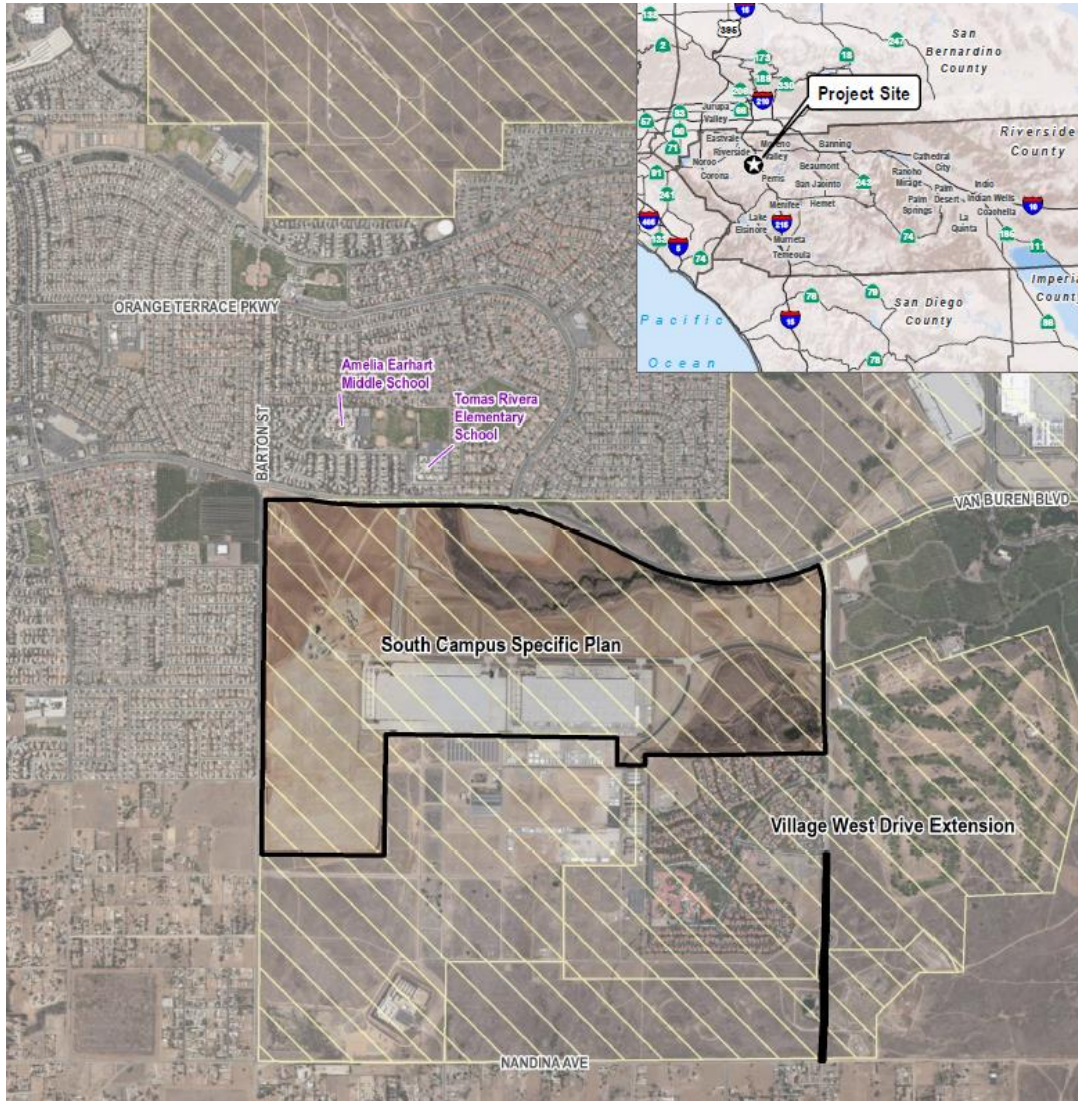
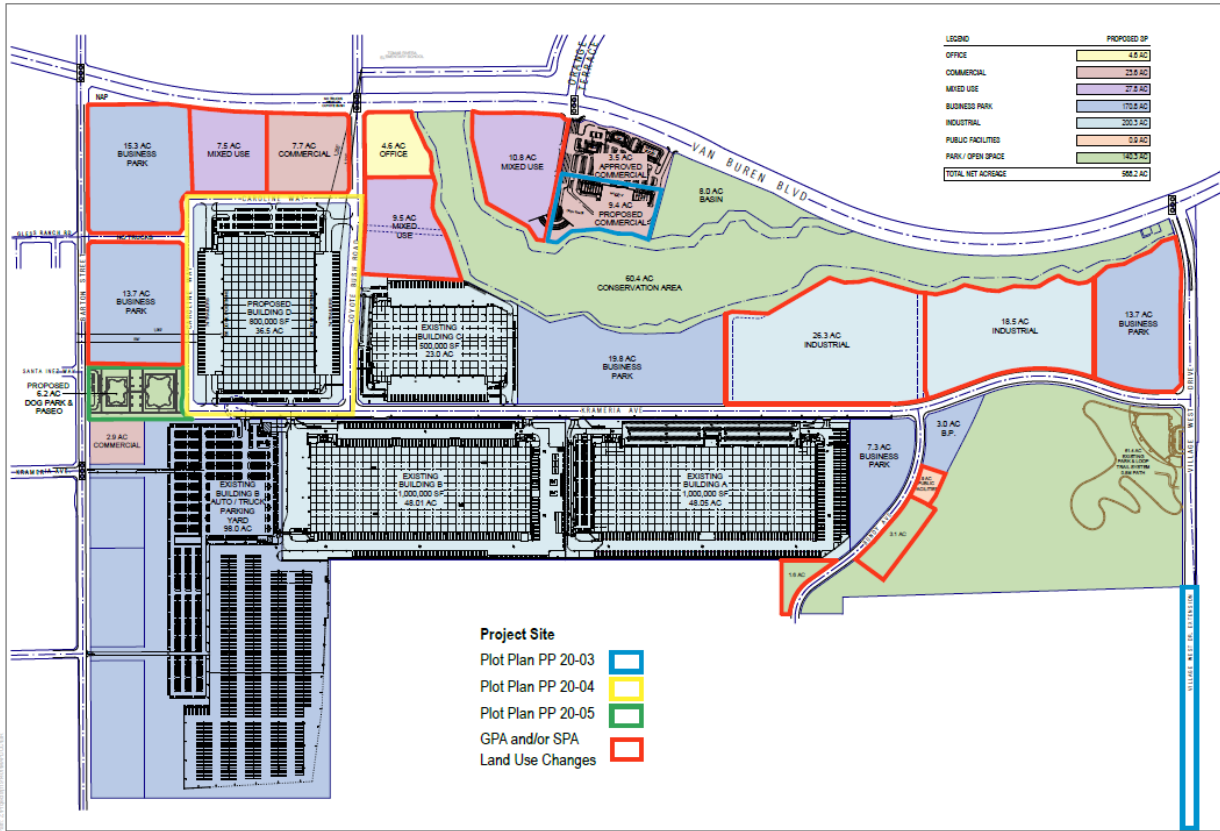


Figure 2 of 2: Proposed Project



SOURCE: RGA 2020

FIGURE 3-3

Proposed Project

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South Campus Specific Plan and Village West Drive Extension Draft EIR