



Bringing Good Jobs to Riverside County

Air Force Village West (AFVW) Specific Plan Amendment SP 20-03

**Notice of Preparation (NOP)
Public Scoping Meeting**

March 18, 2021

Applicant: Senior Living Riverside, LP

March JPA Office and via Zoom | 14205 Meridian Parkway, Suite 140, Riverside, CA 92518



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Introductions

March Joint Powers Authority Staff

- Mathew Evans, Planning Director
- Sarah Owsowitz, Legal Council, March JPA

Kimley-Horn

- Kevin Thomas
- Dane Boegner



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Applications to Consider

- Specific Plan Amendment (SP) 20-03 – Amendment to the Air Force Village West Specific Plan
- General Plan Amendment (GPA) - Amend the General Plan to change from Residential Institutional to Industrial
- Change of Zone (CZ) – Change the Zone Designation from Residential (R-10) to Industrial
- Future Applications for Plot Plans for the overall Project site which 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.



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Scoping Meeting Agenda

- California Environmental Quality Act (CEQA) Overview
- Purpose of the Scoping Meeting
- Project Description
- Potential Environmental Issues
- CEQA Process
- Preliminary EIR Schedule
- Questions/Discussion



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CEQA Overview

- State requirement for projects requiring discretionary approval to be evaluated for potential environmental impacts and inform decision makers and the public about the potential impacts.
- Identify feasible ways to avoid or reduce potential significant environmental impacts.
- Provide an opportunity for the public and local/regional/state agencies to comment on the environmental issues that are evaluated.



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Purpose of the Scoping Meeting

- Public scoping meetings are required for projects of “statewide, regional or area-wide significance.” (CEQA 15206) The project meets this significance criteria because the project requires a general plan amendment for which an EIR is to be prepared.
- Describes the proposed project
- Explains the CEQA Process
- Identifies potential environmental issues



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Purpose of the Scoping Meeting

- Invite public input early in the process.
- Solicit comments on the scope of the environmental analysis.
- This scoping meeting is not to discuss whether or not the proposed project should be approved, and no action on the project will be taken at this scoping meeting.



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Requested Approvals/Entitlements

On June 19, 2020, the Applicant, Senior Living Riverside, LP, submitted multiple project applications for consideration of approval/entitlement, which include:

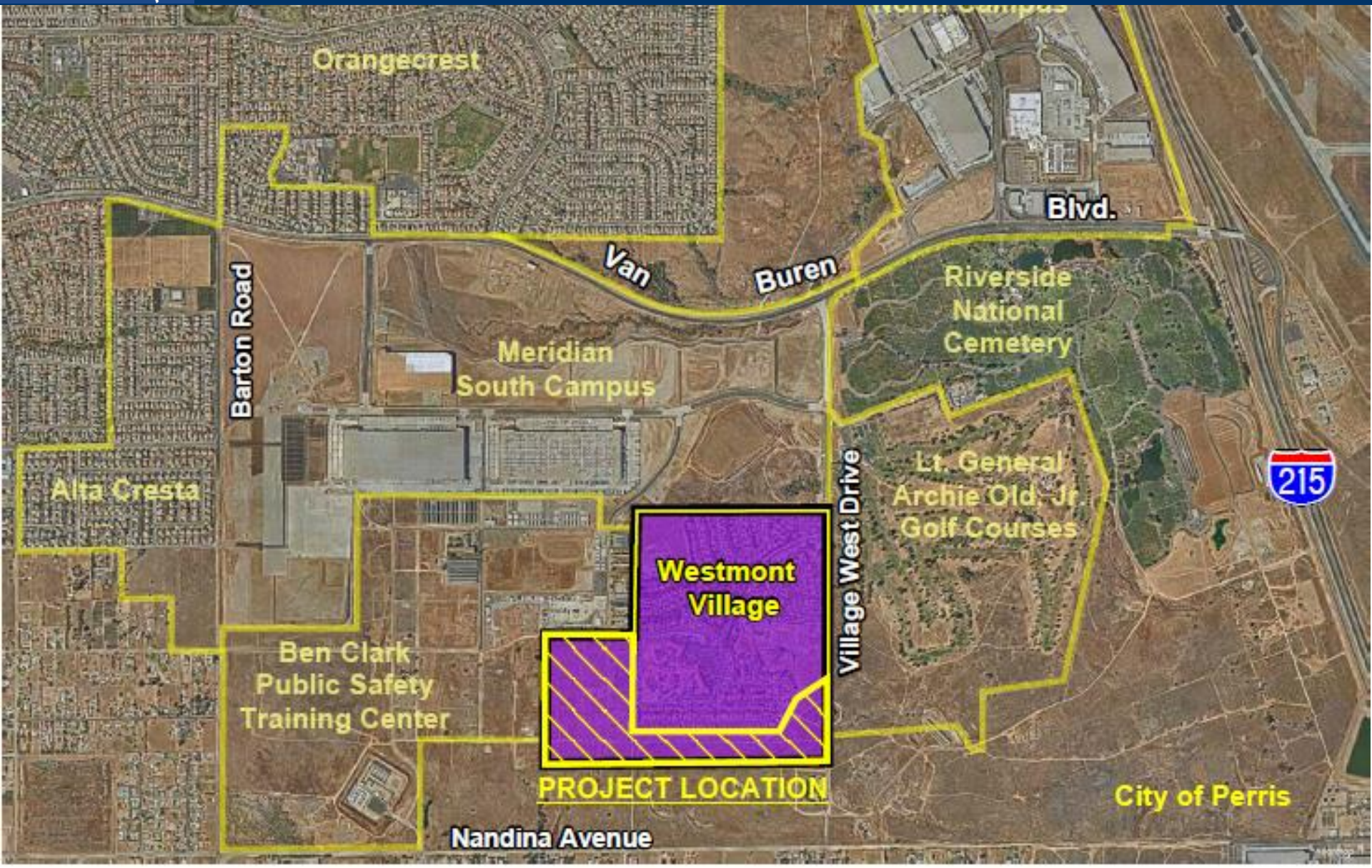
- Specific Plan Amendment
- General Plan Amendment
- Change of Zone

- **Current vs Proposed AFVW Specific Plan Land Uses**

Land Use	Existing (acres)	Proposed (acres)	Total (acres)
Future Development	68.8	0	0
Future Residential Areas	0	4.6	4.6
Industrial	0	64.2	64.2
Total	68.8	68.8	68.8



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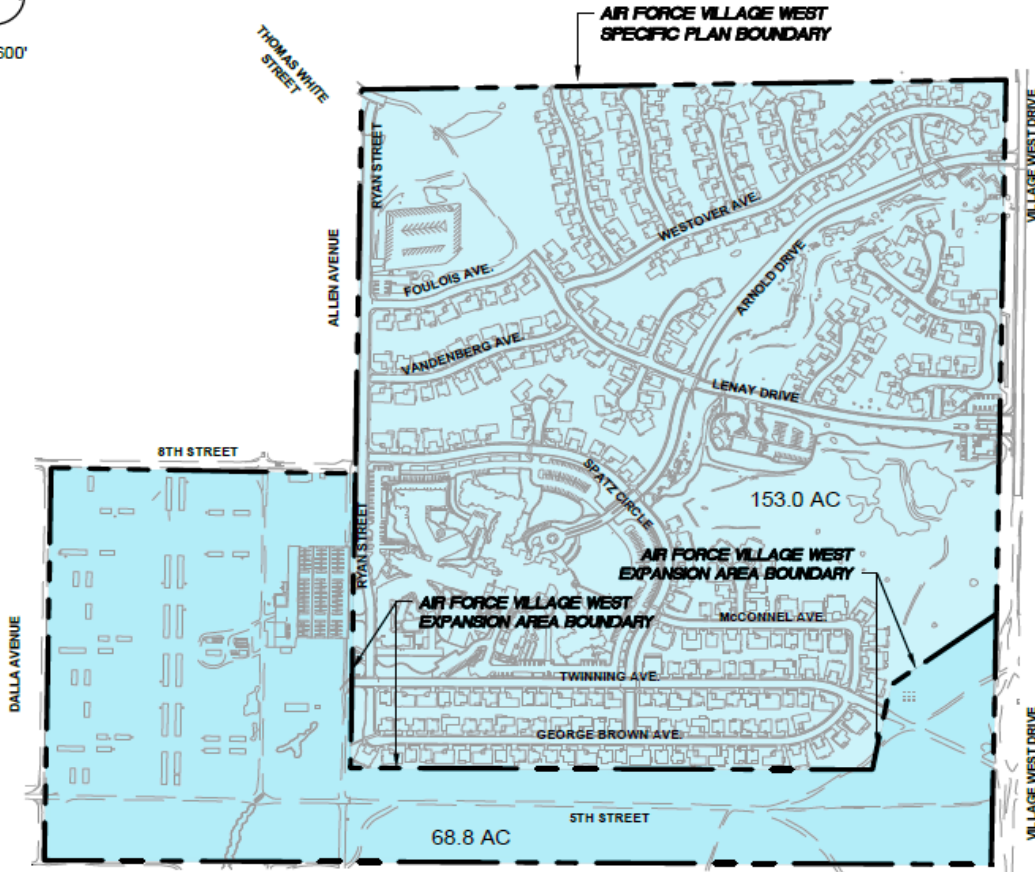




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1" = 600'



**Existing
AFVW Zoning Map**

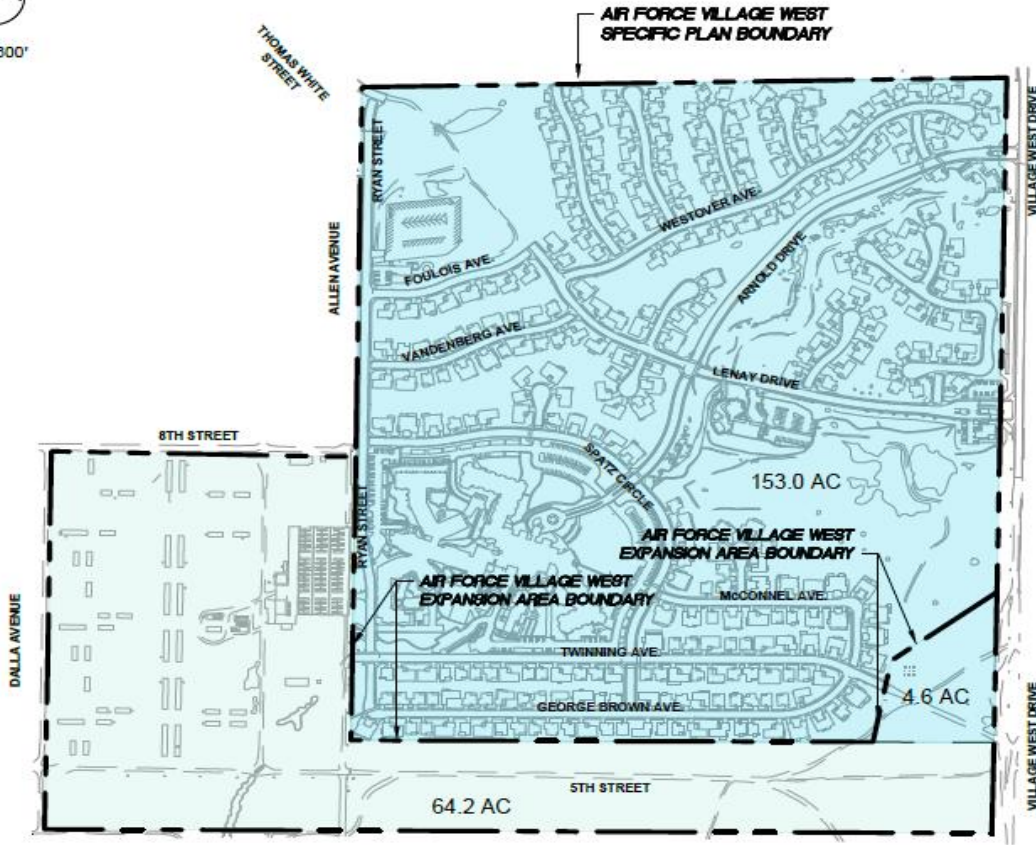
LEGEND	CURRENT SP
INSTITUTIONAL RESIDENTIAL	153.0 AC
EXPANSION AREA (INSTITUTIONAL RESIDENTIAL)	68.8 AC
TOTAL NET ACREAGE	221.8 AC



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1" = 800'

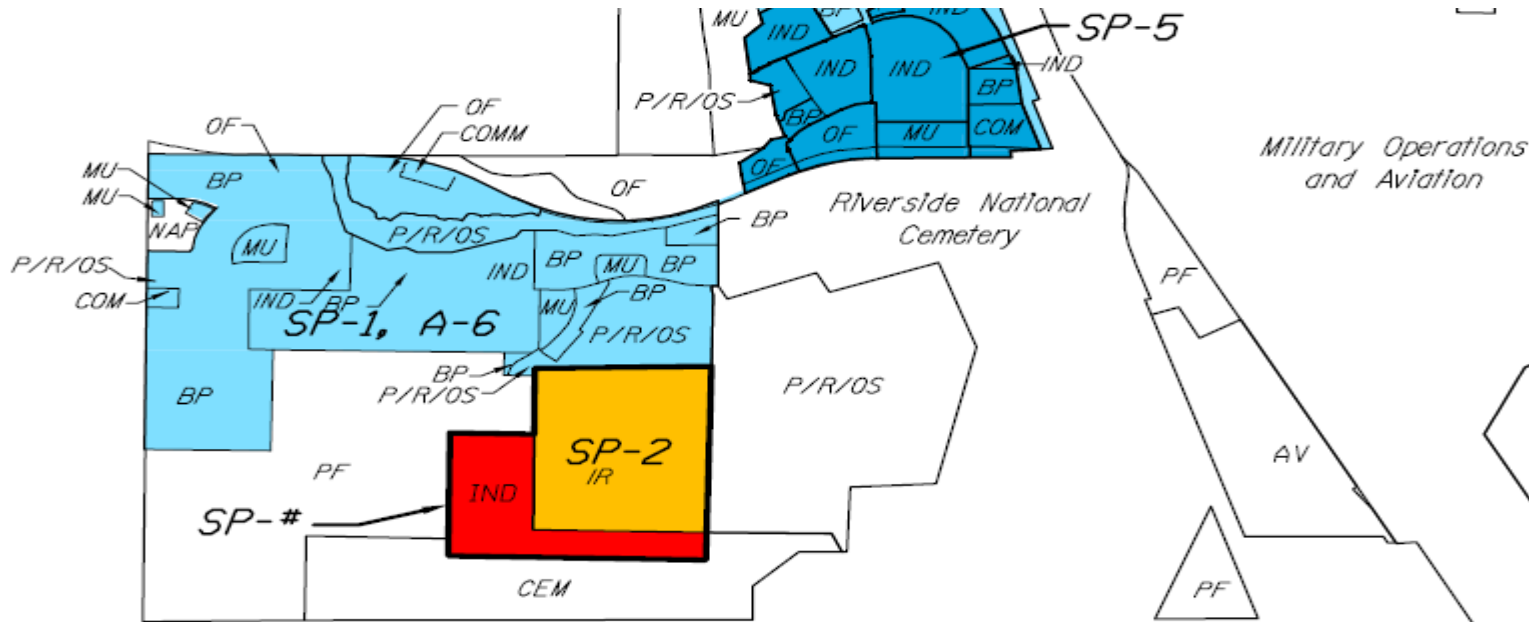


Proposed AFVW Zoning Map

LEGEND	CURRENT SP	SP AMENDMENT
INSTITUTIONAL RESIDENTIAL	153.0 AC	153.0 AC
EXPANSION AREA (R-10)	68.8 AC	4.6 AC
EXPANSION AREA (INDUSTRIAL)	0 AC	64.2 AC
TOTAL NET ACREAGE	221.8 AC	221.8 AC



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Legend

Previously Adopted Specific Plan (SP-1)



Office



Not a Part



Specific Plan Amendment (SP-2)



Public Facility



Specific Plan Amendment (SP-4)



Park/Recreation Open Space



Specific Plan Amendment (SP-5)



AFVW Expansion



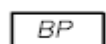
Specific Plan Amendment (SP-*)



Cemetery



Business Park



Aviation MIP



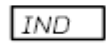
Commercial



Historic District



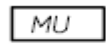
Industrial



Medical Campus



Mixed Use



Institutional-Residential

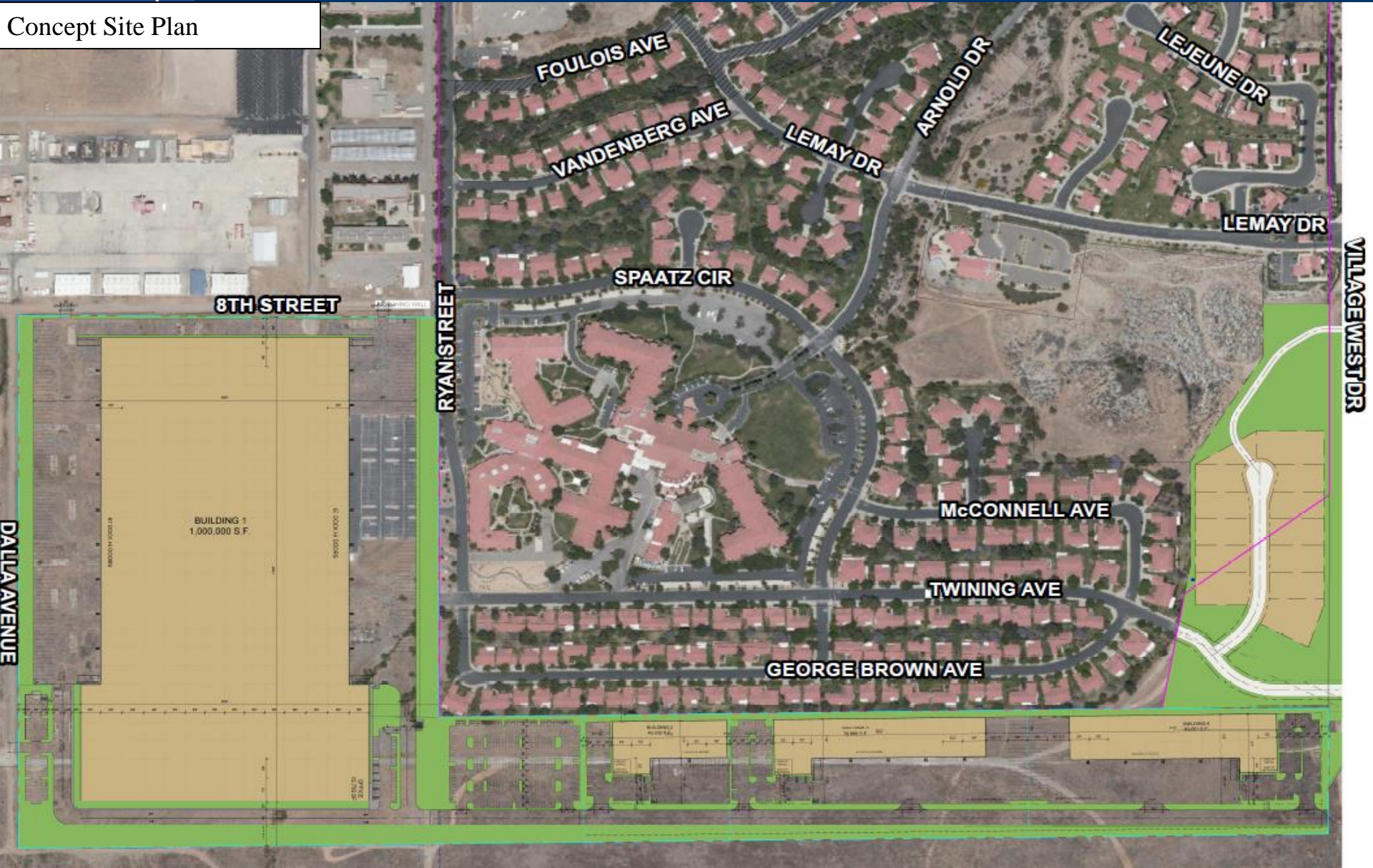


Proposed Westmont Living Land Use



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Concept Site Plan





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Previous Environmental Analysis for AFVW Specific Plan Area

- March JPA General Plan EIR (1999)
- Air Force Village West Environmental Assessment (1987)



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Proposed Environmental Topics for EIR

- Aesthetics
- Air Quality
- Biological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



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Technical Studies to Support Analysis

- Air Quality/Greenhouse Gas Study
- Health Risk Assessment
- General Biological Survey and Biotic Resources Report
- Burrowing Owl Survey
- Greenhouse Gas Emissions
- Geology and Soils
- Hydrology and Water Quality
- Noise Study
- Traffic Impact Study
- Water Quality Assessment
- Cultural Resources Study



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CEQA Process

- Notice of Preparation/Scoping
 - NOP original released January 20, 2021
 - NOP Recirculated March 4, 2021
 - Scoping meeting March 18, 2021
 - NOP comment period closes April 1, 2021
- Draft EIR
 - Prepare Draft EIR
 - Release Draft EIR for 45-day public comment period



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CEQA Process

- Final EIR
 - Responses to comments raised during 45-day review period
 - Mitigation Monitoring and Reporting Program
 - Prepare Final EIR
- EIR Certification
 - Consideration by March Joint Powers Commission



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CEQA Schedule

Orig. NOP Scoping Period:	January 20 – February 18, 2021
Orig. Scoping Meeting:	February 4, 2021
Recirculated Scoping Meeting:	March 18, 2021
Prepare Draft EIR:	Spring – Summer 2021
Draft EIR 45-day Review:	Late Summer 2021
Prepare Final EIR:	Fall 2021
EIR Certification:	Late 2021



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NOP Comment Period

Comment period closes **Thursday, April 1, 2021** at 5:00 p.m.

Written comments on the scope of the EIR should be sent to:

Mathew Evans, Planning Director

March Joint Powers Authority

14205 Meridian Parkway, Suite 140

Riverside, CA 92518

email: evans@[marchjpa.com](mailto:evans@marchjpa.com)

The NOP is posted on March JPA's website at:

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



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Questions/Discussion