

**NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL**

**SCH No.:** 2020059028

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> South Campus Specific Plan and Village West Drive Extension Project		
LEAD AGENCY March Joint Powers Authority		CONTACT PERSON Lauren Sotelo
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 Riverside			
LAT. / LONG.: 33 ° 52 ' 54 " N / 117 ° 18 ' 09 " W				
CROSS STREETS Van Buren Boulevard/Village West Drive	ZIP CODE 92508	TOTAL ACRES 568.2		
ASSESSOR'S PARCEL NO. multiple	SECTION 27 and 28	TOWNSHIP 3S	RANGE 4W	BASE San Bernardino BM
WITHIN 2 MILES: STATE HIGHWAY NO. Interstate 215		WITHIN 2 MILES: WATERWAYS Heacock Channel, Perris Valley Storm Drain Channel		
WITHIN 2 MILES: AIRPORTS March Air Reserve Base		WITHIN 2 MILES: RAILWAYS Metrolink 91/Perris Valley Line		WITHIN 2 MILES: SCHOOLS Tomas Rivera ES, Amelia Earhart MS

**DOCUMENT TYPE**

CEQA		NEPA		OTHER	
<input type="checkbox"/>	NOP	<input type="checkbox"/>	Supplemental EIR	<input type="checkbox"/>	Joint Document
<input type="checkbox"/>	Early Cons	<input checked="" type="checkbox"/>	Subsequent EIR	<input type="checkbox"/>	Final Document
<input type="checkbox"/>	Neg Dec	<input type="checkbox"/>	(Prior SCH No.): 2002071089	<input type="checkbox"/>	Draft EIS
<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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Office: Sq. ft. Acres: 4.6 Employees:	<input type="checkbox"/>	Transportation: Type:
<input checked="" type="checkbox"/>	Commercial: Sq. ft. 45,000 Acres: 23.5 Employees:	<input type="checkbox"/>	Mining: Mineral:
<input checked="" type="checkbox"/>	Industrial: Sq. ft. 800,000 Acres: 200.3 Employees:	<input type="checkbox"/>	Power: Type: MW:
<input type="checkbox"/>	Educational:	<input type="checkbox"/>	Waste Treatment: Type:
<input checked="" type="checkbox"/>	Recreational: Open Space/Dog Park/Paseo: 140.3 acres	<input type="checkbox"/>	Hazardous Waste: Type:
		<input checked="" type="checkbox"/>	Other: Public Facilities (0.9 acres); Business Park (170.8 acres), Mixed Use (27.8 acres)

<b>PROJECT ISSUES DISCUSSED IN DOCUMENT:</b>					
<input checked="" type="checkbox"/>	Aesthetic/Visual	<input checked="" type="checkbox"/>	Geologic/Seismic	<input checked="" type="checkbox"/>	Toxic/Hazardous
<input 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 type="checkbox"/>	Archaeological/Historical	<input 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 checked="" type="checkbox"/>	Other: Energy, Tribal Cultural Resources				

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

South Campus Specific Plan (including Office, Commercial, Mixed Use, Business Park, Industrial, and Park/Open Space)

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

The proposed Project involves an amendment to the March Business Center Specific Plan (SP-1), originally approved in 2003. The proposed Project includes Plot Plan approvals for the following components of the South Campus buildout: development of a Commercial Parcel; construction of 800,000 square-foot Building D; construction of a 6.2-acre Dog Park and Paseo; construction of Gless Ranch Road and Caroline Way; and the extension of Village West drive south of Lemay Drive to Nandina Avenue. In addition, the SEIR will analyze up to 700,000 square feet of high-cube cold storage warehousing, request a revision to the definition of "Business Enterprise" in the Specific Plan, and include a definition for "Grocery Store" in the Specific Plan. The following discretionary approvals would be required: 1) General Plan Amendment: GP 20-01; 2) Specific Plan Amendment (SP-1, Amendment 8): SP 20-01; 3) Plot Plan: PP 20-03 for 45,000 square feet Grocery Store and two shop buildings and Village West Drive extension; 4) Plot Plan: PP 20-04 Building D within the South Campus and Caroline Way; 5) Plot Plan: PP 20-05 South Campus Dog Park and Paseo; 5) Conditional Use Permit: CUP 20-02 for Alcohol sales at 45,000 square foot Grocery Store; 6) Tentative Parcel Map: TPM 20-02 South Campus.

NOTE: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of 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

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below:*

<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 type="checkbox"/>	California Highway Patrol	<input checked="" type="checkbox"/>	Parks & Recreation, Department of
<input checked="" type="checkbox"/>	Caltrans District # 8	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Public Utilities Commission
<input checked="" type="checkbox"/>	Caltrans Planning	<input checked="" type="checkbox"/>	Regional WQCB # 8
<input type="checkbox"/>	Central Valley Flood Protection Board	<input checked="" type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input checked="" 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 checked="" 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 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 type="checkbox"/>	Health Services, Department of	<input checked="" type="checkbox"/>	Other: South Coast Air Quality Management District
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other:

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

Starting Date: September 3, 2020 Ending Date: October 20, 2020

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

A copy of the Draft SEIR will be available for review at the offices of the March Joint Powers Authority, located at 14205 Meridian Parkway, Suite 140 Riverside, CA 92518, (951) 656-7000, (Monday – Friday: 8:00 a.m. to 5:00 p.m.). Due to the Coronavirus pandemic, an appointment will be necessary to review the document at the March Joint Powers Authority offices. Please call to make an appointment.

A copy of the Draft SEIR may also be available for review at the following websites:

- March JPA Website: <https://marchjpa.com/planning.php>
- State Clearinghouse Website: <https://ceqanet.opr.ca.gov/> (enter the SCH No. 2020059028 in the search bar)

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

Consulting Firm: Dudek

Address: 38 North Marengo Avenue

City/State/Zip: Pasadena, CA 91101

Contact: Nicole Cobleigh

Phone: 626-204-9829

<b>Applicant:</b>	<u>Meridian Park, LLC</u>
<b>Address:</b>	<u>1156 North Mountain Avenue</u>
<b>City/State/Zip:</b>	<u>Upland, CA 91785</u>
<b>Phone:</b>	<u>909-579-1294</u>

Signature of Lead Agency Representative:	<u>Lauren Sotelo</u>	Date:	<u>08/28/2020</u>
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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