

MARCH JOINT POWERS AUTHORITY



NOTICE OF PREPARATION AND SCOPING MEETING FOR THE SOUTH CAMPUS SPECIFIC PLAN AND VILLAGE WEST DRIVE EXTENSION PROJECT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

DATE: May 18, 2020

TO: Reviewing Agencies and Other Interested Parties

FROM: March Joint Powers Authority, Planning Department, 14205 Meridian Parkway, Suite 140
Riverside, CA 92518

PROJECT TITLE/SUBJECT: South Campus Specific Plan and Village West Drive Extension Project/ Notice of Preparation of an Subsequent Environmental Impact Report and Notice of Public Scoping Meeting

PROJECT APPLICANT: Meridian South, LLC.

NOTICE OF PREPARATION REVIEW PERIOD: May 18, 2020 through June 19, 2020

PUBLIC SCOPING MEETING:

The March Joint Powers Authority (“March JPA”) will hold a public meeting to solicit comments on the scope of the Subsequent EIR (“SEIR”) on Tuesday, June 9, 2020 at 6:00 p.m. at the offices of the March JPA located at 14205 Meridian Parkway, Suite 140, Riverside, CA 92518*. Questions regarding the scoping meeting should be directed to Lauren Sotelo.

*In an effort to protect public health and prevent the spread of Covid-19 (Coronavirus) and to enable appropriate social distancing, March JPA encourages members of the public to watch the meeting remotely and not to attend in person. If you would like remote access to view the meeting, please email the clerk at allen@marchjpa.com by 4:00 p.m. on June 9, 2020 and we will provide remote access instructions.

Members of the public who wish to attend in person must be wearing a mask and enter at the south door of the Western Municipal Water District/March JPA Building. Member of the public will be escorted into the March JPA’s Conference Room, where space is limited. Because space is limited, we strongly encourage members of the public to utilize the remote access approach described above or to simply provide comment on items of interest through the methods below.

Members of the public who wish to comment on the Notice of Preparation may do so in the following ways:

- (1) Comments and contact information can be emailed to allen@marchjpa.com by 2:00 p.m. on the day of the scheduled meeting to be included in the written record; or

(2) A request to speak can be emailed to allen@marchjpa.com and the Clerk will place a phone call to the commenter and allow them to speak via speaker phone during the meeting for up to three minutes.

Only one person at a time may speak by telephone and only after being recognized by a representative of the March JPA.

It is requested that any member of the public attending while on the teleconference have his/her/their phone set on “mute” to eliminate background noise or other interference.

To Join March JPA Public Scoping Meeting Via Zoom:

<https://us02web.zoom.us/j/81855345581>

Meeting ID: 818 5534 5581

One tap mobile (from mobile or electronic device)

+16699006833,,81855345581# US (San Jose)

+13462487799,,81855345581# US (Houston)

Join by SIP, 81855345581@zoomcrc.com

Join by H.323, 162.255.37.11 (US West), 162.255.36.11 (US East)

REQUEST FOR COMMENTS ON SCOPE OF THE SEIR:

The purpose of this Notice of Preparation (“NOP”) is to solicit comments and suggestions regarding the scope and content of the SEIR and the environmental issues and alternatives to be addressed in the SEIR (CEQA Guidelines § 15082). This NOP also gives notice of the public scoping meeting. The March JPA, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the SEIR, and should state whether the responding agency will be a responsible or trustee agency for the proposed project.

A summary of the proposed project’s probable environmental effects and potential alternatives is provided below, but this summary does not constitute an analysis of the project or its impacts. The project summary information is intended to provide agencies, interested parties, and organizations with sufficient information describing the proposed project and the environmental issues that will be addressed in the SEIR so that meaningful responses and comments can be provided.

PROJECT LOCATION:

The Project site, which collectively consists of the South Campus Specific Plan area and the Village West Drive Extension, is located within the southwestern portion of the March JPA’s jurisdiction. The Project site is located in the South Campus of the March Business Center, also known as Meridian, south of Van

Buren Boulevard, west of Village West Drive, and east of Barton Street, in unincorporated Riverside County, California. Interstate (I) 215 is located approximately 2.5 miles east of the Project site. The Village West Drive extension component of the Project is located to the east and south of South Campus.

The latitude and longitude of the approximate center of the site is 33.881375, -117.303762. The Project site can be found within the Riverside East and Steele Park 7.5-Minute topographic survey as mapped by the U.S. Geological Survey.

PROJECT DESCRIPTION:

The proposed Project involves amending the South Campus Specific Plan, which is a portion of the March Business Center Specific Plan, in order to shift the mix of land uses, which will result in similar environmental impacts as compared to (1) the South Campus development originally approved in 2003 (2003 South Campus); and (2) the currently approved South Campus development (Current South Campus). However, any environmental issues that were not addressed in the previous environmental documents for the South Campus Specific Plan, such as energy impacts and the Village West Drive extension, will be evaluated anew.

The 2003 Focused EIR evaluated impacts of the 2003 South Campus's 514.9 acres of developable land and 111.6 acres of Park/Open Space. The proposed Project would reduce developable acreage by 87.9 acres to 427 acres and increase Park/Open Space by 28.7 acres to 140.3 acres. The proposed Project thus significantly reduces the developable acreage.

The proposed Project also involves a request for Plot Plan approvals for the following components of the South Campus buildout:

- **Commercial Parcel:** Commercial development, totaling 15,485 square feet, has been approved on the northern 3.5 acres of the parcel located at the southeast intersection of Orange Terrace Parkway and Van Buren Boulevard. The proposed Project seeks approval to construct additional commercial use, specifically a grocery store, in the southern 9.4 acres portion of that Commercial parcel. A total of 61,336 square feet of additional Commercial use with a total of 345 parking spaces would be constructed. The proposed Project also seeks approval of a conditional use permit to allow alcohol sales at the grocery store.
- **Building D:** The proposed Building D would be constructed west of Coyote Bush Road and north of Krameria Avenue on a parcel that is 36.5 acres in size. The building would be an 800,000 square foot industrial warehouse and be located across the street from the existing Building C.
- **Dog Park and Paseo:** A 6.2-acre dog park and paseo would be constructed 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.
- **Caroline Way:** Caroline Way would be constructed from the west end of Krameria Avenue north to the end of Building D where it will turn to the right and connect with Coyote Bush Road.
- **Village West Drive Extension:** This improvement was not previously contemplated in the 2003 Focused EIR or subsequent amendments for the March Business Center Specific Plan and South Campus Specific Plan and March JPA General Plan. The improved portions of Village West Drive currently terminate at Lemay Drive to the south. The proposed Project would include

improvements to and the extension of Village West Drive to provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. The improved Village West Drive would require the removal of an abandoned water tank currently owned by Western Municipal Water District that formerly served March Air Force Base, followed by the construction of two through lanes, a center striped median, and a bike lane. Sidewalks would also be provided on either side of the roadway. The total roadway width would be 54 feet, and the improvements are expected to be for 4,330 linear feet (approximately 1,720 linear feet of which is the existing roadway that runs in front of the Air Force Village West development). Note that extension of Village West Drive will require an easement from the United States Department of Veterans Affairs. The extension will require an amendment to the Circulation Element of the March JPA General Plan.

RESPONDING TO THIS NOTICE:

March JPA requests your careful review and consideration of this notice, and invites input and comments from responsible and trustee agencies and interested persons and organizations regarding the preparation of the SEIR. Pursuant to CEQA Section 21080.4 agencies must submit any comments in response to this notice no later than 30 days after receipt of this notice. March JPA will accept comments from all parties through the close of business on June 19, 2020 by 5:00 p.m. If comments are submitted by email with attachments, it is recommended that the attachments be mailed or delivered in writing. E-mail responses to this notice may be sent to sotelo@marchjpa.com.

All comments or other responses to this notice should be submitted in writing to:

Lauren Sotelo, Senior Planner
March Joint Powers Authority
Planning Department
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

The NOP is also available at the address and department noted above, and can also be accessed online at: <https://marchjpa.com/planning.php>.

All parties that have submitted their names and mailing addresses will be notified of the availability of the Draft SEIR. If you wish to be placed on the mailing list, have any questions, or need additional information, please contact Lauren Sotelo, Senior Planner at (951) 656-7000 or sotelo@marchjpa.com.

ALTERNATIVES TO THE PROPOSED PROJECT:

Based on the conclusions determined in the Draft SEIR, alternatives to the Project will be analyzed to reduce identified impacts. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a No-Project Alternative. Other alternatives may be considered during preparation of the Draft SEIR and will comply with the CEQA Guidelines, which require the lead agency to, “consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.”

DISCRETIONARY ACTIONS:

Development of the proposed project would require the following approvals by the March J PA Commission:

- General Plan Amendment (GP 20-01)
- Specific Plan Amendment (SP 20-01)
- Tentative Parcel Map (TPM 20-02)
- 3 Plot Plan Applications (PP 20-03 through 20-05)
- Conditional Use Permit (CUP 20-02)

The Initial Study provides additional detail regarding these approvals.

PROBABLE ENVIRONMENTAL EFFECTS:

March JPA has determined that a SEIR will be prepared for the proposed project in accordance with the requirements of the CEQA Statute and Guidelines, as amended. Based on March JPA’s analysis of the project in the Initial Study, the following environmental impact categories and their associated impact thresholds will be examined in the SEIR:

- | | | |
|--------------------------------------|----------------------------|-----------------------------------|
| • Aesthetics | • Air Quality | • Biological Resources |
| • Geology/Soils | • Greenhouse Gas Emissions | • Hazards and Hazardous Materials |
| • Hydrology/Water Quality | • Land Use/ Planning | • Noise |
| • Recreation | • Transportation | • Utilities/ Service Systems |
| • Mandatory Findings of Significance | • Wildfire | • Energy |

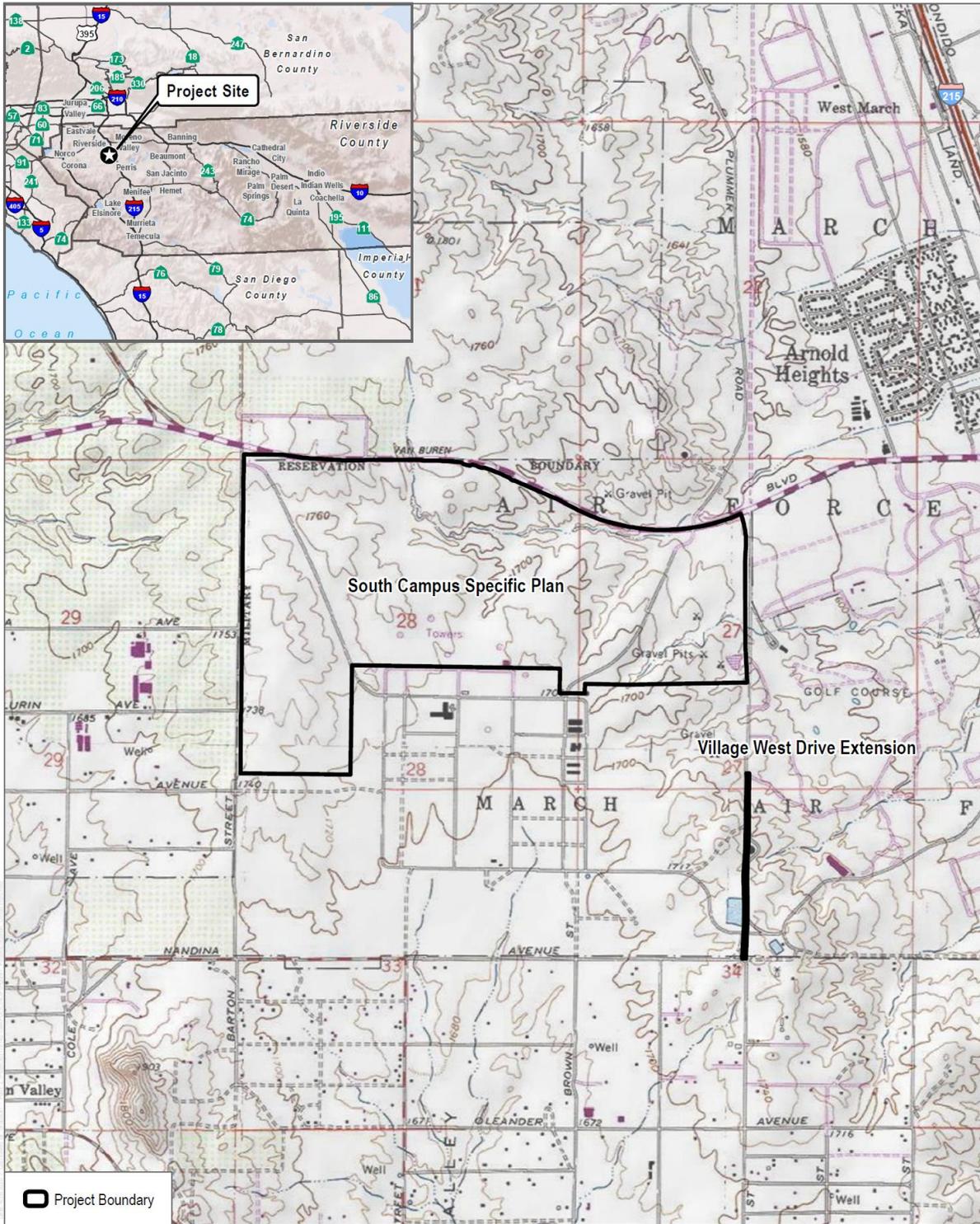
The SEIR will also evaluate short- and long-term effects of the proposed project on the environment. Mitigation measures will be proposed for impacts that are determined to be significant, and a mitigation monitoring program will be developed as required by Section 15150 of the CEQA Guidelines.

INTRODUCTION TO ENVIRONMENTAL IMPACT REPORT (EIR):

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information for evaluating a proposed project and its potential to cause significant effects on the environment, examine methods of reducing adverse environmental impacts, and identify alternatives to a proposed project. The South Campus Specific Plan and Village West Drive Extension Project SIR will be a subsequent EIR as authorized

under Section 15162 of the CEQA Guidelines. The SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. However, any environmental issues that were not addressed in the previous environmental documents for the South Campus Specific Plan, such as i.e. energy impacts and the Village West Drive extension, will be evaluated anew. The SEIR shall examine all phases of the project including planning, construction, and operation. The S EIR for the South Campus Specific Plan and Village West Drive Extension Project shall be prepared and processed in accordance with CEQA and will include the following:

- Summary of the Project and its potential environmental effects
- Description of the Project
- Description of the existing environmental setting
- Potential environmental impacts of the Project
- Mitigation measures to reduce significant environmental effects of the Project
- Alternatives to the Project
- Cumulative impacts
- CEQA conclusions



SOURCE: USGS 7.5-Minute Series Riverside East and Steele Peak Quadrangles

FIGURE 1

Project Location



South Campus Specific Plan and Village West Drive Extension Project Notice of Preparation