



**NOTICE OF AVAILABILITY
OF
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR)
FOR THE
SOUTH CAMPUS SPECIFIC PLAN AND VILLAGE WEST DRIVE EXTENSION PROJECT
(SCH # 2020059028)**

DATE: September 03, 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: South Campus Specific Plan and Village West Drive Extension Project
(State Clearinghouse # 2020059028)

PUBLIC REVIEW PERIOD: September 03, 2020 through October 20, 2020

PROJECT LOCATION:

The Project site is located in the South Campus of the March Business Center Specific Plan (SP-1), 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.

PROJECT DESCRIPTION:

The proposed Project involves amending the March Business Center Specific Plan (SP-1), specifically the South Campus area, 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:

Notice of Availability for the South Campus Specific Plan and Village West Drive Extension Project

- **Commercial Parcel:** Commercial development, totaling 14,267 square feet, has been constructed 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 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 (PP 20-03). The proposed Project also seeks approval of a conditional use permit to allow alcohol sales at the grocery store. This area was designated as Office in the 2003 Approved South Campus, as well as in the Current South Campus.
- **Building D:** The proposed Building D (PP 20-04) 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 located across the street from the existing Building C. This area was designated as Business Park and Mixed Use in the 2003 Approved South Campus and the Current South Campus.
- **Dog Park and Paseo:** A 6.2-acre dog park and paseo (PP 20-05) 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. This area was designed as Business Park and Commercial in the 2003 Approved South Campus and the Current South Campus.
- **Caroline Way:** 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. This road is generally in the same location as the previously planned roadways for the 2003 Approved South Campus and Current South Campus.
- **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 connection between Van Buren Boulevard to the north and Nandina Avenue to the south. This improvement is included as part of PP 20-03 discussed above. 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 Westmont Village retirement community). The extension would require an amendment to the Transportation Element of the March JPA General Plan. Note that extension of Village West Drive would require an easement from the United States Department of Veterans Affairs (VA). The VA has discussed accessing its future Cemetery expansion area via an under- or over-pass across Village West Drive; however, the timing of the VA's development of its Cemetery expansion area is unknown. An under- or over-pass improvement is neither planned nor approved and the VA is considering alternatives.

Additionally, the SEIR analyzes up to 700,000 square feet of high-cube cold storage warehousing within the South Campus Specific Plan. The proposed Project is requesting text revisions to the definitions of

“Wholesale, Storage and Distribution – Medium” and “Wholesale, Storage and Distribution – Heavy” to accommodate the cold storage use.

The proposed Project also is requesting a text revision to the definition of “Business Enterprise” in the Specific Plan. The Business Enterprise land use typically includes wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Business Enterprise uses are permitted in the Business Park, Industrial, and Mixed Use land designations. As currently defined, the Business Enterprise use is typically conducted within an enclosed building, occupying 50,000 square feet or less of building space. The proposed Project would revise the definition of “Business Enterprise” to allow up to 200,000 square feet or less of divisible building space within the South Campus.

Additionally, the proposed Project requests the text addition of a definition for “Grocery Store” in the Specific Plan along with the inclusion of “Grocery Store” as a permitted use not requiring a use permit within the Commercial land use designation within the Specific Plan. Alcohol sales at grocery stores would still require a use permit.

DRAFT SEIR AVAILABILITY:

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 the number above to make an appointment.

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

March JPA Website: <https://marchjpa.com/planning.php>

State Clearinghouse Website: <https://ceqanet.opr.ca.gov/> (enter the SCH # in the search bar)

SIGNIFICANT ENVIRONMENTAL IMPACTS:

- Air Quality (operational)
- Transportation and Traffic
- Cumulative Air Quality (operational)
- Cumulative Transportation and Traffic

HAZARDOUS MATERIALS STATEMENT:

The project site is not on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

PUBLIC HEARING:

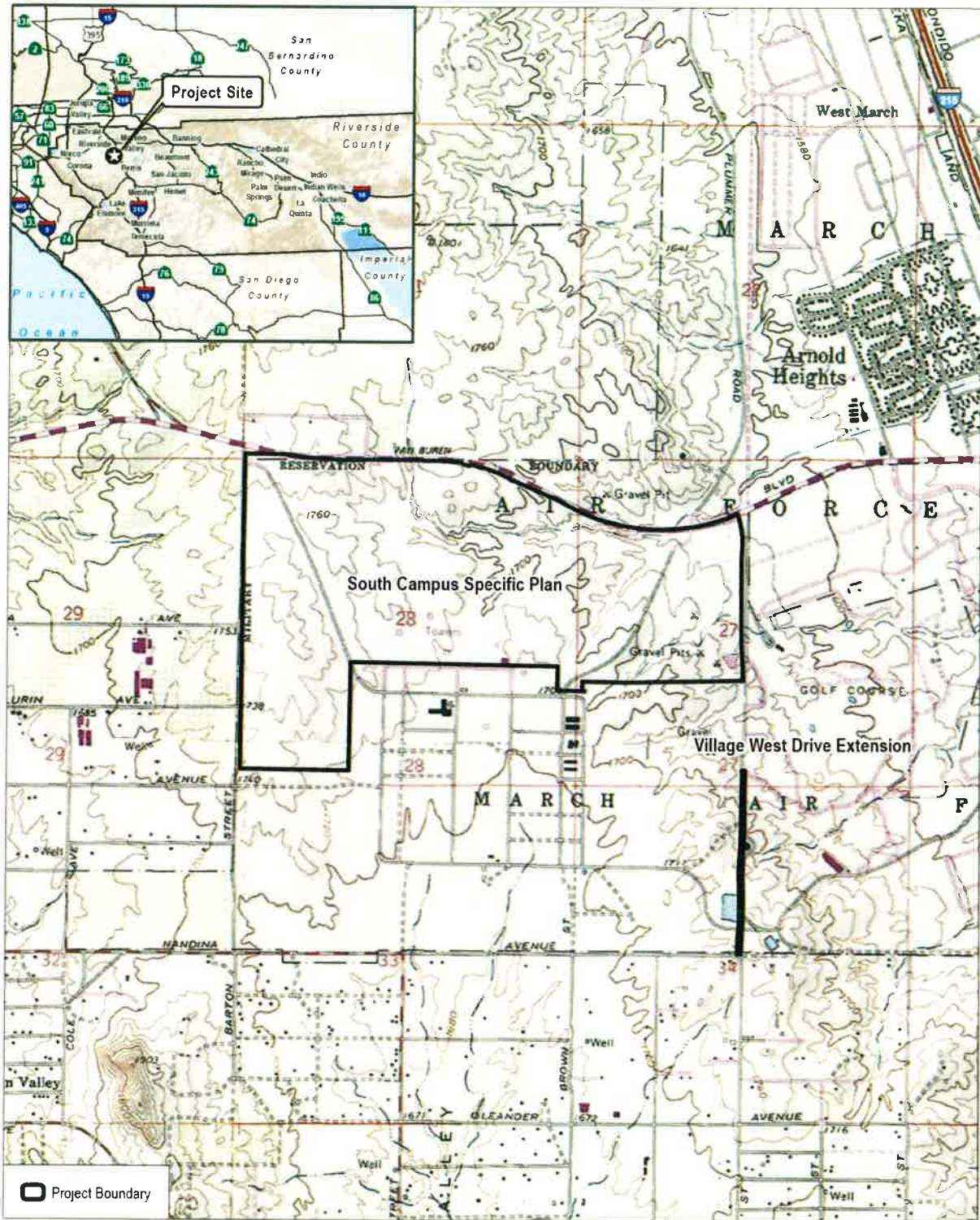
A public hearing has not yet been scheduled for this item, but will occur sometime after the close of the review period

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 draft SEIR. Pursuant to CEQA Section 15105 agencies must submit any comments in response to this notice no later than 45 days after receipt of this notice. March JPA will accept comments from all parties through the close of business on October 20, 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



SOURCE: USGS 7.5 Minute Series Riverside East and Slide Peak Quadrangles

FIGURE 1

Project Location



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

Notice of Availability for the South Campus Specific Plan and Village West Drive Extension Project