



MARCH JOINT POWERS AUTHORITY

NOTICE OF SPECIAL TAC MEETING

THE TECHNICAL ADVISORY COMMITTEE
OF THE
MARCH JOINT POWERS AUTHORITY

NOTICE IS HEREBY GIVEN
A SPECIAL MEETING OF THE TECHNICAL ADVISORY COMMITTEE
OF THE MARCH JOINT POWERS AUTHORITY

WILL BE HELD ON

Monday, September 9, 2019 from 3:30 p.m. to 5:00 p.m.

MARCH JOINT POWERS AUTHORITY OFFICE
14205 MERIDIAN PARKWAY, SUITE 140
RIVERSIDE, CA 92518

I hereby certify that the foregoing notice is a full, true and correct copy of a notice that was sent to the following locations:

1. County of Riverside
County Administrative Center
4080 Lemon Street
Riverside, CA
2. City of Perris
City Hall
101 North D Street
Perris, CA
3. City of Riverside
City Hall
3900 Main Street
Riverside, CA
4. City of Moreno Valley
City Hall
14177 Frederick Street
Moreno Valley, CA
5. March Joint Powers Authority Office
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

I hereby further certify that a copy of the foregoing notice was dispatched by me on September 5, 2019 to each member of the Technical Advisory Committee of the March Joint Powers Authority.

Carey L. Allen

Carey L. Allen, CMC, Secretary to the TAC

SPECIAL Meeting
of the
TECHNICAL ADVISORY COMMITTEE (TAC)
of the
MARCH JOINT POWERS AUTHORITY

Monday, September 9, 2019 at 3:30 p.m.
at the
MARCH JOINT POWERS AUTHORITY
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

AGENDA

- 1. Call to Order**
- 2. Approval of the Minutes of the TAC Regular Meeting held on August 5, 2019 (Page 4)**
- 3. Public Comments**
- 4. Reports, Discussions and Action Items**
 - a) Joint Land Use Study Update
 - b) Restrictive Covenant
 - c) Traffic Analysis Discussion (In Progress)
 - d) K-4 and Cactus Channel Improvement Project: General Plan Amendment 18-02, Change of Zone 18-01, and Plot Plan 18-04 (Page 8)
 - e) Rolling Calendar and Calendaring of future agenda items (Page 15)
 - f) Next TAC meeting – Monday, September 30, 2019 - Discussion
- 5. JPC Draft Minutes – August 28, 2019 (Page 16)**
- 6. TAC representation and report at the next scheduled JPC Meeting (September 25, 2019)**
- 7. Reports and comments from Staff or TAC members regarding activities in their jurisdictions**
- 8. Adjournment**

In accordance with Government Code section 65009, anyone wishing to challenge any action taken by the members appointed by the March Joint Powers Commission of the entity listed in this agenda above in court may be limited to raising only those issues raised at the public hearing described in the notice or raised 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 a matter on this Agenda shall be carbon copied to the Commission Clerk and the project planner, if applicable, at or prior to the meeting date first referenced above.

Copies of written documentation relating to each item of business described above are on file in the office of the March Joint Powers Authority (JPA), 14205 Meridian Parkway, Ste. 140, Riverside, California and are available for public inspection during regular office hours which are 8:00 a. m. to 5:00 p.m., Monday through Thursday, Friday 7:30 a.m. to 4:30 p.m. Written materials distributed to the March Joint Powers Technical Advisory Committee (TAC) within 72 hours of the TAC meeting are available for public inspection immediately upon distribution in the JPA office at 14205

Meridian Parkway, Ste. 140, Riverside, California (Government Code Section 54957.5(b)(2). Copies of written materials may be purchased for \$0.20 per page. Pursuant to State law, this agenda was posted at least 72 hours prior to the meeting.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated: September 5, 2019

Signed: Carey L. Allen

Carey L. Allen, CMC, Secretary, MIPA Technical Advisory Committee

ADA: If you require special accommodations during your attendance at a meeting, please contact the JPA at (951) 656-7000 at least 24 hours in advance of the meeting time.

**March Joint Powers Authority
14205 Meridian Parkway, Ste. 140, Riverside, CA 92518
Phone: (951) 656-7000 FAX: (951) 653-5558**

REGULAR Meeting
of the
TECHNICAL ADVISORY COMMITTEE (TAC)
of the
MARCH JOINT POWERS AUTHORITY

Monday, August 5, 2019 at 3:30 p.m.
at the
MARCH JOINT POWERS AUTHORITY
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

MINUTES

Present: Gary Christmas, Chairman, Representative for Congressman Takano
Clara Miramontes, City of Perris
Moises Lopez, City of Riverside
Juan Perez, County of Riverside
Mike Lee, City of Moreno Valley

Others in Attendance:

Dr. Grace Williams, City of Perris
Lt Col Rodney Lykins, March ARB
Douglas Waters, March ARB
Erik Ruehr, VRPA Technologies
Kenneth Phung, City of Perris
Jesse Jimenez, OPR Communications
Allison Ellingson, OPR Communications
Simon Housman, RIVCO-ALUC
Thomas Ketcham, County of Riverside-BOS
John Magness, Hillwood
Kathy Hoffer, Hillwood
Ned Sciortino, Hillwood
Adriana Castillo, Hillwood
Mr. Arnoldo (?) Perez, Property Owner

Stuart McKibbin, Tri Lake Consultants, Inc.
Cassandra Sanchez, Tri Lake Consultants, Inc.
John Brown, Best Best & Krieger LLP
Charity Schiller, Best Best & Krieger LLP
Dr. Danielle Kelly, March JPA
Danny Whaley, March JPA
Mathew Evans, March JPA
Jeff Smith, March JPA
Lauren Sotelo, March JPA
Matthew Schenk, March JPA
Carey Allen, March JPA
Cindy Camargo, March JPA

1. **Call to Order**
Chairman Gary Christmas called the meeting to order at 3:31 p.m.
2. **Approval of the Minutes of the TAC Special Meeting held on July 22, 2019**
Motion to approve: Moises Lopez
Second: Mike Lee
Abstain: Juan Perez, Clara Miramontes
3. **Public Comments**
None.
4. **Reports, Discussions and Action Items**
 - a) Joint Land Use Study Update

Item under review, no update available at this time.

- b) Restrictive Covenant
No update available at this time.
- c) Traffic Analysis Discussion, presented by VRPA Technologies, Erik Ruehr.
Mr. Ruehr stated the agenda packet has the red-line changes for review. For clarification, agenda packet page 18, the words “heavy truck” refer to the weight of the truck not the amount of traffic. So, heavy truck is considered a semi-truck. Currently, if the project does not change, no further review is needed. Prior discussion concerns were after a period of time lapses should an additional current review be done. Mr. Ruehr asked the Members to discuss and provide feedback.

Member Perez suggested providing a timeframe such as over 5 or 10 years for a possible review using current conditions.

Dr. Kelly stated depending on the activity and changes, the Notice of Preparation (NOP) may be sent to everyone. However a plot plan or project formerly approved, would be brought to the TAC approximately 30 days ahead of the JPC meeting, to provide an update.

Legal Counsel Charity Schiller explained a NOP is circulated to the public and interested agencies for at least 30 days before the Environmental Impact Report (EIR) is actually released. The NOP is only done when the EIR is required. There is something similar for Notice of Availability (NOA) which is circulated typically for 30 days when a mitigated negative declaration or negative declaration is anticipated to be adopted. But for a process where an EIR has already been done and arguably there is no further environmental analysis required, in a technical sense. Typically that would either be an addendum, which is a short two to three page document or something called AB52 findings. This would be a write-up and explain why the prior EIR already analyzes the impacts of the project and why circumstances have not changed, such that there’s no new analysis required. In part, both of those processes, as Dr. Kelly pointed out, the preparation of a traffic consistency memo that talks about what the prior study analyzed and why the current project fits within the envelope of what has already been approved.

Member Perez recommended using the suggested language with thought to the project timeline for TAC review.

Dr. Kelly suggested a working meeting with the Member Jurisdiction Traffic Engineers. After meeting completion an update will be provided to the TAC. All agreed.

- d) March JPA Noise Ordinance Discussion, presented by March JPA Planning Director Mathew Evans. Please refer to the recommended revisions included in the packet.

Member Perez asked for the violation noticing and fine structures.

Mr. Evans stated currently March JPA’s first action is to consult with the developer, applicant, and/or contractor for voluntary compliance. Next, reach out to County of

Riverside Code Enforcement to attempt to abate the issue. Also, March JPA's Development Code addresses violation fines.

- e) Veterans Industrial Park (VIP) 215: General Plan Amendment 16-01, Specific Plan 16-06, Plot Plan 16-06, Tentative Parcel Map 37220, Development Agreement/Disposition and Development Agreement
 - 1) Status of Memorandum of Understanding
 - 2) Request for Memorandum of Understanding Extension
 - DEIR ready to distribute.
 - Resolution to master storm drain issues with MARB and Riverside County Flood.
 - Amicable solution with City of Perris regarding transportation impacts.
 - Requesting MOU extension to finalize VIP215 Draft EIR, Circulate, Comment, Publish, Certify, and NEPA clearance.

Presentation provided by Hillwood Senior Vice President, John Magness.

Mr. Magness stated the Memorandum of Understanding (MOU) started in 2016. After working with member jurisdictions, Riverside County Flood, and March ARB, Hillwood feels the master storm drain issues are now resolved. Hillwood is asking for the support of their extension to go before the JPC in August. Hillwood hopes to have the EIR out for public review this fall.

Stuart McKibbin, Tri Lake Consultants, Inc. provided the drainage update. Phase III will be part of the development and proven obligation needed to protect the two buildings. The idea is to take the water and discharge on the channel on MARB. MARB concern is if the channel can handle the possible volume of water and will this impact the runways. Riverside County Flood (RCF) stated the channel has enough capacity. With RCF information MARB is willing to move forward. Currently all Agencies are working together to find funding, real design and future schedule. March JPA, RCF, and MARB are all working together to find out what the commitment is for the interim tie-in to the channel on MARB. Funding is roughly \$5.6 million improvement. K&A Engineering submitted preferred alignment on the east side of MWD aqueduct or pipeline. Webb & Associates provided MARB a conceptual drawing of how the tie-ins will look. March JPA put together a proposed timeline figuring RCF 4 years to complete the job. Starting when JPC approves VIP215 project, the tentative timeline is: 2 years for design and environmental work, approximately one year of right-of-way (ROW) acquisitions, approximately one year for construction, plus approximately 1-1/2 years for the storm drain design and construction. This proposal was presented to MARB last week, Base Staff will discuss with Base Commander, etc. and provide feedback.

Member Perez stated he was supportive of the requested extension.

Member Miramontes stated Hillwood is working with City of Perris Staff on the traffic issues and appreciates Hillwood listening to the concerns.

Member Lopez stated he was supportive of the requested extension.

Member Lee wanted to make sure all of MARB concerns are addressed.

Member Perez requested a follow-up report after MARB discussions and decisions.

- f) Rolling Calendar and Calendaring of future agenda items
No further discussion.
- g) Next TAC meeting – Monday, September 2, 2019 (DARK-Holiday)
- 5. **JPC Draft Minutes – DARK in July**
No discussion.
- 6. **TAC representation and report at the next scheduled JPC Meeting (August 28, 2019)**
Chairman Christmas will attend the upcoming JPC meeting.
- 7. **Reports and comments from Staff or TAC members regarding activities in their jurisdictions**
None.
- 8. **Adjournment**
Meeting adjourned at 4:27 p.m.

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**March Joint Powers Authority
14205 Meridian Parkway, Ste. 140, Riverside, CA 92518
Phone: (951) 656-7000 FAX: (951) 653-5558**

**MARCH JOINT POWERS AUTHORITY
TECHNICAL ADVISORY COMMITTEE
OF THE
MARCH JOINT POWERS AUTHORITY**

***Reports, Discussion and Action
Agenda Items No. 4d***

- Meeting Date:** September 9, 2019
- Report/Discussion:** K4 and Cactus Channel Improvement Project: General Plan Amendment 18-02, Change of Zone 18-01, and Plot Plan 18-04
- Applicant:** Lewis Waypoint Group
- Background:**

The following information was provided to the TAC at the July 22, 2019 meeting.

In August 2017, Lewis Waypoint Group (the “Applicant”) submitted applications to develop the K4 parcel along with plans to make significant improvements to the Cactus drainage channel that runs parallel along Cactus Avenue from the March Air Reserve Base to the Heacock Street drainage channel. The project is located west of Cactus Avenue roughly between the intersections of Veterans Way and Fredric Street, and north of the March Air Reserve Base and consists of five (5) parcels on approximately 35.4-acre site. The proposal includes the construction of a 718,000 square foot building conservatively assumed to be occupied by e-commerce/fulfillment center use. The maximum exterior building height would be 46 feet at the parapet. A total of 598 automobile parking stalls and 242 truck trailer parking stalls would be provided. The building would include a total of 105 loading dock positions for trucks.

The proposed Project consists of a General Plan Amendment, Zone Change, and Plot Plan, all as summarized below:

General Plan Amendment (GPA 18-01): The Project site has a land use designation of Business Park within the existing March JPA General Plan. The Project proposes to change the existing Business Park land use designation to Industrial; as such, a General Plan Amendment is required for this change.

Change of Zone 18-01: The Project site has not previously been given a zoning designation, thus to be consistent with the requested General Plan land use designations of Industrial, the proposed Project is pursuing a zoning change to the designation of Industrial (IND) for the 35.4-acre site.

Plot Plan 18-04. A plot plan approval is required to construct the 718,000 square foot building, 598 automobile parking stalls, and 242 truck trailer parking stalls.

CEQA: A public draft the of the project Environmental Impact Report (DEIR) was circulated April 17, 2019. The Final EIR is expected to be released within the next few days. A copy of the FEIR will be available on the JPA website for public review. Staff will provide a more detailed analysis of the CEQA process for this project at the TAC meeting.

At the July TAC meeting, it was noted that staff and the applicant had recently met with the City of Moreno Valley to answer questions and address any concerns. Those questions and concerns were also raised during the TAC meeting. The most substantial concerns regarding the site focused mainly on the large setback between the Cactus Channel, landscaping between the channel and the screen wall, and the proposed building, and what the channel will look like, both interim and final conditions. It was noted by the applicant that the large setback was necessary to avoid an existing easement for a 54-inch feeder water line owned by the Eastern Municipal Water District that traverses the site, as well as an electrical backbone system and communication lines which run to the March Air Reserve Base. Additionally, traffic impacts were identified by Moreno Valley staff as a substantial concern.

Based on the comments raised by Moreno Valley, the applicant has provided the JPA with additional illustrations that address the following:

1. Revised Site Plan – The site plan has been revised to show a larger landscape setback between the Cactus Channel and proposed screen wall. As a result of the increased landscaped area, the building footprint has been reduced in size from 718,000 square feet to **685,000 square feet** resulting in a reduction of 33,000 square feet.
2. Revised Elevations – The applicant has provided a street view rendering of the project from Cactus Avenue. The rendering shows that the parking area and much of the building will not be visible behind the screen wall at street level.
3. Channel Improvements. The applicant has provided illustrations showing the interim and ultimate conditions for the Cactus Channel, including revised landscape plans that address landscaping atop the box culvert once constructed.
4. Revised Wall Plans – The Cactus Channel Improvement plans also illustrate the proposed wall elevations, which are similar to those provided to the TAC during their last meeting. Walls will be 14 feet tall pre-cast with stone pilasters.

Traffic:

The site plan indicates that a total of 598 automobile parking stalls and 242 truck trailer parking stalls will be provided. According to the applicant's traffic report, the K4 project is estimated to generate a total of 5,873 trip-ends per day, in actual vehicles, with 425 AM peak hour trips and 983 PM peak hour trips. The anticipated trips are based on a High-Cube Fulfillment Center

Warehouse as the “worst case scenario” for traffic. As such, Project trip generation has been calculated based on the trip-generation statistics published in the 2019 TUMF High-Cube Warehouse Trip Generation Study which was commissioned by Western Riverside Council of Governments (WRCOG) in support of the Transportation Uniform Mitigation Fee (TUMF) update.

It is anticipated that truck traffic will come primarily from the I-215 freeway interchange at Cactus Avenue to and from the site, which is located near the freeway. Personal vehicle traffic will likely come mainly from the freeway as well, but it can be assumed that the project could generate local traffic to and from the site as the builder’s end-user will likely attract employment from local residence in Moreno Valley, Perris and Riverside.

Improvements to Cactus Avenue are proposed as part of the project, and the applicant is also proposing various off-site improvements. Those off-site improvements are still being negotiated with the City of Moreno Valley, but would likely include various options for off-site roadway improvements along Cactus Avenue near the I-215 freeway interchange, and locations elsewhere. The applicant will also be required to pay TUMF fees, which will help to offset impacts to local TUMF roadway networks in the area.

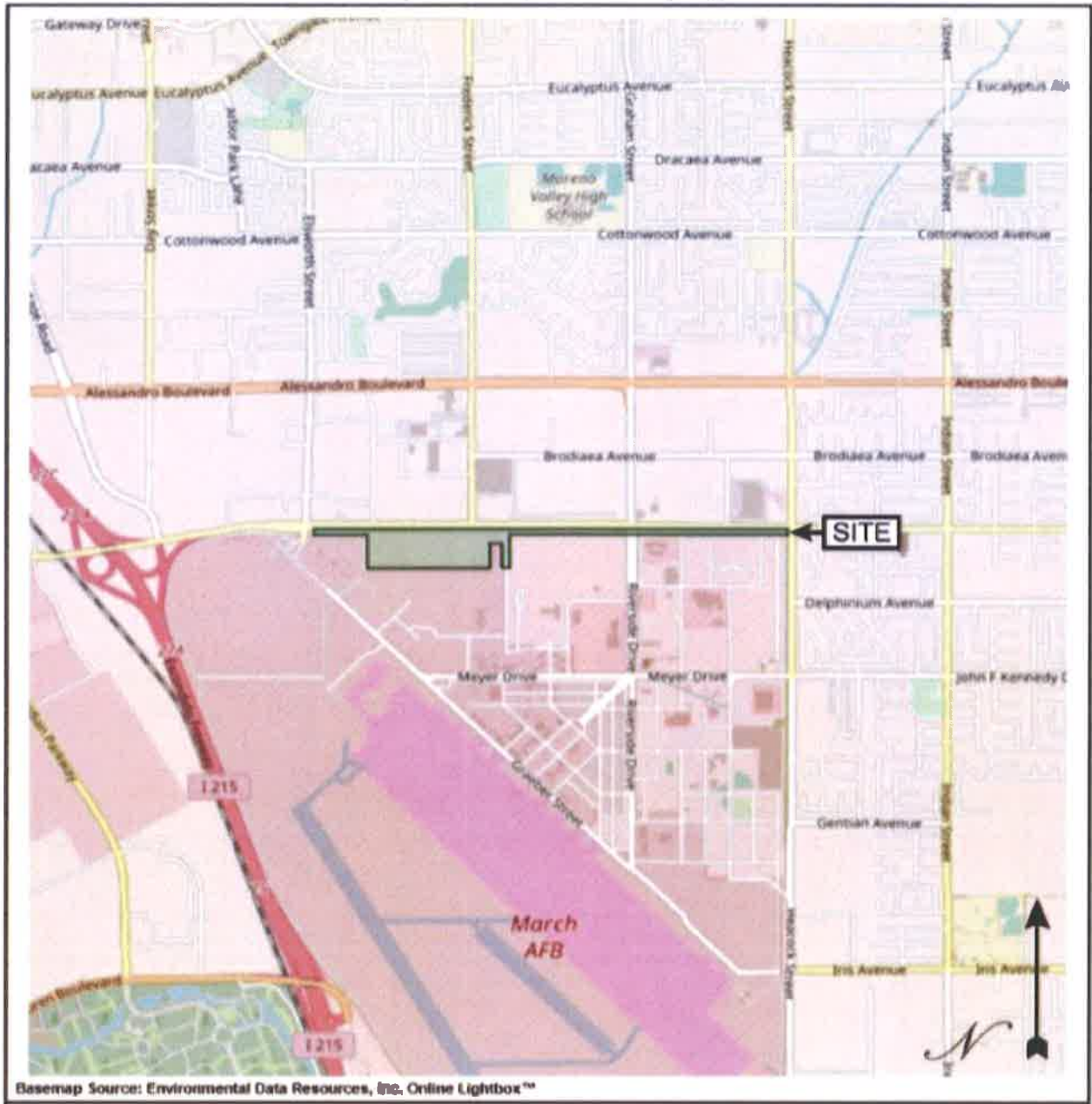
Schedule:

Staff is scheduled to hold a follow-up meeting with the City of Moreno Valley on Thursday, September 26th to discuss the issues raised during the last meeting. Moving forward, it is anticipated that this item will come before the Commission for consideration at the October 9, 2019 JPC meeting.

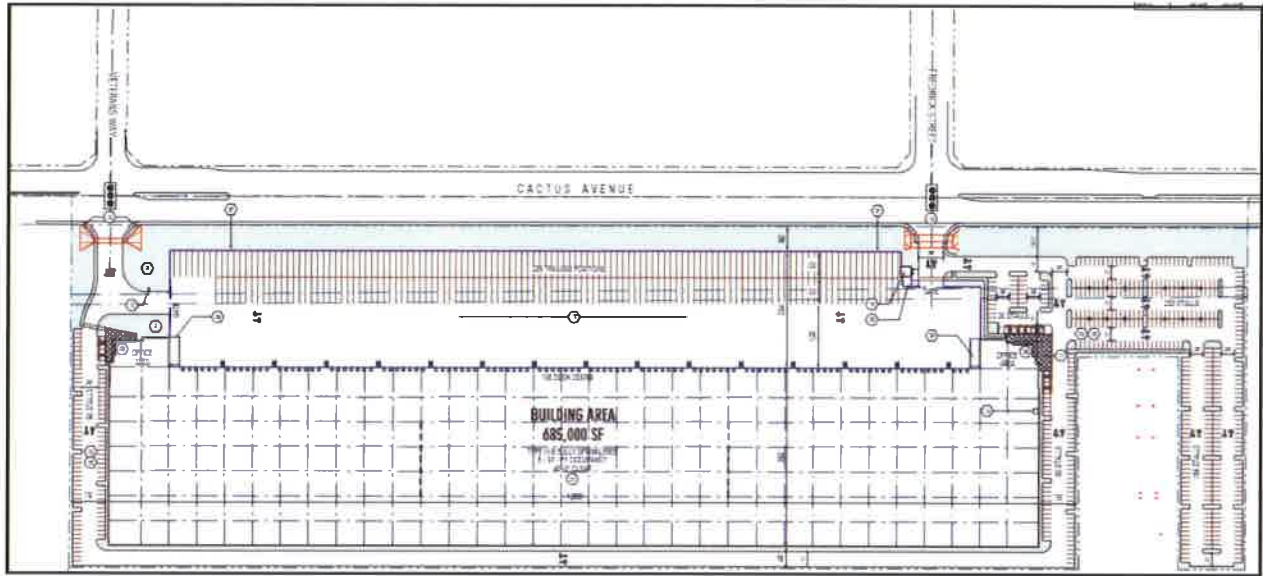
Attachments:

- 1) Location map.
- 2) Revised Site Plan and Wall Plan.
- 3) Cactus Channel Improvements and final Landscape Plans.
- 4) Elevations, Street Perspective and Photo simulation.

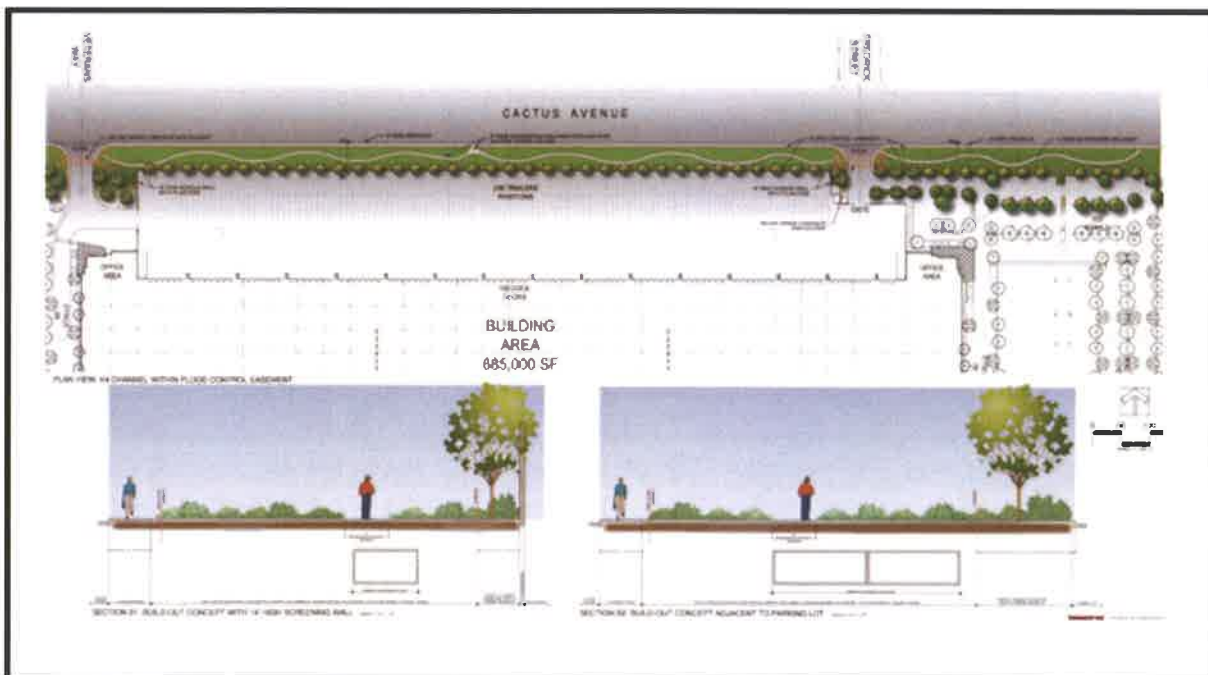
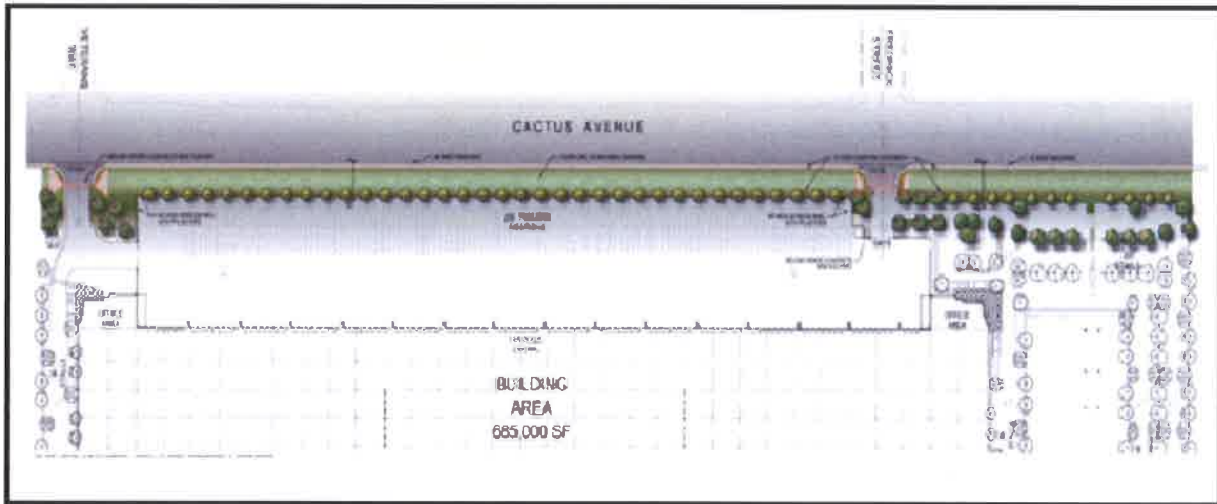
ATTACHMENT 1 – LOCATION MAP



ATTACHMENT 2 – REVISED SITE PLAN



ATTACHMENT 3 – CACTUS CHANNEL



	Rolling -Sept	Sep-19	Rolling -Oct	Oct-19	Rolling -Nov	Nov-19
March JPA		US Vets Lease Renewal #976 - 1st one year option (9/25)		MS Prime Six Project: General Plan Amendment 19-01, Specific Plan Amendment 19-01, A5, Change of Zone 19-01 and 19- 02, Plot Plan 17-04,A1, Conditional Use Permit 19-01 through 19-05 and Tentative Parcel Map 19-01. (10/23)		
		K-4 and Cactus Channel Improvement Project: General Plan Amendment 18-02, Change of Zone 18-01, and Plot Plan 18-04 (9/25)				
		Accela Contract (9/25)				
		SDRMA Resolution & MOU (9/25)				
		Springbrook Contract (9/25)				
MJPA-SA						
MIPAA		RFQ Advertisement for A/E (9/25)		Millionaire Lease Option Renewal		
JPUA						

THE MARCH JOINT POWERS COMMISSION
of the
MARCH JOINT POWERS AUTHORITY
and the
MARCH INLAND PORT AIRPORT AUTHORITY
and the
SUCCESSOR AGENCY - MARCH JOINT POWERS AUTHORITY
of the
FORMER MARCH JOINT POWERS REDEVELOPMENT AGENCY
City of Moreno Valley • City of Riverside • City of Perris • County of Riverside
and the
MARCH JOINT POWERS COMMISSION
of the
MARCH JOINT POWERS UTILITIES AUTHORITY
City of Moreno Valley • City of Riverside • City of Perris

August 28, 2019 - 3:00 PM

*Western Municipal Water District/March Joint Powers Authority
Board Room
14205 Meridian Parkway
Riverside, CA 92518*

REGULAR MEETING MINUTES

- 1. Call to Order**
Chairman Vargas called the meeting to order at 3:01 p.m.
- 2. Roll Call**
Present: Gardner, Jeffries (2 votes), Rogers, Thornton, Melendrez, Baca, Vargas
Absent: Hewitt
- 3. Invocation**
Pastor Diane Gardner provided the invocation
- 4. Pledge of Allegiance**
Member Rogers led the group in the pledge of allegiance.
- 5. Matters Subsequent to Posting Agenda**
Approval of Agenda Additions or Corrections, as Necessary.
None.
- 6. Approval of Minutes of the Regular Meeting held on June 26, 2019**
Motion: Baca
Second: Rogers

Ayes: Gardner, Jeffries (2 votes), Rogers, Thornton, Melendrez, Baca, Vargas
Noes: None
Absent: Hewitt
Abstain: None

7. Public Comments

Any person may address the Commission on any subject pertaining to March Joint Powers Authority, March Inland Port Airport Authority, Successor Agency/former March Joint Powers Redevelopment Agency, and March Joint Powers Utilities Authority business not listed on the Agenda during this portion of the Meeting. A limitation of three (3) minutes shall be set for each person desiring to address the Commission.

None.

8. Consent Calendar

a. MJPA – Operations

- 1) Report: Financial Status Report
- 2) Report: Update on JPC Actions, Legislation, Property Transfers and Staff activities
- 3) Report: Update on Planning Activities
- 4) Report: Technical Advisory Committee Meeting (July 22 -Special and August 5, 2019 - Regular)
- 5) Action: Approve a Temporary Construction Easement to Exeter Alessandro Land, LLC and Water Easement to Eastern Municipal Water District (EMWD) to facilitate the relocation of a 54 inch water main on Brown Street, south of Alessandro Boulevard and assist in the construction of Brown Street for the Alessandro Commerce Centre Project, and Direct Staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines
- 6) Action: Approve Final Map 30857-9, Amendment No. 1 for the South Campus of the March Business Center Specific Plan; and direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines
- 7) Action: Authorize advertising a Request for Proposals (RFP) for landscape maintenance services for March Joint Powers Authority grounds, Landscaping, Lighting and Maintenance District No. 1, Green Acres and March Inland Port Airport)
- 8) Action: Approve Amendment #2 to the Contract for Services with S.O.I.L. Inc. to include South Campus Landscaping

Motion to approve Consent Calendar MJPA – Operations items 8a (1-8).

Motion: Gardner
Second: Baca
Ayes: Gardner, Jeffries (2 votes), Rogers, Thornton, Melendrez, Baca, Vargas
Noes: None
Absent: Hewitt
Abstain: None

9. Reports, Discussion and Action Items – MIPAA

- a.** Action: Approve the request of Hillwood Enterprises, L.P., to amend the current Memorandum of Understanding (MOU) for the Veterans Industrial Park 215 (VIP 215)

Project by extending the Termination Date of the MOU to September 16, 2020; and direct the Executive Director to accept the new MOU Termination Date

Mr. Jeffrey Smith, Senior Planner provide a project briefing.

Hillwood Senior Vice President John Magness provided an overview of Hillwood and the Veterans Industrial Park 215 project and the request for extension of the MOU.

Motion to approve Reports, Discussion and Action Items – MIPAA item 9a.

Motion: Gardner
Second: Rogers
Ayes: Gardner, Jeffries (2 votes), Rogers, Thornton, Melendrez, Baca, Vargas
Noes: None
Absent: Hewitt
Abstain: None

10. Consent Calendar – MJPUA – Operations

a. Report: Financial Status Report

Motion to approve Consent Calendar – MJPUA – Operations item 10a.

Motion: Baca
Second: Gardner
Ayes: Gardner, Rogers, Thornton, Melendrez, Baca, Vargas
Noes: None
Abstain: None
Absent: Jeffries, Hewitt

11. Commission Members Oral Reports/Announcements

None.

12. Staff Oral Reports/Announcements

None.

13. Calendaring of Future Agenda Items

Future agenda items may be scheduled by JPC Members or staff.

None.

14. Adjournment

The meeting adjourned at 3:27 p.m.

Meeting Schedule

March Joint Powers Commission Meeting	September 11, 2019 – 3:00 p.m.
March Joint Powers Commission Meeting	September 25, 2019 – 3:00 p.m.
March Joint Powers Commission Meeting	October 9, 2019 – 3:00 p.m.