# West Campus Upper Plateau Project Description

# **Project Location**

The Project site is located within the western portion of the March Joint Powers Authority (March JPA) jurisdiction, within unincorporated Riverside County, California. More specifically, the Project site is surrounded by the West March Conservation Area located to the west of the terminus of Cactus Avenue (where the street currently dead ends), to the east and south of the Mission Grove neighborhood and to the north of the Orangecrest neighborhood. Interstate 215 (the I-215 freeway) is located approximately a half (1/2) mile east of the Project site. The Project includes the extensions of Cactus Avenue to Barton Street, as well as the extension of Barton Street through the project site to connect to Al.

## Project Background

In 1993, the federal government mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was re-designated and re-named the March Air Reserve Base (MARB). Approximately 4,400 acres of land that had historically supported MAFB are no longer needed to support MARB. The cities of Moreno Valley, Perris, and Riverside, and the County of Riverside formed the March JPA to oversee the dispensation and management of the surplus land. A General Plan and Master Environmental Impact Report were prepared and adopted/certified in 1999 for the March JPA planning area, which includes MARB.

The Project site has been analyzed under both CEQA and NEPA in the following documents:

- March Air Force Base Master Reuse Plan, March JPA (November 1995)
- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (June 1996)
- March Joint Powers Authority Development Code (July 1997)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- Final Air Installations Compatible Use Zone Study, March Air Reserve Base (2018)

In September 2012, the March JPA entered into a settlement agreement with the Center for Biological Diversity and the San Bernardino Valley Audubon Society to resolve all of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.* (CBD Settlement Agreement). The CBD Settlement Agreement contemplated the division of western acreage under the jurisdiction of the March JPA, including the Project site, into the creation of the West March Conservation Area, Developable Area, a Proposed Park Area and Water Quality/Open Space Area as shown in Exhibit 4 further below.

# **Project Objectives**

The proposed Project requests a General Plan Amendment, Zoning Amendment, Tentative Tract Map, four Plot Plans, and a Development Agreement to redevelop the former munitions bunker and training and security areas of the March AFB. West of Barton Street, the Project proposes a 10.03-acre park, with future 51.73-acre expansion into a regional park. The Project proposes to extend Cactus Avenue from its western terminus to intersect with Barton Street, which will be extended from Alessandro Boulevard to the north to connect to Barton Drive to the south. To the east of the Barton Street extension, the Project proposes a ring of seven Business Park parcels, three Mixed Use parcels, two Public Facilities parcels, and one Industrial parcel surrounding two Industrial parcels located in the center of the Project. As part of the Project, the March JPA will place approximately 657 acres under a conservation easement as contemplated under the CBD Settlement Agreement (Conservation Area). The primary objectives of the Project include the following:

- Provide appropriate land use intensities to comply with the parameters of the March Air Reserve Base/Inland Port Airport Compatibility Plan.
- Implement the goals, objectives and policies of the March JPA General Plan.
- Provide increased job opportunities for local residents through the provision of employment-generating businesses.
- Establish a land use and facility plan that ensures Project viability in consideration of existing and anticipated economic conditions.
- Provide an area for a regionally serving park facility.
- Complete the buildout of the roadway infrastructure by connecting Cactus Avenue to Barton Street, extending Barton Street from Alessandro Boulevard to Barton Drive, and extending Brown Street from Alessandro Boulevard to Cactus Avenue.
- Remediate the former munitions storage area of the March AFB.
- Provide appropriate land use intensities to comply with the parameters of the March Air Force Base Master Reuse Plan.
- Implement the goals, objectives and policies of the March JPA General Plan.
- Encourage the use of alternative modes of transportation through the provision of a pedestrian and bicycle circulation system that is safe, convenient and comfortable.
- Implement the terms and conditions agreed upon in the September 12, 2012, Settlement
  Agreement entered into between and among the Center for Biological Diversity, the San
  Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC, as the complete
  settlement of the claims and actions raised in Center for Biological Diversity v. Jim Bartel, et al.

## **Existing Conditions**

The 359.6-acre Project site is comprised of eight parcels GHVLJQDWHGDV\$VVHWMRUVV30RUVV30DU170-07, 94-020-001, 297-080-002/-003, 297-090-001/-002/-008/-009. The Project site and Conservation Area are designated Business Park and ParkRecreation Open Spaceunder the March JPA General Plan but do not have a March JPA zoning designation has Park land in the center of the Business Park development area.

The site has 16 bunkers that were formally used for munitions storage by the Air Force. All of the bunkers are currently used by PyroStore Fireworks for the storage of fireworks.

The Project site is surrounded to the north and west by residential uses that are part of the Mission Grove neighborhood in the City of Riverside. To the north and east are two new industrial buildings built by Exeter located in Riverside County. To the south lies residential uses that are part of the Orangecrest neighborhood in the City of Riverside. To the east lies the recently constructed Meridian West industrial project in the March JPA. The nearest residential area is located approximately 1,000 feet from the nearest industrial zoned property.

# **Proposed Project**

#### **Proposed Development**

Prior to development of the proposed uses, the Project will conduct an extensive remediation effort to remove and remediate all but two of the existing bunkers. Two of the bunkers, located southeast of the development, will be preserved for potential historical preservation or ongoing reuse.

The Project redevelopment proposes to leave a buffer of undisturbed land surrounding the development area, consistent with prior determinations made as part of the CBD Settlement Agreement (Conservation Area). This Conservation Area leaves a buffer of at least 300 feet on all sides with a larger buffer to the south and east. This area includes the two remaining bunkers. There is also an additional a 2.48-acre undisturbed parcel on the south side of the development area, adding more land to the buffer than required by the CBD Settlement Agreement. Additionally, the Project proposes an additional 20-30-foot buffer on the proposed parcels to the north, west, south, and southeast to further protect the Conservation Area.

The Project includes 61.76 acres of Parks/Open Space located to the west of the Barton Street extension, which further buffers the existing residential uses to the west of the site. The Project proposes to develop a 10.03-acre park with a future expansion into the remaining Park acreage. On the north side of the development area, the Project proposes 46.43 acres of Business Park, divided into 4 parcels of 11.98 acres, 11.38 acres, 9.97 acres, and 13.09 acres, respectively. To the south of the Business Park parcels will be a 55.68-acre Industrial parcel and to the south of that parcel lies a 59.65-acre Industrial parcel on which a 1,330,000 million square foot industrial building is proposed. To the east, north of Cactus Avenue, the Project proposes a 27.43-acre Industrial parcel with a 550,000 square foot industrial building. Plot plans for each industrial building are proposed as part of the Project. Surrounding the central Industrial parcels are three Mixed Use parcels, totaling 39.25 acres. The Mixed Use parcels to the west will be 10.87 acres and 22.93 acres, respectively. The Mixed Use parcel to the southeast will be 5.45 acres. To the south, the Project proposes an 11.31-acre Business Park parcel and an 11.16-acre Business Park parcel with a 200,000

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square foot building. A plot plan for this building is also proposed as part of the Project. To the east, south of Cactus Avenue, the Project proposes a 9.46-acre Business Park parcel and two Public Facilities parcels of 2.06 acres and 1.41 acres, respectively.

The Project Site Plan is shown in ^ K ‰ š ] } v \_ (  $\mu$  Œ š Z Œ o } Á

#### Site Access and Circulation

The Project site would be accessed through the extension of existing streets that have been planned in the March JPA General Plan. The Project will be accessed from the east via Cactus Avenue which the Project will extend from its current western terminus, through the Project site, to connect to Barton Street. The Project will be accessed from the north and south by extending Barton Street to connect from Alessandro Boulevard to Barton Drive. The Project will connect from the north via Brown Street which the Project will construct to connect from Alessandro Boulevard to the new extension of Cactus Avenue. Cactus Avenue will be utilized for all truck traffic to reach I-215. Truck routes are proposed along Cactus Avenue to I-215 and alternatively Brown Street to Alessandro Boulevard. To allow for animal passage, the Cactus Avenue extension will include two soft-bottomed culverts of approximately 6 feet in height by 20 feet in width.

#### Utilities

The utilities for water, wastewater, storm drain, natural gas, and electrical facilities that are sized to accommodate the proposed Project are stubbed out at the terminus of Cactus Avenue and will be extended along Cactus Avenue to the Project site. Several existing onsite utilities, including a 30-inch gas line, will be adjusted as part of the Project.

#### **Demolition and Grading**

The Project site contains numerous bunkers that were used for the storage of ammunitions for decades. Significant remediation of the site will be necessary prior to grading.

#### Conservation Area

Under the CBD Settlement Agreement, the March JPA is required to place the Conservation Area into conservation via easement to be managed for its wildlife habitat value for sensitive species. The currently existing service roads within the Conservation Area, as depicted by the red lines on the  $^{\mbox{K}}$  % § ] } v  $^{\mbox{W}}$  §  $^{\mbox{W}}$  o  $^{\mbox{M}}$  % o  $^{\mbox{M}}$  and  $^{\mbox{M}}$  of the public for passive recreation as authorized by the March JPA but vehicular access by the general public will be prohibited.

#### **Project Construction**

Phase 1 Construction will include grading and infrastructure for the entire Project, is expected to commence in September 2022 and last through November 2023. Phase 2 Construction, including the proposed buildings, is expected to commence in December 2023 and last through December 2025. The construction schedule utilized in the analysis, shown in Tables 1 and 2 U Œ % Œ • v-š • • \_^ Á } Œ • š analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations

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becoming more stringent. The duration of construction activity and associated equipment, as shown in Tables 1 and 2, represents a reasonable approximation of the expected construction fleet as required % OE Y X d Z μ OE š] γ γ δ Σ ψ δ Σ γ δ Σ φεριάς γεατ. • γ ν δ Ζ

Table 1. Construction SchedultePhase 1

Phase Name	Start Date	End Date	Days
Site Preparation	09/01/2022	11/30/2022	
Grading	12/01/2022	09/30/2023	
Building Construction	10/01/2022	11/30/2023	
Paving	09/01/2023	10/30/2023	

Table 2.Construction Schedule Phase 2

Phase Name	Start Date	End Date	Days
Site Preparation	12/30/2023	03/30/2024	
Grading	04/01/2024	12/30/2024	
Building Construction	11/01/2024	12/30/2025	
Paving	09/20/2025	11/15/2025	
Architectural Coating	08/02/2025	10/15/2025	

Site specific construction fleet may vary due to specific Project needs at the time of construction. The associated construction equipment will be generally based on CalEEMod 2016.3.2 defaults. A detailed summary of construction equipment assumptions by activity is provided at Table 3.

Table3. Construction Equipment Assumptions

Activity	Equipment	Amount	Hours Per Day	Horsepowe r	Load Facto r
Site Preparation	Crawler Tractors	4	8	212	0.43
one reparation	Rubber Tired Dozers	3	8	247	0.40
Grading	Crawler Tractors	2	8	212	0.43
2.336	Excavators	2	8	158	0.38

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	Graders	1	8	187	0.41
	Rubber Tired Dozers	1	8	247	0.40
	Scrapers	2	8	367	0.48
	Cranes	1	8	231	0.29
	Crawler Tractors	3	8	212	0.43
Building Construction	Forklifts	3	8	89	0.20
	Generator Sets	1	8	84	0.74
	Welders	1	8	46	0.45
	Pavers	2	8	130	0.42
Paving	Paving Equipment	2	8	132	0.36
	Rollers	2	8	80	0.38
Architectural Coating	Air Compressors	1	8	78	0.48

Source: In order to account for fugitive dust emissions associated with Site Preparation and Grading activities, Crawler Tractors were used in lieu of Tractors/Loaders/Backhoes.

#### California Environmental Quality Act

The baseline for a project is typically the physical environmental condition that exists in the vicinity of a Project when the Notice of Preparation is published (14 CCR 15125(a)). The Notice of Preparation for the Project will be published at a later date, which will thus be the environmental baseline for the Project. This Project will also be evaluated concurrently under NEPA through the US EPA.

## Requested Approvals and Entitlements General Plan Amendment

The Project proposes redesignate Š Z • | | | šind| uses on General Plan Land Use Map as follows:

- 39.25 acres of Mixed Use
- 78.31 acres of Business Park
- 143.4 acres of Industrial
- 61.76 acres of Parks/Open Space
- 3.47 acres of Public Facilities

Additionally, the Conservation Area, approximately 657 acres, will be redesignated as Parks/Open Space.

The amendment would modify Figures 1-4A, 1-4B, 2-1A, 2-1B, 2-3A, and 2-3B of the General Plan. Additionally, an amendment to the Transportation Element of the General Plan will be required for roadway alignment changes. Through these revisions, the following changes are incorporated:

• Extend Cactus Avenue west to Barton Street

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- Extend Barton Street from Alessandro Boulevard to Barton Drive
- Extend Brown Street from Alessandro Boulevard to Cactus Avenue
- Add Bandit Boulevard

#### **Zoning Amendment**

The Project site has not previously been given a zoning designation. The Project proposes zoning consistent with the requested General Plan Amendment designations.

#### **Tentative Tract Map Application**

A Tentative Tract map would be submitted to revise the lotting of the Project site from eight parcels to eighteen parcels.

#### **Plot Plan Applications**

Concurrent with the General Plan and Zoning Amendments and the Tentative Tract Map, Plot Plan Applications would be submitted to allow the construction of the following specific portions of the overall Project:

- Industrial ta 1,330,000 square foot industrial building on 59.65 acres.
- Industrial ta 550,000 square foot industrial building on 27.43 acres.
- Business Park ta 200,000 square foot building on 11.16 acres
- Park ta 10.03-acre park.

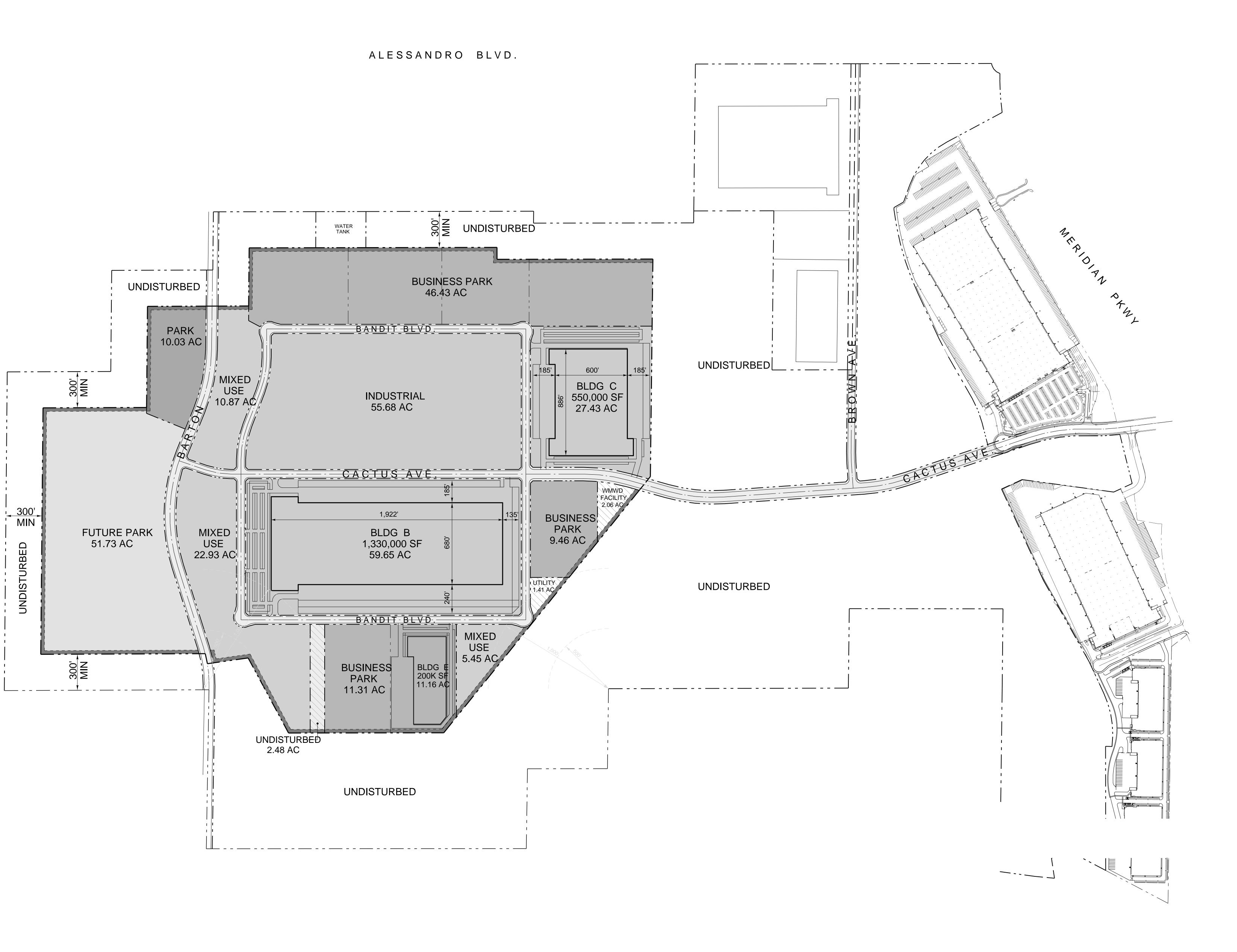
#### **Development Agreement**

The project entitlements will also include a Development Agreement that will be negotiated between the March JPA and the developer.

#### **Conservation Easement**

The March JPA will place the Conservation Area into a conservation easement with an appropriate entity in compliance with the CBD Settlement Agreement.

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OPTION A

LAND USE LEGEND

39.25 AC

78.31 AC

143.40 AC

30.96 AC

3.47 AC

2.48 AC

297.86 AC

61.76 AC

359.62 AC

MIXED USE:

INDUSTRIAL:

STREETS:

PARK:

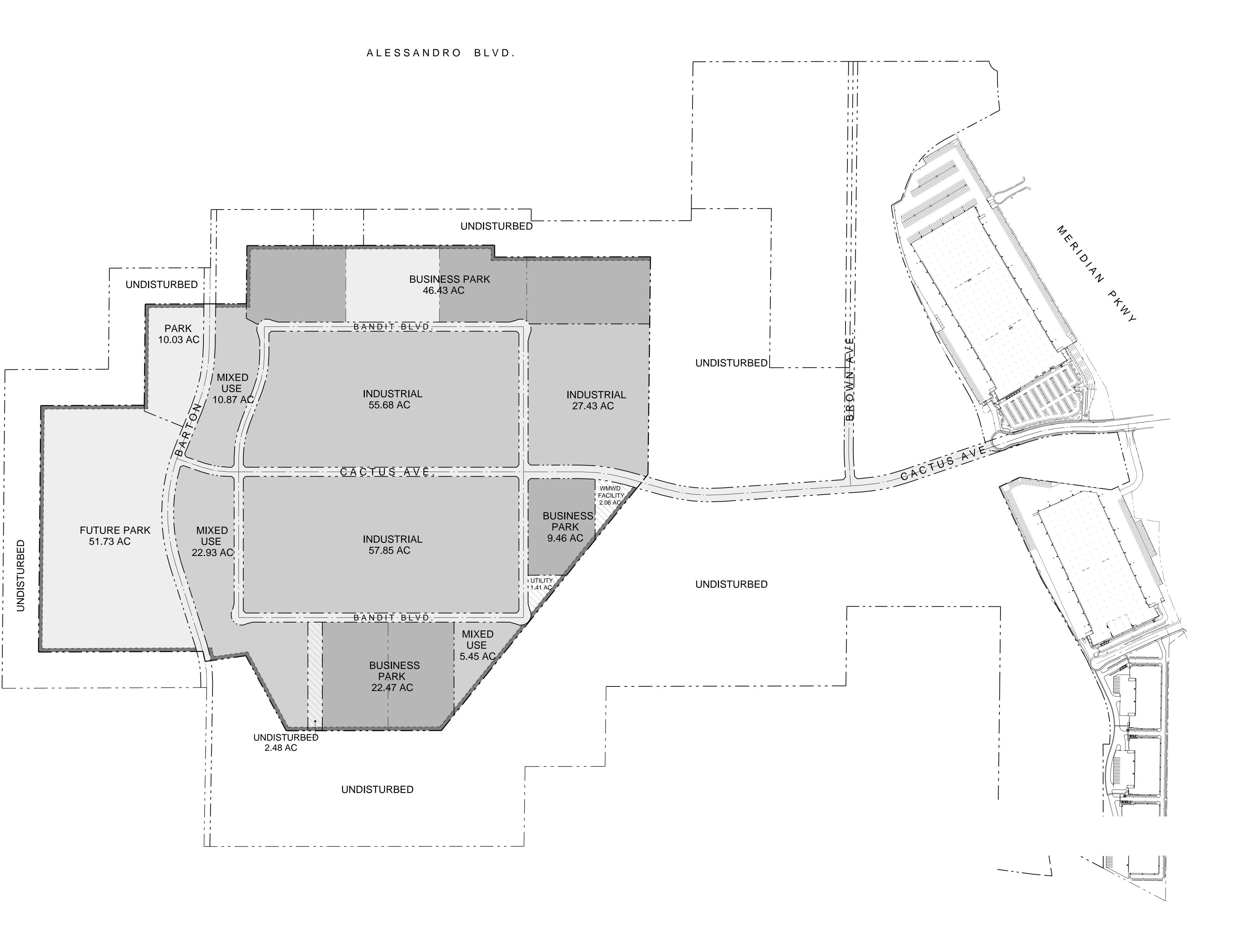
**BUSINESS PARK:** 

PUBLIC FACILITIES:

UNDEVELOPED:

NET ACREAGE:

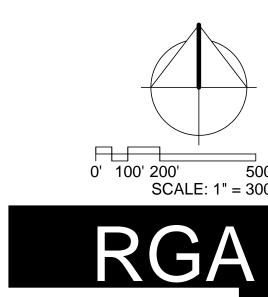
GROSS ACREAGE



WEST CAMPUS UPPER PLATEAU

MERIDIAN PARK LLC

LAND USE LEGEND	
MIXED USE:	39.25 AC
BUSINESS PARK:	78.31 AC
INDUSTRIAL:	143.40 AC
STREETS:	30.96 AC
PUBLIC FACILITIES:	3.47 AC
UNDEVELOPED:	2.48 AC
NET ACREAGE:	297.86 AC
PARK:	61.76 AC
GROSS ACREAGE	359.62 AC



RGA PROJECT NO: 18149.01

DATE: 4/16/21

CAD FILE NAME: 18149-01-A1-.1

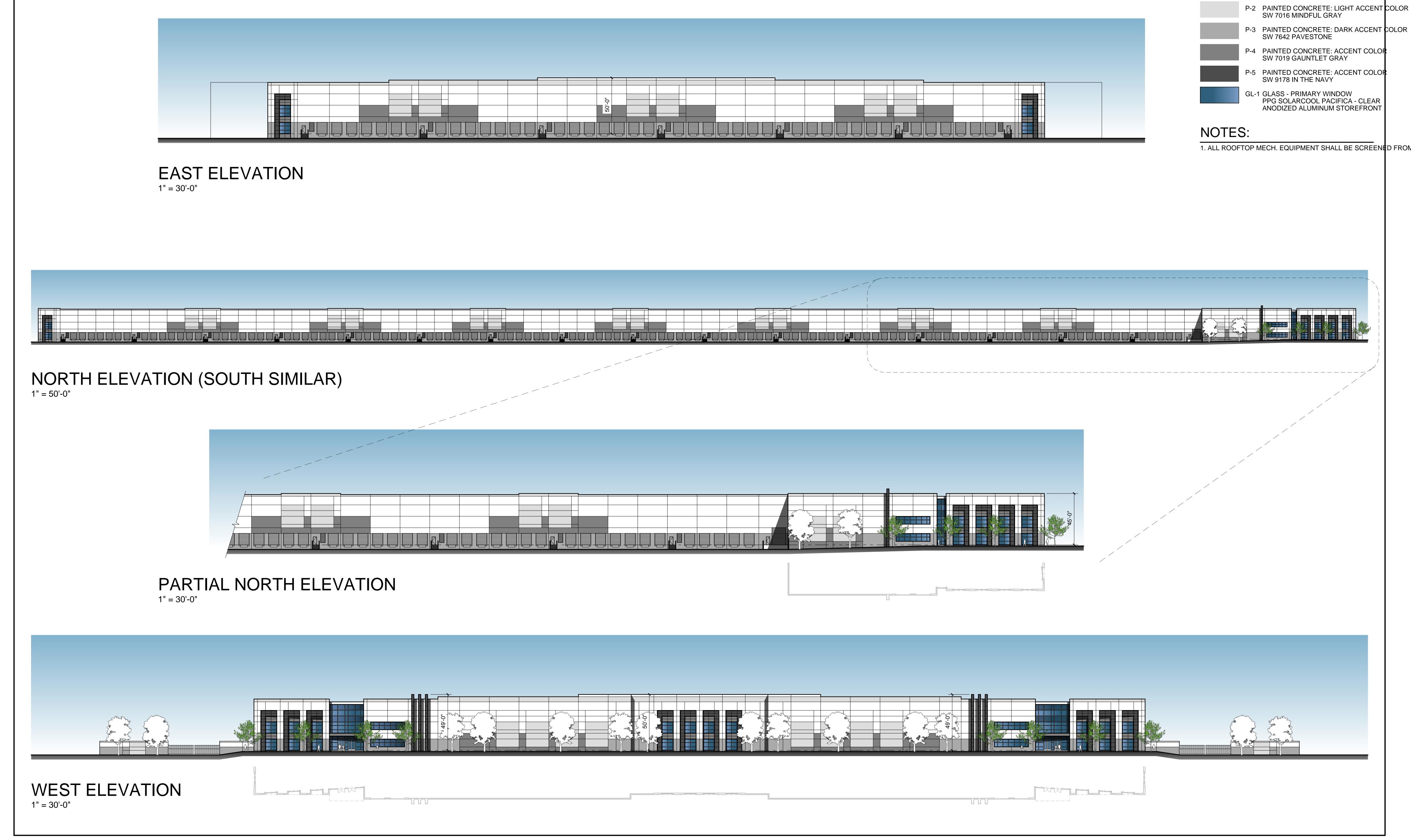
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OPTION A







FINISH SCHEDULE:

P-1 PAINTED CONCRETE: FIELD COLOR SW 7004 - SNOWBOUND

