

West Campus Upper Plateau Virtual Community Meeting Q&A

Applicant: Meridian Park LLC

Lead Agency: March Joint Powers Authority (MJPA)

Date: February 24, 2022

The following is a compilation of the questions received during the Virtual Community Meeting, as well as responses to those questions:

1) What approvals is the project contemplating?

The applicant has applied for the following entitlements:

- a. Environmental Impact Report
- b. General Plan Amendment
- c. Specific Plan
- d. Development Agreement
- e. Tentative Parcel Map
- f. Plot Plans for Buildings B and C

Details of these applications are available on March JPA website at: <https://www.marchjpa.com/planning.php>

2) Who will provide police service and how will traffic and truck enforcement be managed?

The Riverside County Sherriff's Department provides response for service calls. In addition, March JPA contracts with the Riverside County Sheriff's Department for police patrols and truck route enforcement.

3) Was this land bought from the US Air Force using taxpayer money?

The land was deeded by the US Air Force to the MJPA through an economic development conveyance. The purpose of the MJPA is to oversee the redevelopment of the former portions of March Air Force Base, generate jobs lost by the base realignment, and spur economic development. There was no taxpayer money involved in the acquisition of the former March Air Force Base parcels.

4) Why is this land being proposed for development? Wasn't this area K-Rat preserve?

The land was established as a Stephen's Kangaroo Rat reserve in 1990, which was subsequently amended by the U.S. Fish and Wildlife Service in 1999 as part of the reuse plan for March Force Base. A trade-out of the reserved lands for development area was approved in 2006. In 2012, a Settlement Agreement between US Fish and Wildlife Service and various conservation groups allowed 424 acres of development area, a 60-acre net park site, and set aside approximately 649 acres of the former reserve into a permanent conservation easement.

5) Why is the proposed project a business park and industrial development? Why not residential?

The proposed project is implementing the goals and objectives of the 1996 March Air Force Base Reuse Plan, the 1996 March JPA Redevelopment Plan and the 1999 March JPA General Plan, all of which planned employment uses within this area. This land area was not planned for residential development due to noise impacts from the airport and due to the objective of revitalizing the area and replacing jobs lost by the realignment of March Air Force Base.

6) What is the status of this project and what is the process? How will I be notified? What is the anticipated schedule?

The project is currently under review by the MJPA and their environmental consultants, Environmental Science Associates (ESA). The applicant is in the process of preparing technical studies and the Draft Environmental Impact Report (EIR) and anticipates circulating the Draft EIR in 2nd Quarter 2022.

Residents within 300' of the boundary of the project area will be notified, and all documents will be posted on the MJPA's website at marchjpa.com. Furthermore, regardless of location, anyone requesting notice regarding the environmental review or public hearings will also receive notice.

The applicant anticipates project approval in 4th Quarter 2022, and breaking ground in 2nd Quarter 2023. The first phase of development is anticipated to open in 1st Quarter 2025.

7) How will traffic, noise, light pollution, and air pollution be addressed?

The applicant is in the process of preparing the required Traffic, Air Quality, Green House Gas, and Noise Technical Studies that will be included in the project Draft EIR. The studies will identify the project's construction and operational impacts to the surrounding area, as well as the mitigation required to bring the project's impacts to a level of "Less than Significant". If it is not possible to reduce all environmental impacts to a level below significance, all feasible mitigation will be included and the agency may consider adopting a Statement of Overriding Considerations.

8) How will my views be impacted?

The proposed land use plan incorporates significant landscape buffers and slopes along the perimeter of the development. In addition, the proposed Specific Plan includes Design Guidelines to ensure the architectural and landscape design is compatible with its surroundings. Finally, the Draft EIR will analyze the project's Aesthetic impacts to its surrounding land uses through the use of photo simulations.

9) There is a total of 60 acres of park? What is the plan for the proposed park?

The applicant and MJPA are coordinating with the County of Riverside Parks Department and City of Riverside Parks Department to evaluate the park concept and proposed amenities. The applicant is required to only grade 60 acres but has offered to improve 10 acres of the park and utilize a maintenance district funded by taxes from the proposed development to fund and maintain the park.

10) How will Barton Street be extended and new traffic and speeding be addressed? How do we prevent trucks from using Barton through the residential neighborhoods?

Barton Street is proposed to extend from Grove Community Drive north to its existing terminus south of Camino Del Sol, consistent with the City of Riverside's General Plan. In addition, a public use trail will be located along the west side of the proposed road extension. The applicant is coordinating with the City of Riverside in the design and incorporation of traffic calming measures to reduce speeding and ensure pedestrian and bicyclist safety. Trucks from the proposed development will be prohibited from using Barton Street, and thus any trucks using Barton Road would be subject to enforcement.

11) What are the plans for the existing trails and open space, and how will they cross Barton and Cactus?

As required by the Settlement Agreement, the existing trails will be preserved for hiking and mountain biking use. The open space area depicted in the Land Use Plan will be placed into a permanent conservation easement and maintained by a conservation authority. A Community Facilities District (CFD) or Landscape, Lighting, and Maintenance District (LLMD) will be established on the development area to fund the maintenance of trail heads, public parking lots, perimeter fencing, and parkway landscaping. Two clear span arch crossings are proposed along Cactus Avenue to allow for wildlife to safely cross under the roadway.

Pedestrian and bicyclist crossing locations are yet to be determined, but they will be carefully designed and coordinated with the City of Riverside to ensure protection and safety from passenger vehicles on Barton Road and truck traffic on Cactus Ave.

12) How will the open space be managed to avoid issues with offroad vehicles, homeless, trash, etc.?

The open space plan includes perimeter fencing along the roadways to deter homeless encampments, as well as focused trailhead locations that will prohibit motorized vehicle access. Trash bins will be located at the trail heads, and will be maintained by the LLMD from the development area. As is currently the case, the area will continue to be monitored to assure that homeless encampments are not established.

13) This project is adding new employee and truck traffic and will impact the surrounding freeways. What is the plan for improving the I-215/60?

The applicant is in the process of preparing a Traffic Impact Analysis (TIA) to identify the project's impacts to the surrounding roadway network and intersections. The TIA will identify the projects required mitigation, and what improvements are required to reduce the project's impacts. The TIA will also identify the fair share fees the project is required to pay, as well as what improvements are needed. The project will pay Transportation Uniform Mitigation Fee (TUMF) Program fees in addition to its required fair share, and those fees will be utilized by WRCOG and RCTC to fund improvements to various regional facilities such as freeways and interchanges.

14) Is the project currently in a Superfund site? What will happen to the bunker structures currently onsite?

Portions of March Air Reserve Base are within a Superfund site due to a groundwater plume located in the easternmost portion for the base. However, the project area is not within a Superfund Site. The Air Force prioritized the cleanup of the former portions of the Base, and this area was cleared.

The applicant is proposing to preserve two of the existing bunkers in the southwest portion of the development area. The remaining bunkers and structures will be demolished prior to grading.

15) Will there be commercial as part of the project? Or restaurants or other neighborhood serving retail?

The Mixed-Use land use permits a variety of commercial and retail uses. The applicant is continuing to evaluate the potential mix of tenants and opportunities as the project moves forward.

16) How will pest control be managed during the grading and construction process?

The applicant is reviewing potential pest control management programs, and will implement them prior to grading work.

17) How can I access the plans, studies, and Environmental Impact Report when they are available?

All documents will be available at the MJPA's website located at: <https://marchjpa.com/planning.php>

You may also contact:

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