



MARCH JOINT POWERS AUTHORITY

**NOTICE OF THE
TECHNICAL ADVISORY COMMITTEE
MEETING**

THE TECHNICAL ADVISORY COMMITTEE
OF THE
MARCH JOINT POWERS AUTHORITY

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

VIA ZOOM

IS ON

Monday, November 7, 2022 at 3:30 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 92501
2. City of Perris
City Hall
101 North D Street
Perris, CA 92570
3. City of Riverside
City Hall
3900 Main Street
Riverside, CA 92501
4. City of Moreno Valley
City Hall
14177 Frederick Street
Moreno Valley, CA 92553
5. March Joint Powers Authority
Office
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

I hereby further certify that a copy of the foregoing notice was dispatched by me on November 2, 2022, to each member of the Technical Advisory Committee of the March Joint Powers Authority.

Cindy Camargo

Cindy Camargo, Secretary to the TAC

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

Via ZOOM

Monday, November 7, 2022 at 3:30 p.m.

MARCH JOINT POWERS AUTHORITY
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Minutes of the Regular Special TAC Meeting held on October 3, 2022 (Page 4)**
- 4. Public Comments**
- 5. Reports, Discussions and Actions**
 - a) Report: Introduction to the Meridian South Campus Buildings F and G
Applicant: Meridian Park, LLC (Page 6)
 - b) Report: Military Compatibility Use Study (MCUS) Update (Page 43)
 - c) Report: Rolling Calendar and Future Agenda Items (Page 44)
- 6. TAC representation and report at the next scheduled JPC Regular Meeting – November 9, 2022**
- 7. Reports and comments from Staff or TAC members regarding activities in their jurisdictions**
- 8. Adjournment**

Next Regular TAC Meeting – Monday, December 5, 2022 @ 3:30 pm

Next Regular TAC Meeting – Monday, January 2, 2023 @ 3:30 pm (Holiday)

Next Regular TAC Meeting – Monday, February 6, 2023 @ 3:30 pm

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 (March JPA), 14205 Meridian Parkway, Ste. 140, Riverside, California and are available for public inspection during regular office hours which are 7:30 a. m. to 5:30 p.m., Monday through Thursday, Friday-Closed. 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 March 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: November 2, 2022

Signed: *Cindy Camargo*
Cindy Camargo, Clerk
MJPA Technical Advisory Committee

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

**March Joint Powers Authority
14205 Meridian Parkway, Suite 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

Via ZOOM

Monday, October 3, 2022 at 3:30 p.m.

**MARCH JOINT POWERS AUTHORITY-
14205 Meridian Parkway, Suite 140
Riverside, CA 92518**

MINUTES

Present: Tisa Rodriguez, Representing Congressman Mark Takano's Office
Juan Perez, County of Riverside
Rafael Guzman, City of Riverside
Mike Lee, City of Moreno Valley
Kenneth Phung, City of Perris

Others in Attendance:

Jeremy Holm, BB&K
Dr. Grace Martin, March JPA
Rodney McCraine, March JPA
Lauren Sotelo, March JPA
Gary Gosliga, March JPA
Dan Fairbanks, March JPA
Roxanne Corona, March JPA
Richard Beltran, March JPA
Cindy Camargo, March JPA

Michele Patterson, City of Moreno Valley
Stuart McKibbin, TriLake Consultants
Timothy Reeves, Lewis Companies
Jeff Gordon, Waypoint Property Group
Lt Col Hamilton Underwood, MARB
Thomas Ketcham, Supervisor Jeffries Office
Simon Housman, ALUC
Nina Schumacher, March JPA

1. Call to Order

Chair Rodriguez called the meeting to order at 3:31 p.m.

2. Roll Call

Present: Phung, Lee, Guzman (arrived at 3:34 p.m.), Perez, Rodriguez
Absent: None

3. Approval of the Minutes of the Regular Special TAC Meeting held on September 7, 2022

No questions or comments.

Motion to approve: Phung

Second: Lee

Abstain: None

4. Public Comments

None

5. Reports, Discussions and Actions

- a) Report: Introduction to the Meridian South Campus Buildings F and G Project
Applicant: Meridian Park, LLC
- b) Report: Military Compatibility Use Study (MCUS) Update
- c) Report: Rolling Calendar and Future Agenda Items
No questions or comments.

6. TAC representation and report at the next scheduled JPC Regular Meeting – October 12, 2022

Chair Rodriguez shall provide an update at the JPC meeting on behalf of the TAC.

7. Reports and comments from Staff or TAC members regarding activities in their jurisdictions

None

8. Adjournment

The meeting adjourned at 3:49 p.m.

Next Regular TAC Meeting – Monday, November 7, 2022 @ 3:30 pm

Next Regular TAC Meeting – Monday, December 5, 2022 @ 3:30 pm

Next Regular TAC Meeting – Monday, January 2, 2023 @ 3:30 pm

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

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

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

***Reports, Discussion and Action
Agenda Item No. 5a***

Meeting Date: November 7, 2022

Report/Discussion: Meridian South Campus Buildings F and G

Applicant: Meridian Park, LLC

Background:

On September 01, 2022, the Applicant submitted the following applications for consideration:

- **Plot Plan 22-02 (PP 22-02):** a proposal to construct two speculative warehouse buildings on 15.33 acres in the Business Park zone of the March Business Center Specific Plan (SP-1, A8).
- **Tentative Parcel Map (TPM 22-01):** a proposal to subdivide the 15.33 acre lot into two parcels to accommodate the proposed development.

Project Location:

The South Campus Specific Plan area is comprised of 563.3 acres and located south of Van Buren Boulevard, west of Village West Drive, and east of Barton Street, in unincorporated Riverside County, California. Interstate 215 (I-215) is located approximately 2.5 miles east of the specific plan area. The proposed Project is located near the northwest corner of the Specific Plan area. Specifically, the project site is bounded by Van Buren Boulevard to the north, Caroline Way to the east, Barton Street to the west and Gless Ranch Road to the south as depicted in Figure 1 below.

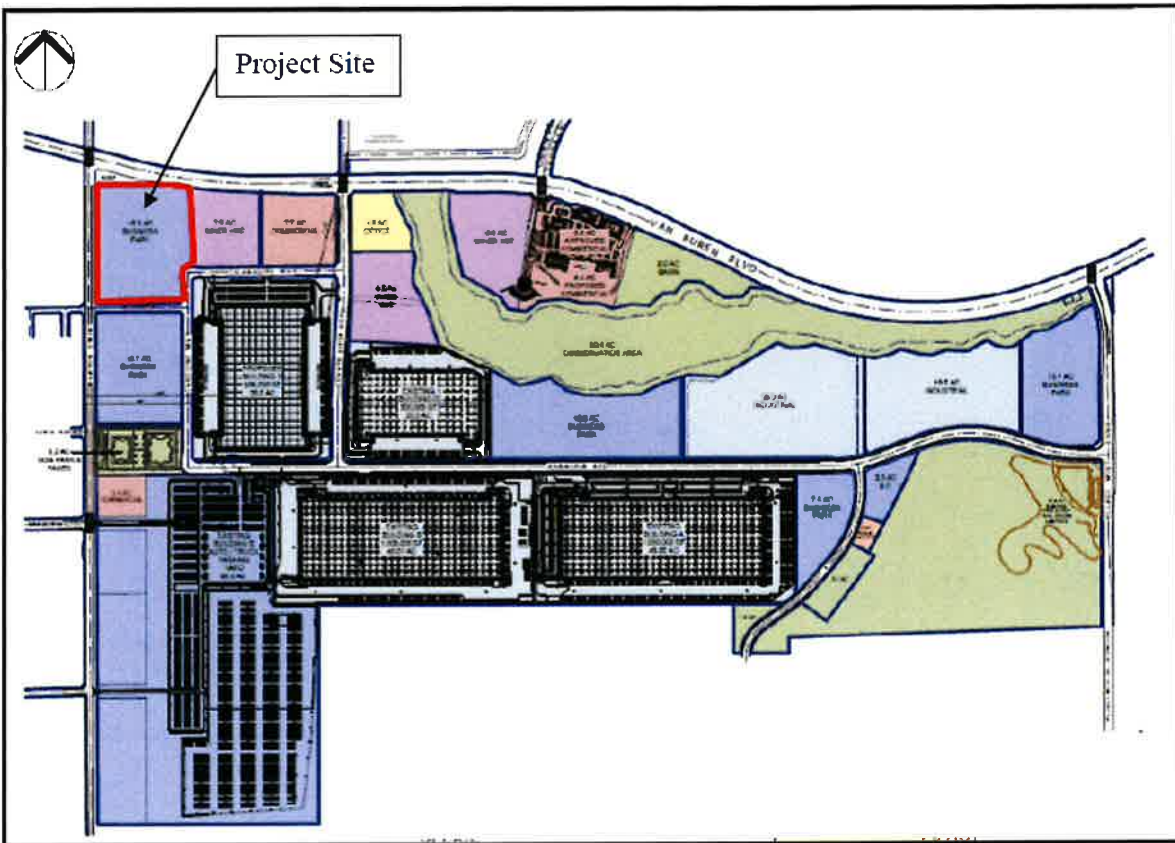
FIGURE 1: PROJECT LOCATION



March Business Center Specific Plan (SP-1):

The South Campus Specific Plan area is subject to the March Business Center Specific Plan (SP-1, Amendment No. 8) and the South Campus Specific Plan and Village West Drive Extension Subsequent Environmental Impact Report (“SEIR”), which was certified by the March Joint Powers Commission in January 2021 (SCH# 2020059028). Today, the applicant is proposing the development of two speculative warehouse buildings on Parcel 1 of Final Map 37878 for the March Business Center South Campus. Specifically, Parcel 1 is zoned Business Park as depicted in Figure 2 below. The Business Park zoning district permits land uses such as Business Enterprise, which is defined as “wholesale, storage, and warehousing services, and storage and wholesale to retailers from the premises of finished goods and food products. Activities under this classification are typically conducted in enclosed buildings and occupy 200,000 square feet or less of divisible building space within the South Campus. May include incidental display and retail sales from the premises, not to exceed 25% of the building.” The applicant is anticipating the future users to operate under the Business Enterprise land use classification.

FIGURE 2: LAND-USE DESIGNATION



Development Overview:

Plot Plan 22-02 is a proposal to construct two speculative warehouse buildings (Buildings F and G) on 15.33 acres zoned Business Park as identified in the March Business Center Specific Plan (SP-1, Amendment No. 8).

Building F

Building F is proposed at 120,100 square feet, which would include 4,000 square feet of office near the northeast endcap. Building height is proposed up to 45-feet at top of parapet. The site would accommodate parking for 104 passenger cars, which would include carpool, electric vehicle, and accessible stalls. The truck court is located along the building's north elevation and proposes 23 dock doors and 0 truck trailer parking stalls. The truck court would be completely screened from Barton Street by a 12-foot-tall screen wall. Access is proposed off Gless Ranch Road (passenger cars only) and Caroline Way (truck and passenger cars). No access is proposed off Barton Street or Van Buren Boulevard. See Figure 3 below for the proposed Site Plan. The applicant is proposing 46,000 square feet of landscaping where only 12,010 square feet (10%) is required in the Business Park zone. Second round comments on the concept plans are forthcoming by the review agencies including the March JPA Planning Department.

FIGURE 3: PROPOSED SITE PLAN BUILDING F

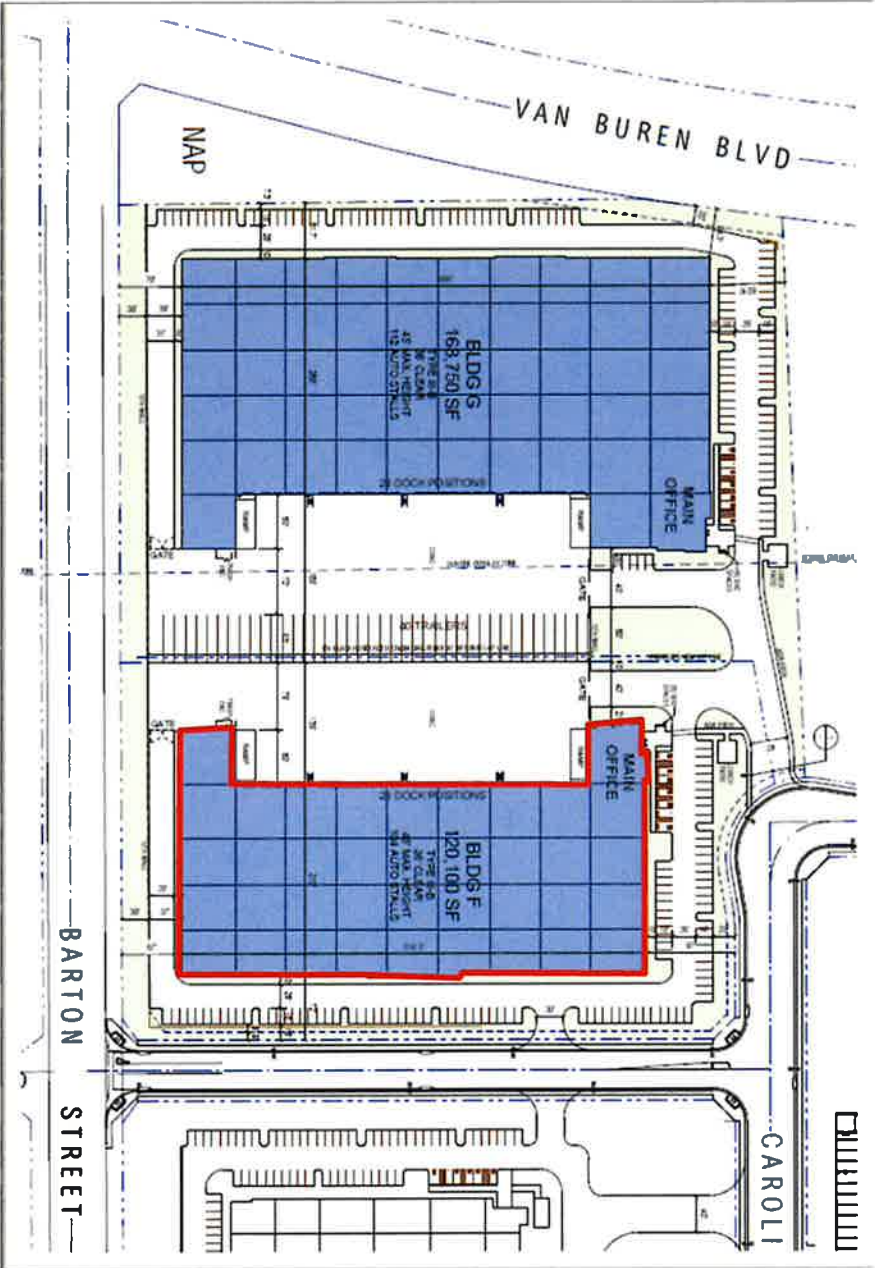
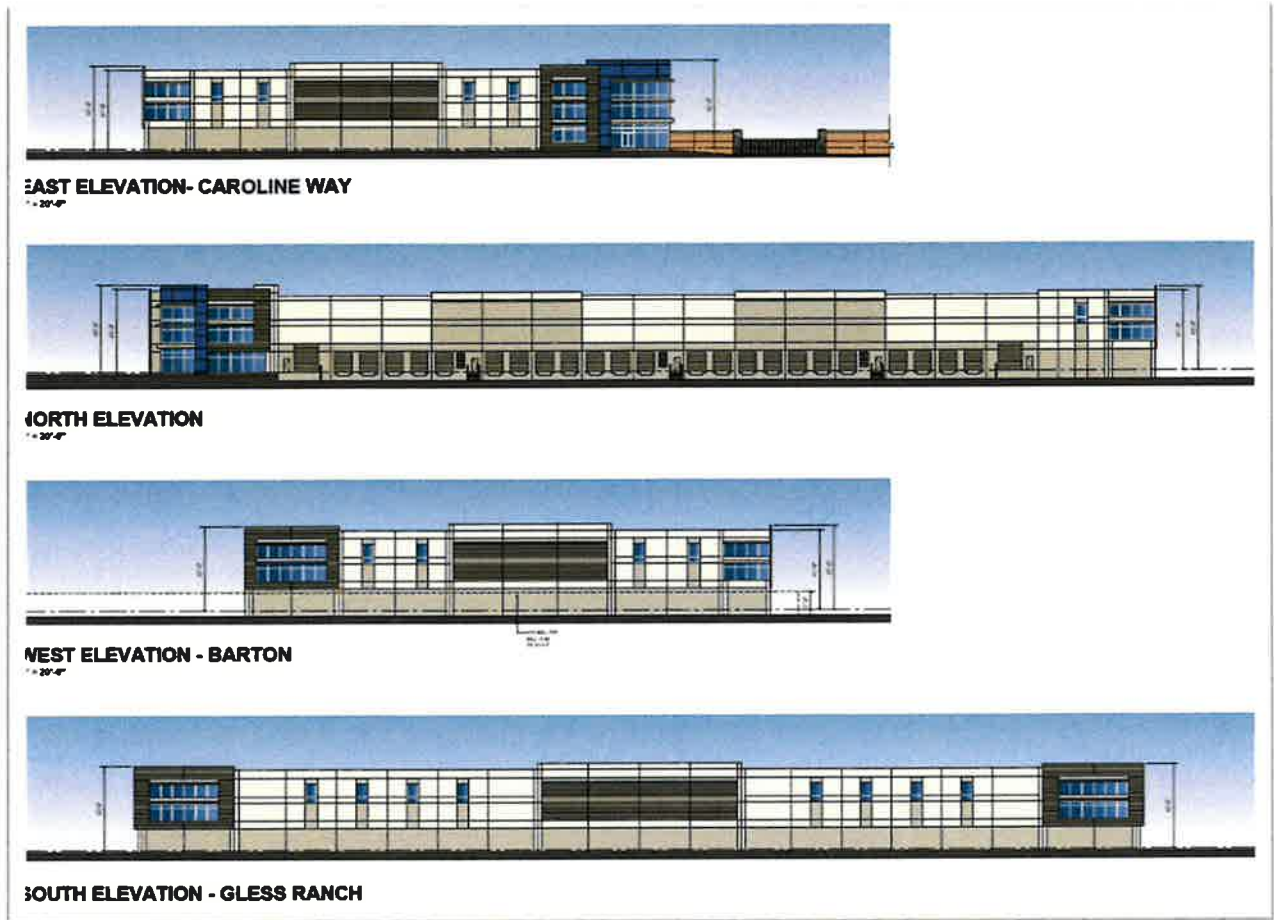


FIGURE 4: PROPOSED BUILDING F ELEVATIONS



Building G

Building G is proposed at 168,750 square feet, which would include 5,000 square feet of office near the southeast endcap. Building height is proposed up to 45-feet at top of parapet. The site would accommodate parking for 112 passenger cars, which would include carpool, electric vehicle, and accessible stalls. The truck court is located along the building's south elevation and proposes 23 dock doors and 40 truck trailer parking stalls. The truck court would be completely screened from Barton Street by a 12-foot-tall screen wall. Access is proposed off Caroline Way at a single driveway designed to accommodate trucks and passenger cars. No access is proposed off Barton Street or Van Buren Boulevard. The proposed single point access is currently in review by Riverside County Fire Department. See Figure 5 below for the proposed Site Plan. The applicant is proposing 58,000 square feet of landscaping where only 16,875 square feet (10%) is required in the Business Park zone. Second round comments on the concept plans are forthcoming by the review agencies including the March JPA Planning Department.

FIGURE 5: PROPOSED SITE PLAN

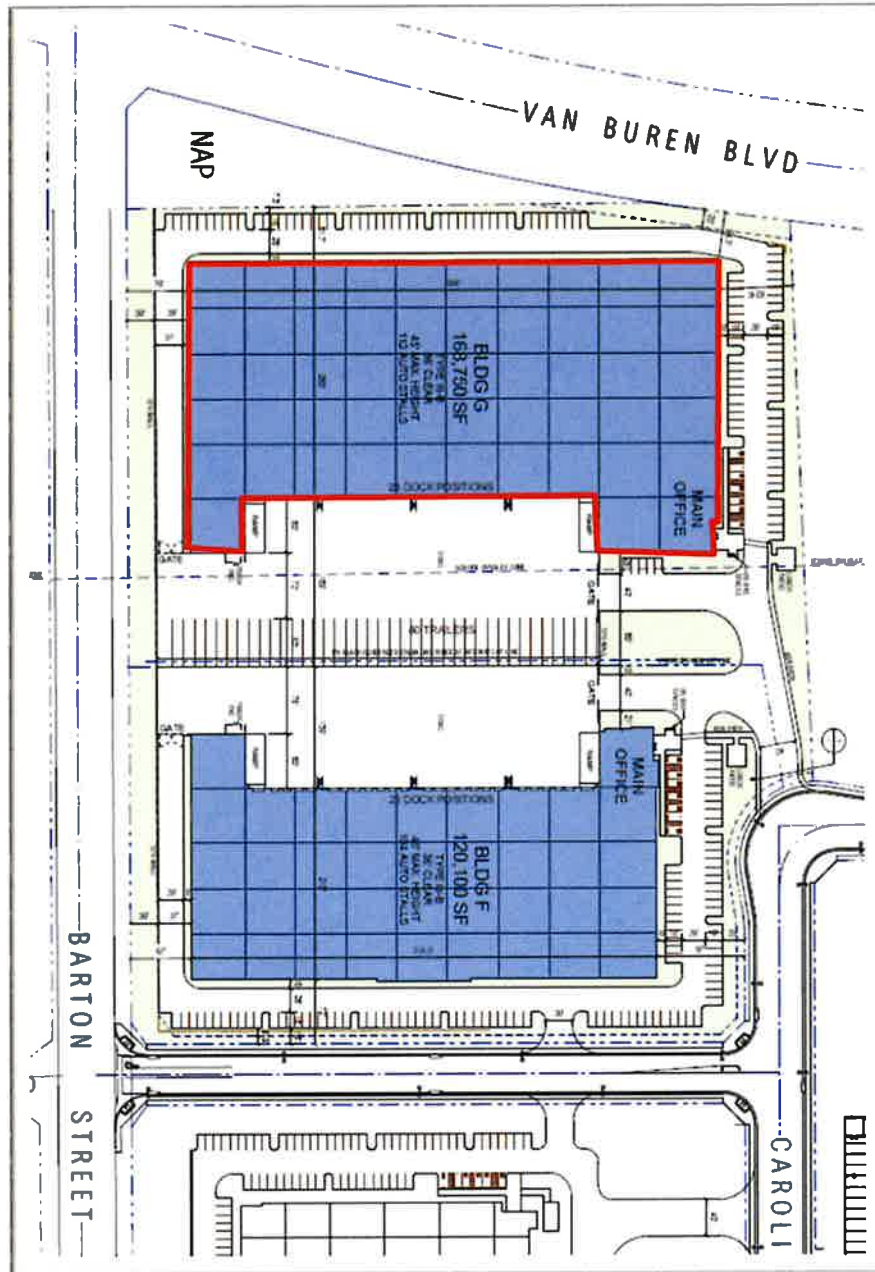
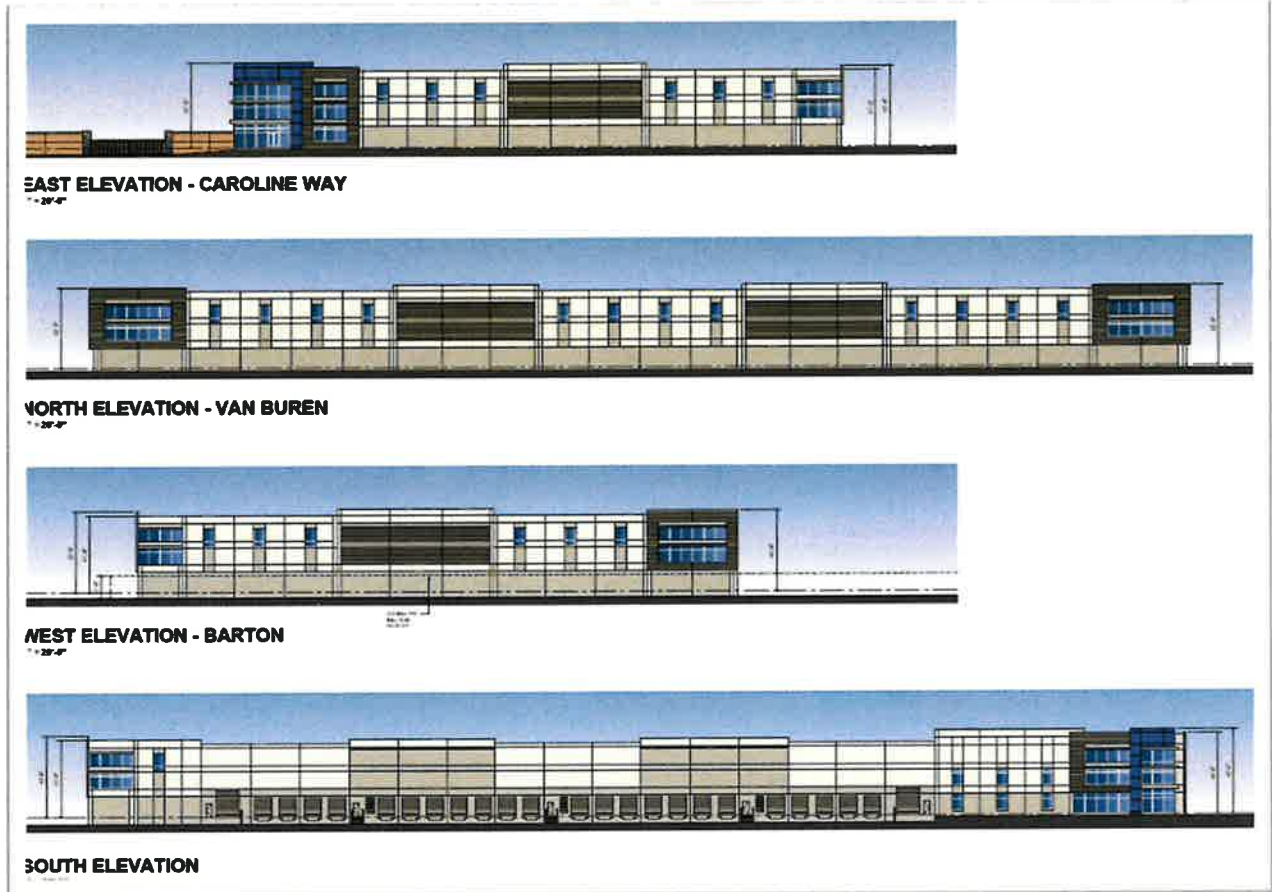


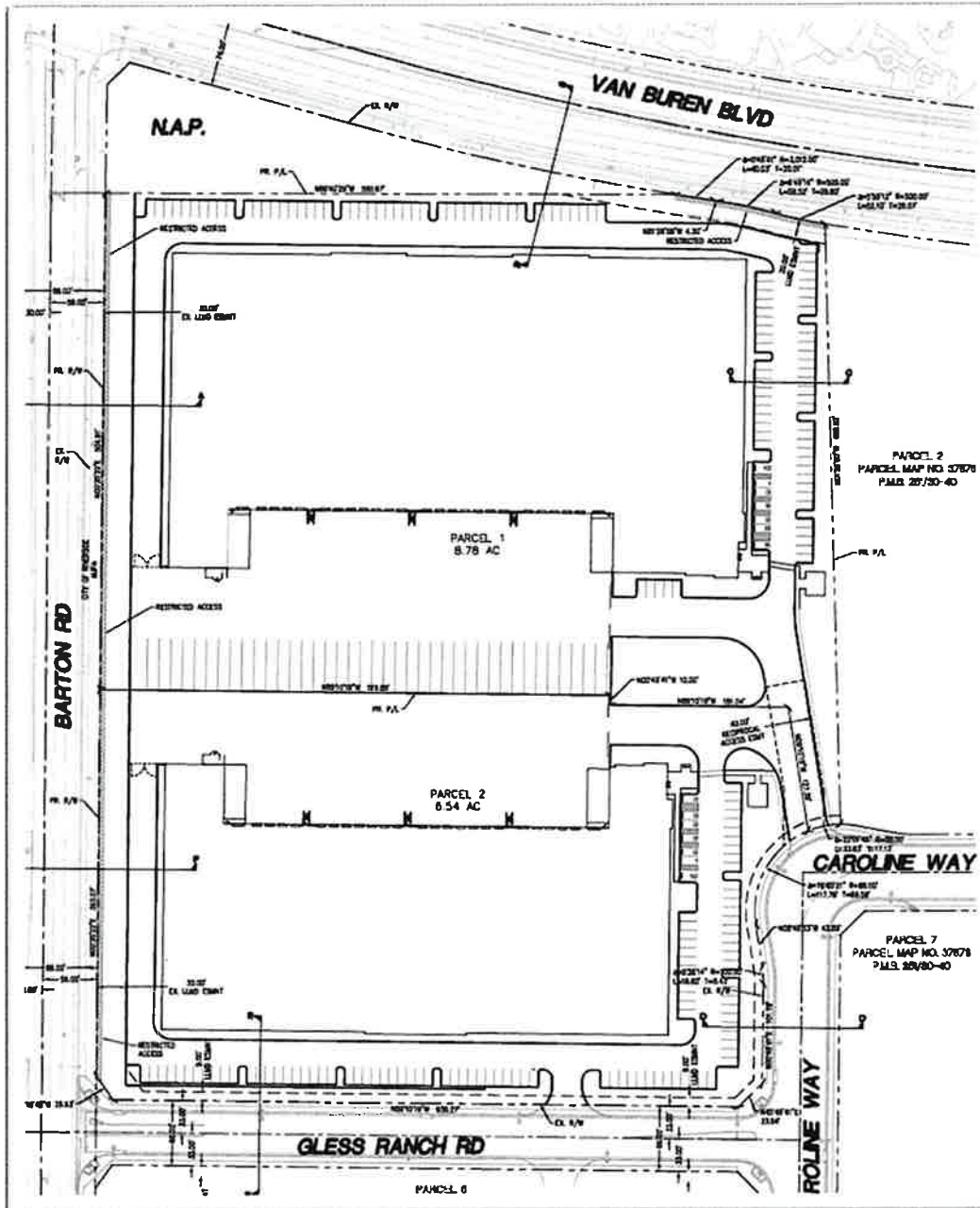
FIGURE 6: PROPOSED BUILDING ELEVATIONS



Tentative Parcel Map (TPM 22-01)

A Parcel Map is proposed to subdivide the 15.33-acre lot into two parcels to accommodate the proposed development. It is anticipated that staff will condition the map to include a reciprocal access easement and CC&R's.

FIGURE 7: TENTATIVE PARCEL MAP 22-01



Traffic:

A Traffic Consistency Memo was prepared by the applicants traffic consultant Urban Crossroads; see attachment 5. The following is a summary of the total trips estimated for Buildings F and G:

Land Uses	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Building F: Warehousing	120,100 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		26	8	34	9	24	34	146
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		3	1	4	2	5	7	82
Building F Total Trips		29	9	38	11	29	41	228
Building G: Warehousing	168,750 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		30	9	39	11	28	39	198
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		4	1	5	2	6	8	108
Building G Total Trips		34	10	44	13	34	47	306
Buildings F & G Total Trips		63	19	82	24	63	88	534

¹ TSF = Thousand Square Feet

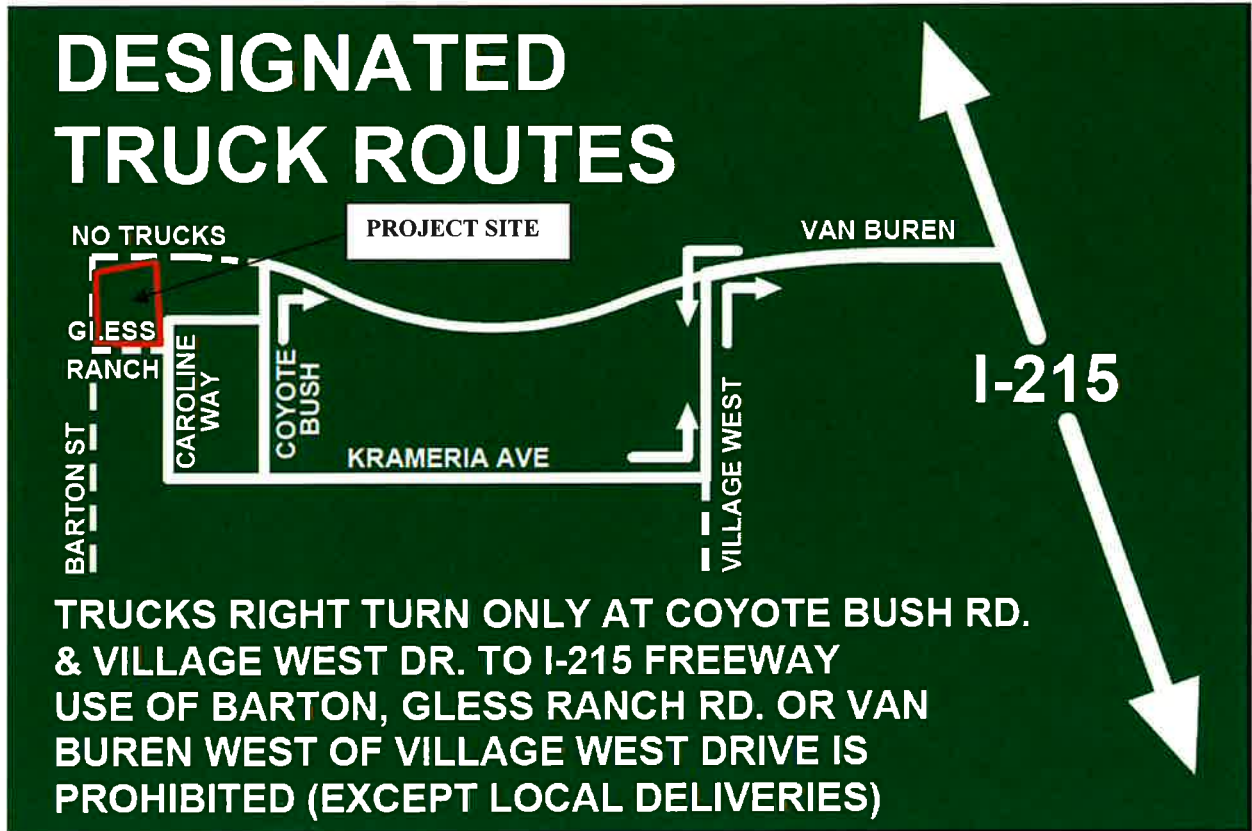
Table 2 above estimates a total of 534 daily passenger cars trips and 190 daily truck trips. This total was then added to Table 3 below to determine the remaining trips for the Specific Plan area.

Land Use	AM Peak Hour		PM Peak Hour		Daily	
	Total Vehicles	Trucks	Total Vehicles	Trucks	Total Vehicles	Trucks
A. Total South Campus	3,065	461	3,891	414	34,916	4,972
B. Building A	388	79	455	93	2,898	592
C. Building B + Parking Lot	683	210	805	174	4,672	1,720
D. Building C	87	27	94	20	870	320
E. Building D	64	20	80	17	1,120	414
F. Building F	60	27	71	19	546	318
G. Commercial (Parcel 72)	121	2	137	2	1,534	32
H. DJT6	63	2	112	0	1,958	34
I. Seefried Building 1	40	5	44	7	266	94
J. Seefried Building 2	39	5	42	7	244	86
K. Seefried Building 3	30	4	33	6	120	44
L. Building E	34	4	34	7	146	82
M. Buildings H & I	63	8	66	11	466	166
N. Proposed Project (Buildings F & G)	82	9	88	15	534	190
Remaining After Project	1,311	59	1,830	36	19,542	880

¹ Remaining After Project = Lines A - B - C - D - E - F - G - H - I - J - K - L - M - N

The developer is also proposing the installation of a traffic signal at the intersection of Lurin Avenue/Barton Avenue, which would be installed concurrently with the construction of Buildings F and G. All trucks arriving at Building F and G are required to travel along the approved truck route from Van Buren to Village West Drive, to Krameria Avenue, to Coyote Bush Road, to Caroline Way. Trucks leaving Buildings F and G would be limited to using only the designated truck routes as depicted in Figure 8 below. Specifically, trucks leaving the site are limited to utilizing one driveway along Caroline Way. From Caroline Way, trucks would either head south to Krameria Avenue and then east to Village West Drive, or head east to Coyote Bush Road then north on Coyote Bush Road to Van Buren Boulevard to Interstate 215.

FIGURE 8: SOUTH CAMPUS TRUCK ROUTE



Previous TAC Review:

On June 30, 2022, the March JPA Planning Department held a pre-application meeting, in which all members of the TAC were invited to attend and provide comments on the proposed Project. Then on September 14, 2022, March JPA staff routed the first submittal to all reviewing departments and agencies for comments, which included representatives from the County of Riverside, City of Riverside, City of Moreno Valley, and City of Perris. On October 03, 2022, the TAC received an introduction of the project, and no comments were provided.

Current Review Status:

The revised design submittal and corresponding studies are currently in review by the agencies those agencies who provided comments. Conditions of Approval or comments are anticipated by the close of business day November 8th. The Initial Study is currently in review by staff and March JPA legal counsel. Staff is also drafting the entitlement documents for legal counsel review.

Schedule:

It is anticipated that the project will go before the March Joint Powers Commission on December 14th.

Attachment(s):

- 1) Building F and G Design Plans
- 2) Building F and G Concept Grading Plans
- 3) Building F and G Concept Landscape Plans
- 4) Tentative Parcel Map 22-01
- 5) Traffic Consistency Memo

Attachment 1
Building F and G Design Plans

STANDARD JPA NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

2. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE AND IS NOT GUARANTEED BY RGA.

3. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

4. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

5. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

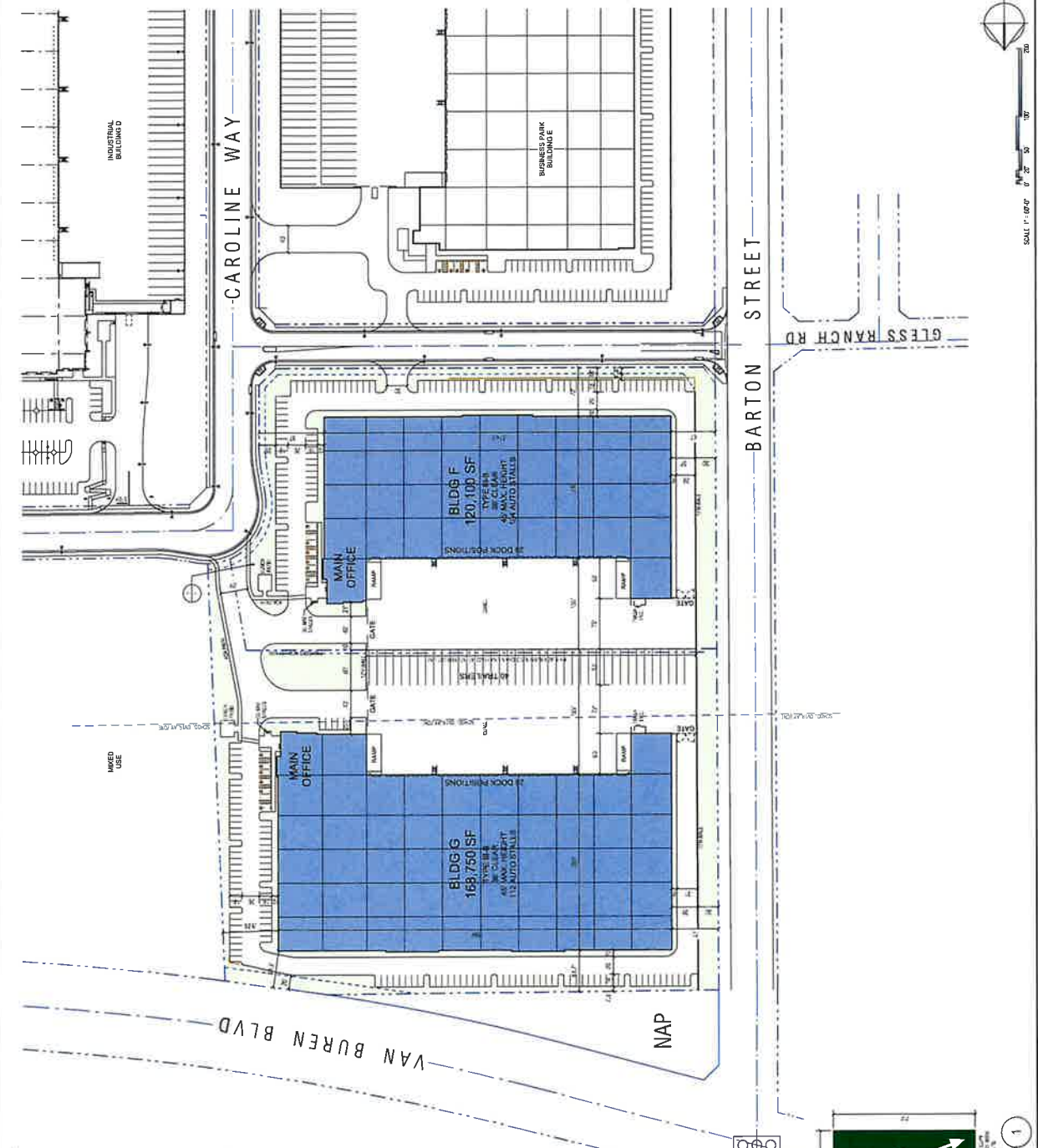
6. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

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10. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.



PROJECT DATA

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL
CONCRETE	18,000 SF	18,000	SF	18,000
STEEL	100,000 LB	100,000	LB	100,000
BRICK	100,000 SF	100,000	SF	100,000
GLASS	100,000 SF	100,000	SF	100,000
MECHANICAL	100,000 SF	100,000	SF	100,000
ELECTRICAL	100,000 SF	100,000	SF	100,000
PLUMBING	100,000 SF	100,000	SF	100,000
PAINT	100,000 SF	100,000	SF	100,000
LANDSCAPE	100,000 SF	100,000	SF	100,000
TOTAL				

GENERAL PROJECT INFORMATION:

PROJECT NAME: SOUTH CAMPUS - BUILDING F & G

CLIENT: MERIDIAN

ARCHITECT: [Firm Name]

ENGINEER: [Firm Name]

DATE: [Date]

PROJECT DESCRIPTION:

INDUSTRIAL BUILDING

BUSINESS PARK BUILDING E

MAIN OFFICE BUILDING F

MAIN OFFICE BUILDING G

UTILITY PROVIDERS:

WATER: [Utility Name]

SEWER: [Utility Name]

ELECTRICITY: [Utility Name]

TELEPHONE: [Utility Name]

CABLE: [Utility Name]



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT INFORMATION

DATE	10/15/2024
PROJECT NO.	2024-0123
CLIENT	MERIDIAN
ARCHITECT	[Firm Name]
ENGINEER	[Firm Name]
DATE	10/15/2024

MERIDIAN

SOUTH CAMPUS - BUILDING F & G - PLOT PLAN

MERIDIAN PARK LLC



DESIGNATED TRUCK ROUTES

TRUCKS SHOULD TRAVEL ON VAN BUREN BLVD. TO BLDG F & G. TURN RIGHT ON CAROLINE WAY. TURN LEFT ON BARTON STREET. TURN LEFT ON GLESS RANCH RD. TURN LEFT ON VAN BUREN BLVD. TO BLDG G & F.

TRUCK ROUTE SIGN

A1-1-P

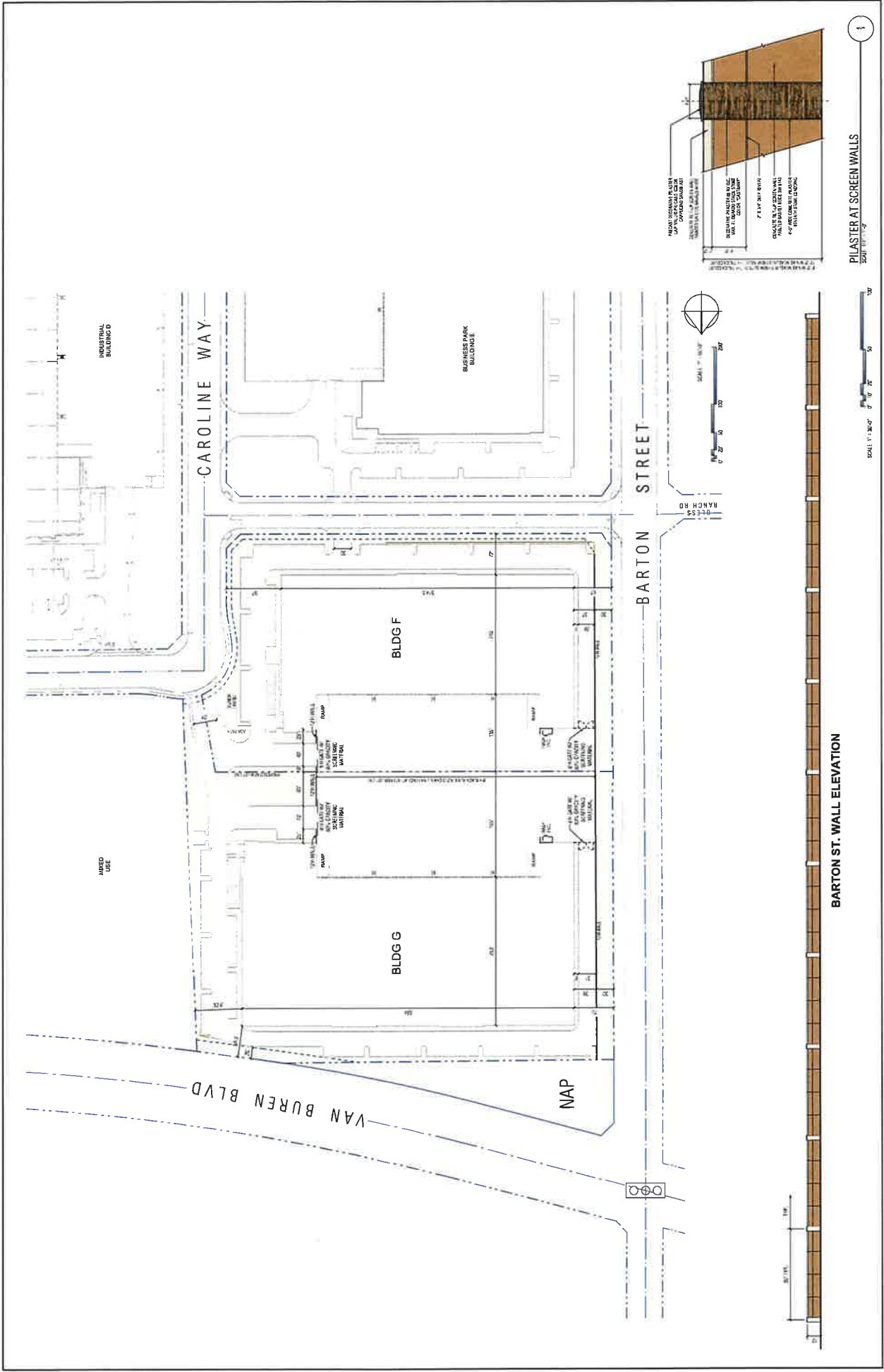
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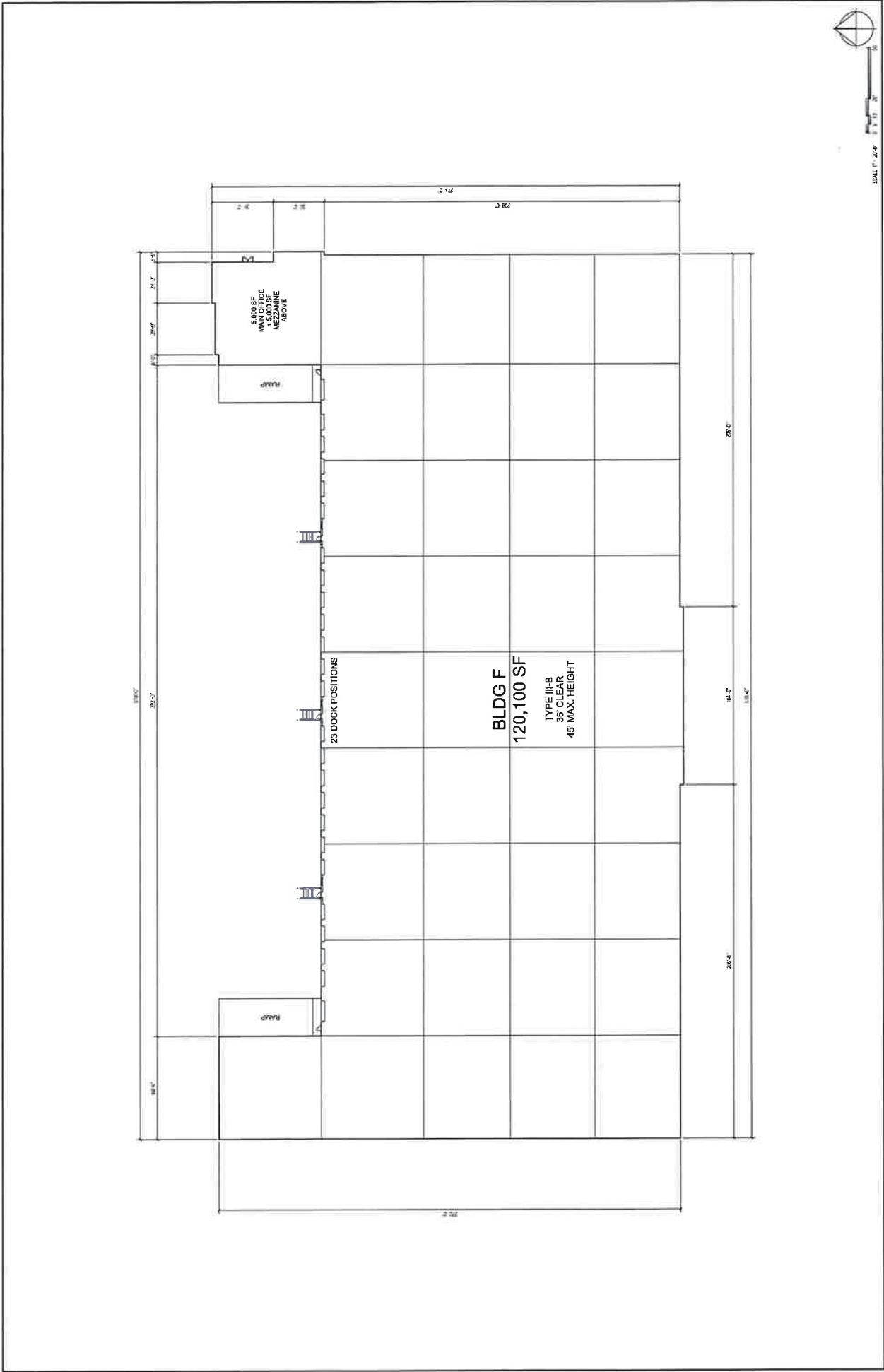


DATE:	11/11/2021
PROJECT:	INDUSTRIAL CAMPUS
CLIENT:	MERIDIAN PARK LLC
DESIGNER:	REGAN GARDNER ARCHITECTURE
SCALE:	1/8" = 1'-0"
DATE:	11/11/2021

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/2021
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

MERIDIAN
SOUTH CAMPUS - BUILDING F & G - FENCE / WALL PLAN
 MERIDIAN PARK LLC



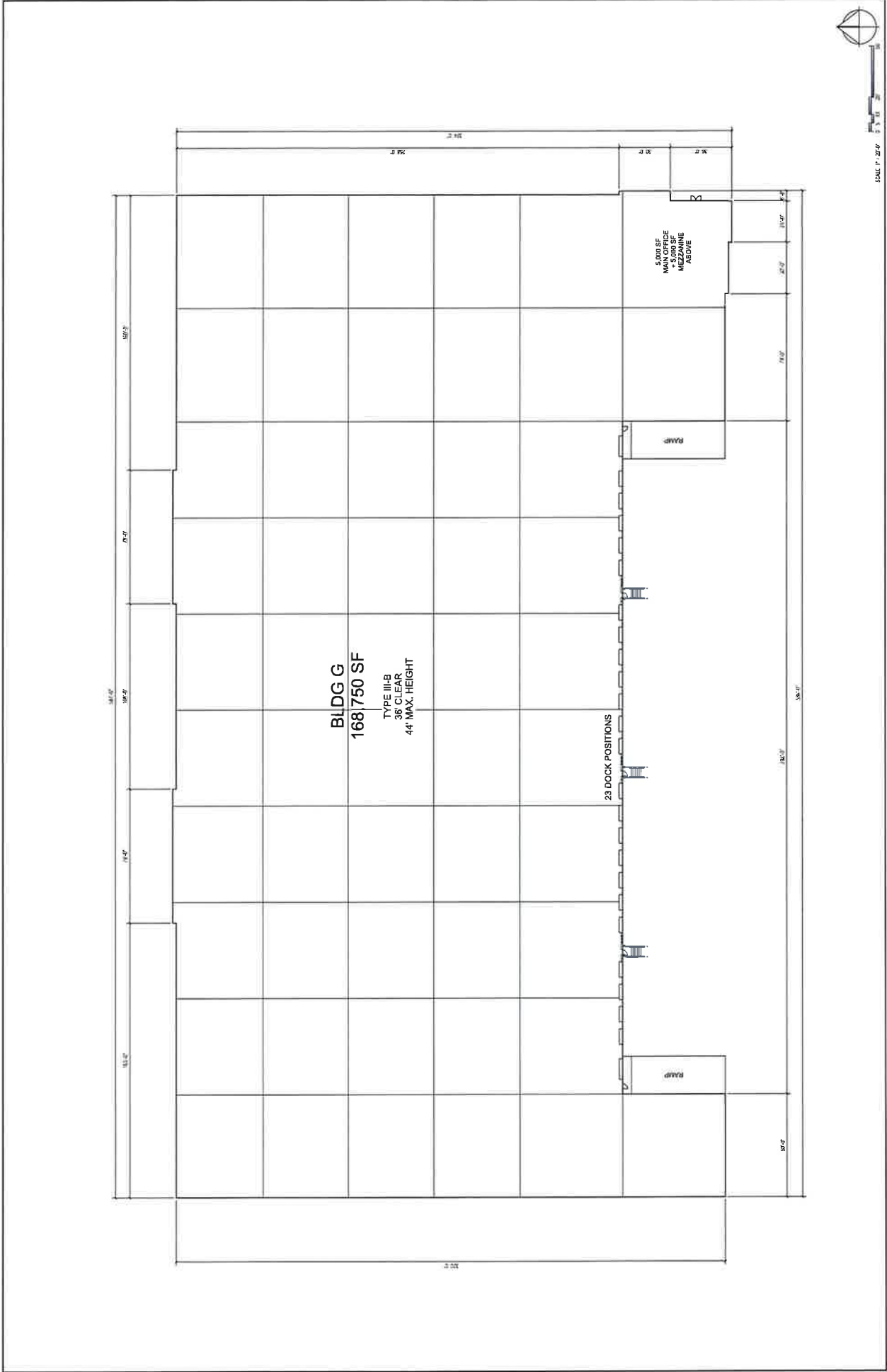


DATE	DESCRIPTION

NO.	DATE	BY	CHKD.
1			
2			
3			
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MERIDIAN
UPPER PLATEAU - BUILDING F - FLOOR PLAN
 MERIDIAN PARK LLC

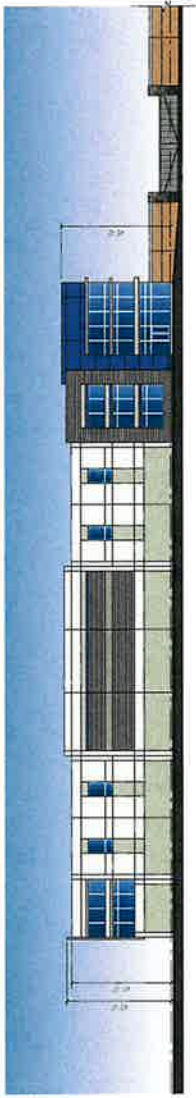




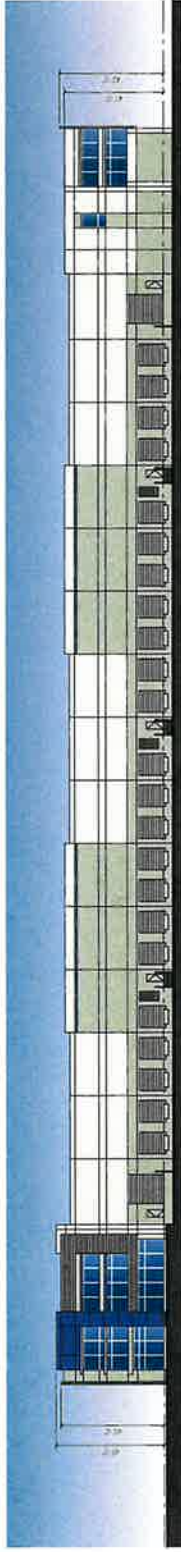
NO.	DESCRIPTION	DATE

PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	
SHEET NO.	
TOTAL SHEETS	
DATE PLOTTED	

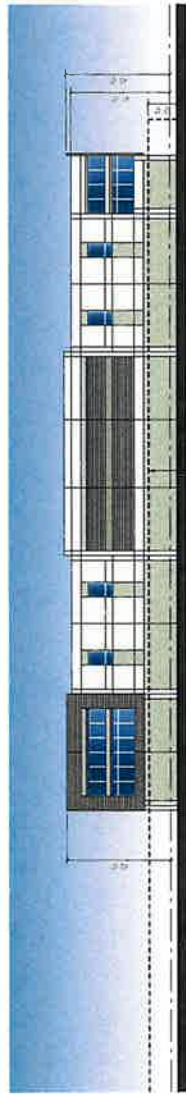
MERIDIAN
UPPER PLATEAU - BUILDING G - FLOOR PLAN
 MERIDIAN PARK LLC



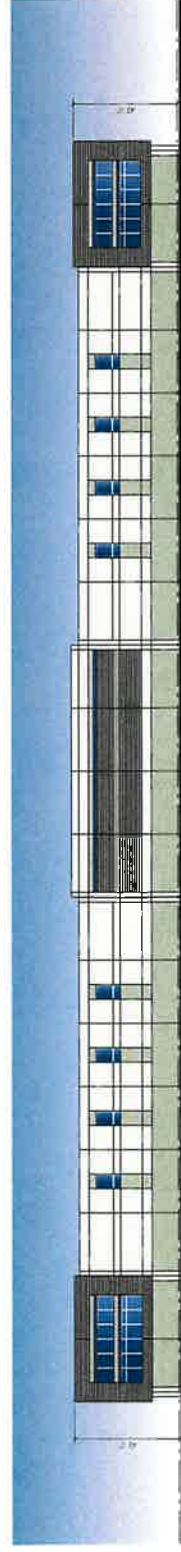
EAST ELEVATION - CAROLINE WAY
1" = 20'-0"



NORTH ELEVATION
1" = 20'-0"



WEST ELEVATION - BARTON
1" = 20'-0"



SOUTH ELEVATION - GLESS RANCH
1" = 20'-0"

GENERAL NOTES

1. ALL ELEVATIONS MECHANICAL UNITS SHALL BE SCHEDULED TO BE VIEW BY THE PART WALLS.

FINISH SCHEDULE:

- P-1 PAINTED CONCRETE FILL COLOUR SW 212 - ANCHOR WALL
- P-2 PAINTED CONCRETE LIGHT ACCENT COLOUR SW 212 - ANCHOR WALL
- P-3 PAINTED CONCRETE DARK ACCENT COLOUR SW 212 - ANCHOR WALL
- P-4 PAINTED CONCRETE ACCENT COLOUR SW 212 - ANCHOR WALL
- P-5 PAINTED CONCRETE ACCENT COLOUR SW 212 - ANCHOR WALL
- P-6 PAINTED CONCRETE ACCENT COLOUR SW 212 - ANCHOR WALL
- G-1 GLASS - PRIMARY WINDOW
- G-2 GLASS - SECONDARY WINDOW
- G-3 GLASS - TERTIARY WINDOW
- G-4 GLASS - QUARTERLY WINDOW
- G-5 GLASS - QUARTERLY WINDOW

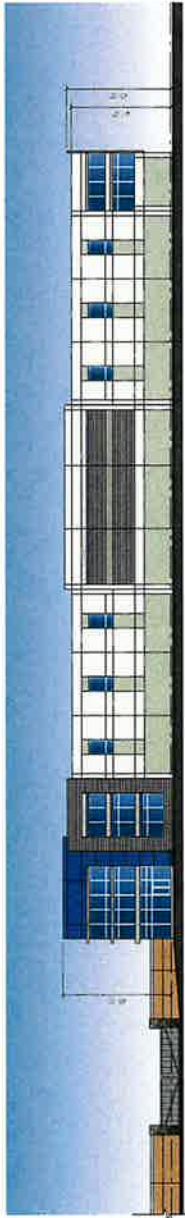
SCALE: 1" = 20'-0" 5' 10' 0" 20'

PROJECT NO.	2018-001
DATE	11/15/18
DESIGNER	REGINA GARDNER ARCHITECTS, P.C.
CLIENT	REGINA GARDNER ARCHITECTS, P.C.
PROJECT NAME	SOUTH CAMPUS - BUILDING F - ELEVATIONS
PROJECT LOCATION	MERIDIAN PARK
PROJECT NO.	A3-1P

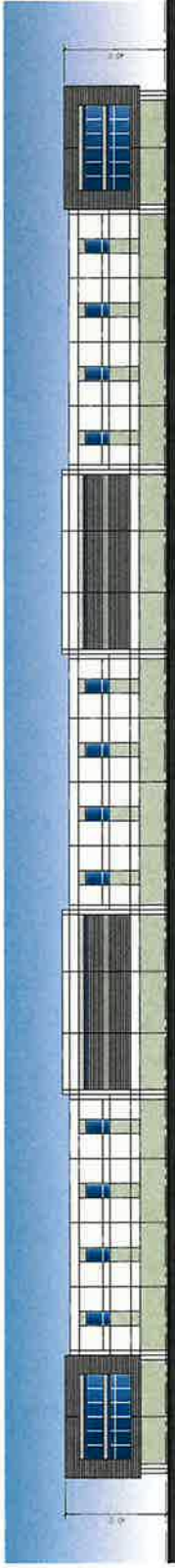
NO.	DESCRIPTION	DATE	BY	CHECKED


MERIDIAN
SOUTH CAMPUS - BUILDING F - ELEVATIONS
 MERIDIAN PARK, LLC

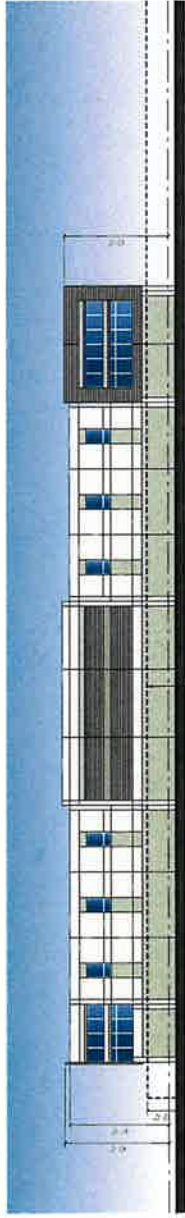

REGINA GARDNER ARCHITECTS, P.C.
 10000 W. 10th Street, Suite 1000
 Overland Park, KS 66211
 (913) 241-1000
 REGINA@REGINAARCHITECTS.COM



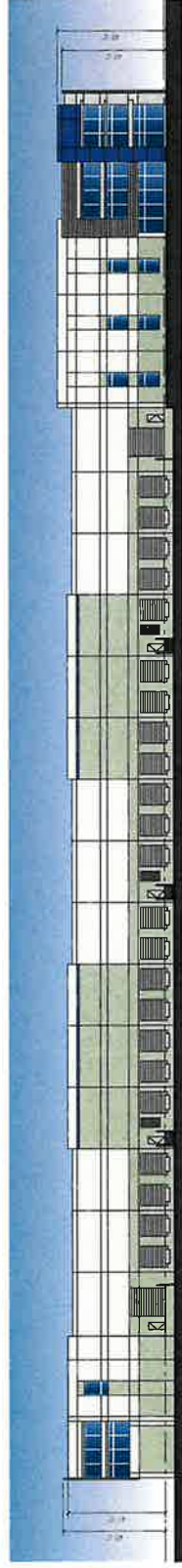
EAST ELEVATION - CAROLINE WAY
1" = 20'-0"



NORTH ELEVATION - VAN BUREN
1" = 20'-0"



WEST ELEVATION - BARTON
1" = 20'-0"



SOUTH ELEVATION
1" = 20'-0"

GENERAL NOTES
1. ALL FINISHES TO BE INSTALLED BY CERTIFIED TRADESMEN.
2. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE ARCHITECT BEFORE CONSTRUCTION.

FINISH SCHEDULE:

- P-1 PAINTED CONCRETE - TYPICAL COLOR
- P-2 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-3 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-4 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-5 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-6 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-7 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-8 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-9 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-10 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-11 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-12 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-13 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-14 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-15 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-16 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-17 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-18 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-19 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-20 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-21 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-22 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-23 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-24 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-25 PAINTED CONCRETE - LIGHT ACHEEN COLOR
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- P-96 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-97 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-98 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-99 PAINTED CONCRETE - LIGHT ACHEEN COLOR
- P-100 PAINTED CONCRETE - LIGHT ACHEEN COLOR

SCALE: 1" = 20'-0" 1 1/2" = 20'-0" 3"

PROJECT NO.	A3-1P
DATE	11/11/2022
DESIGNER	RYAN HARRIS
CHECKED BY	RYAN HARRIS
DATE	11/11/2022
PROJECT	3000 W. VAN BUREN BLVD., SUITE 100, BARTON, MO 64603
CLIENT	AMERICAN UNIVERSITY
ARCHITECT	RYAN HARRIS ARCHITECTS, P.C.
SCALE	1" = 20'-0"

NO.	DATE	DESCRIPTION	BY	CHKD.

MERIDIAN
SOUTH CAMPUS - BUILDING G - ELEVATIONS
MERIDIAN PARK LLC



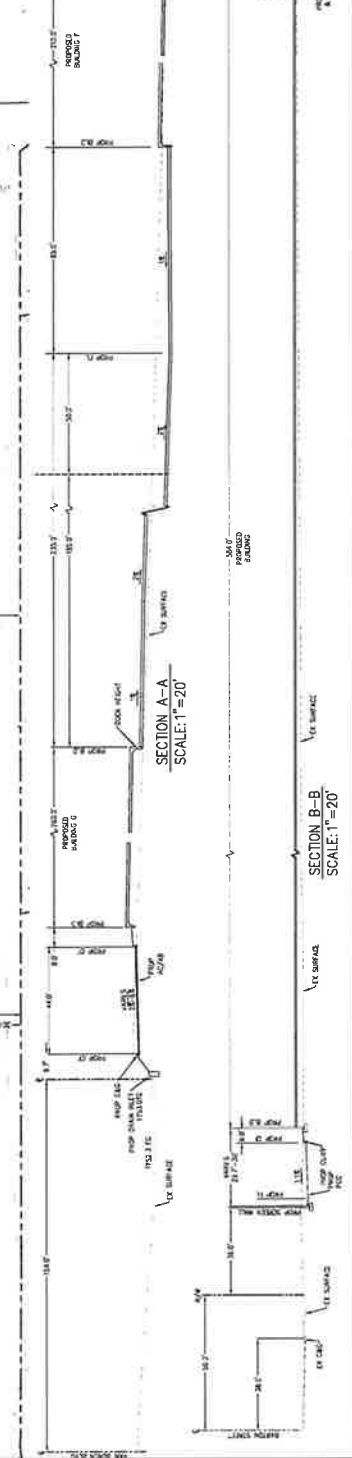
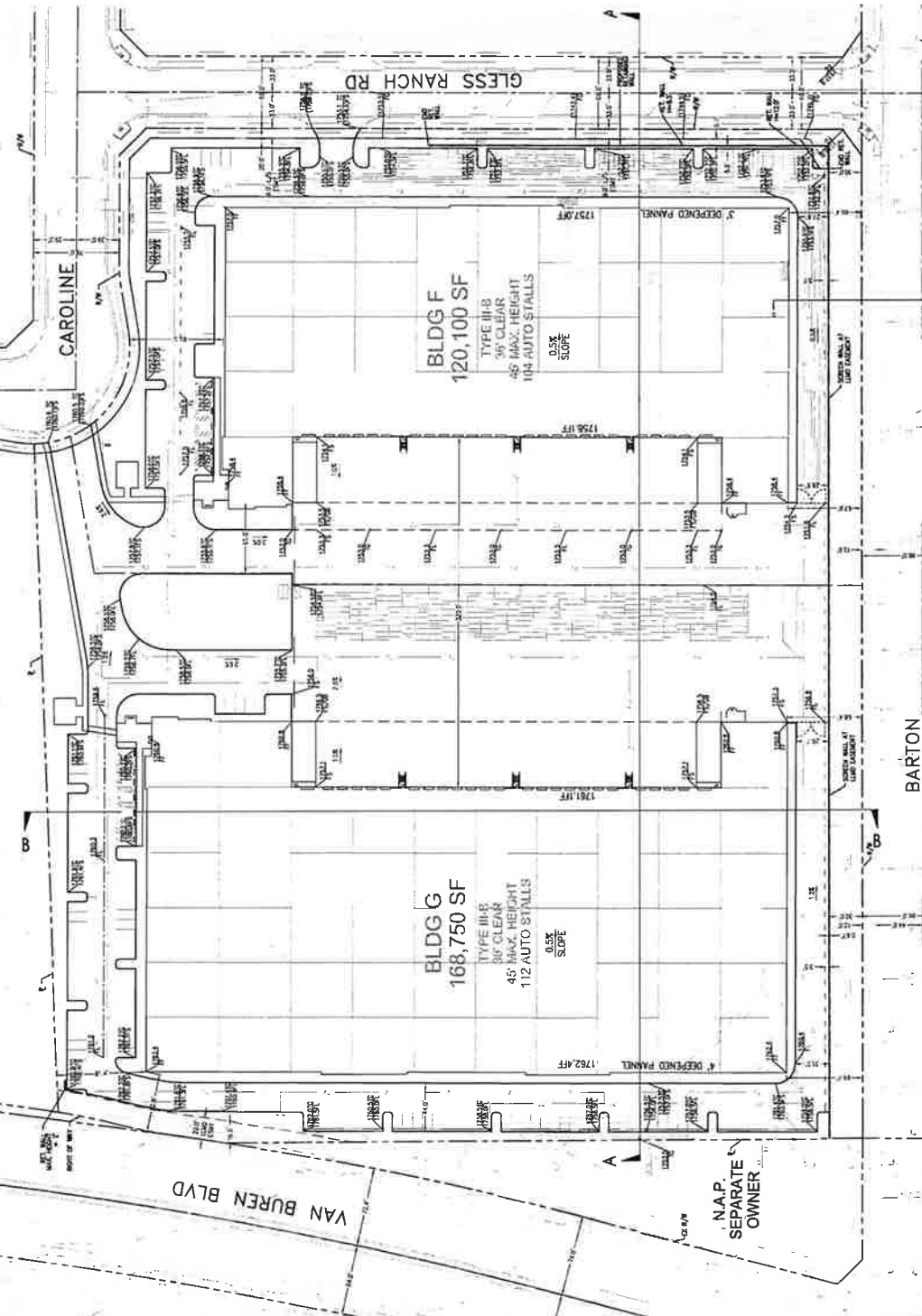
Attachment 2
Building F and G Concept Grading Plans

PROJECT	MERIDIAN SOUTH CAMPUS
BUILDINGS	F & G
CONCEPTUAL GRADING PLAN	
DRAWING DATE	
DATE	10/27/2023
SCALE	AS SHOWN
SHEET NUMBER	1
TOTAL SHEETS	1

MERIDIAN SOUTH CAMPUS
BUILDINGS F & G
CAROLINE WAY
CONCEPTUAL GRADING PLAN

160 S 9th St #4119
 54th St #210
 Anaheim Hills, CA 92806
 714.985.8810
JPRC CIVIL ENGINEERING, INC.
 CIVIL ENGINEERING & ARCHITECTURE

- LLUD REQUIREMENTS:**
- BEFORE THE GRADING CONTRACTOR SHALL CONTACT THE LOCAL PUBLIC WORKS DEPARTMENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE GRADING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PUBLIC WORKS DEPARTMENT BEFORE COMMENCING ANY GRADING WORK.
 - ALL GRADING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 - ALL GRADING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 - ALL GRADING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

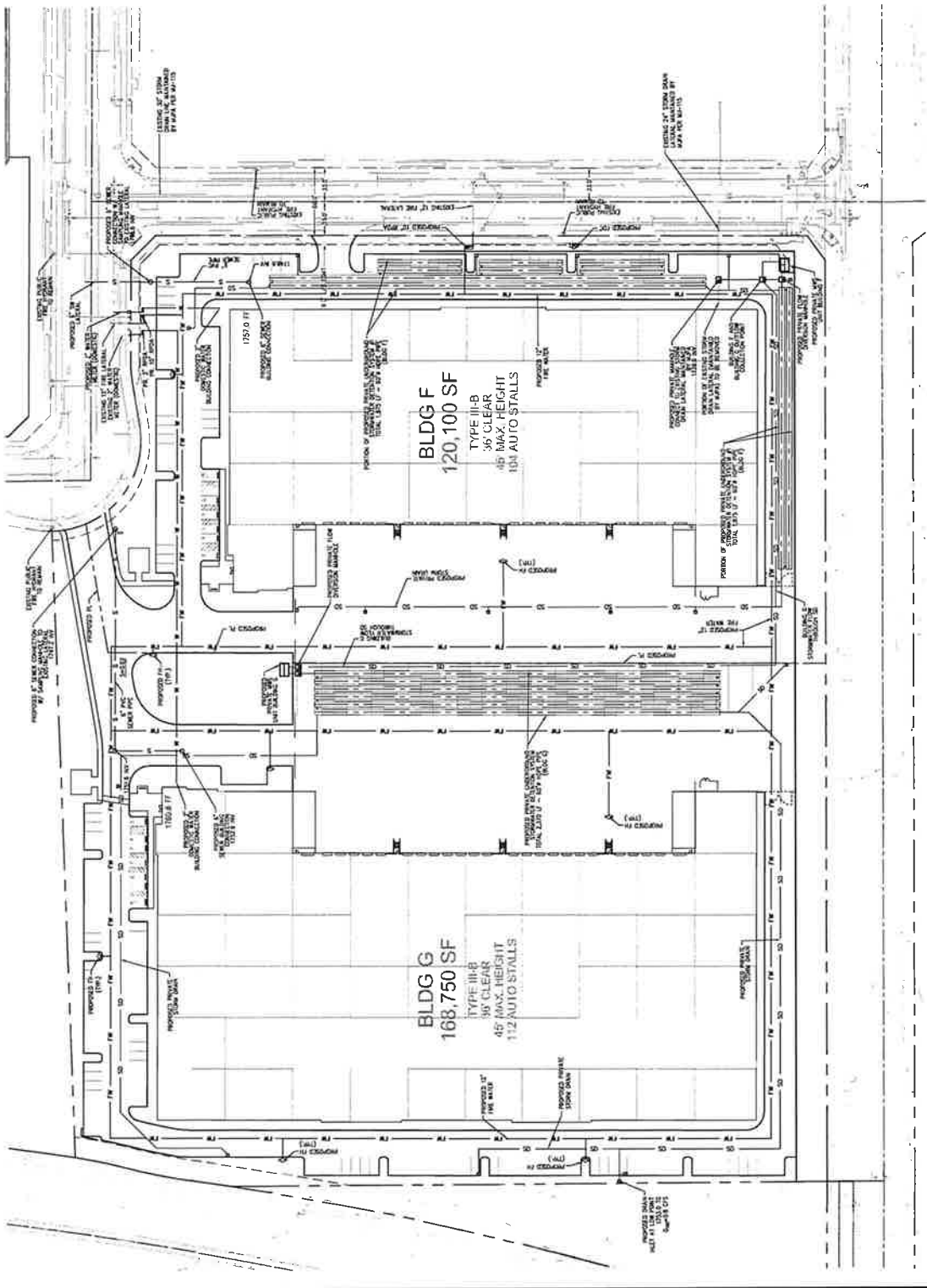


PROJECT: MERIDIAN SOUTH CAMPUS
 BUILDINGS F & G
 CAROLINE WAY
 CONCEPTUAL UTILITY PLAN
 DATE: 10/27/2016
 DRAWN: JAC
 CHECKED: JAC
 SHEET NUMBER: 1
 SCALE: AS SHOWN
 SHEET TOTAL: 1 OF 1

PROJECT: MERIDIAN SOUTH CAMPUS
 BUILDINGS F & G
 CAROLINE WAY
 CONCEPTUAL UTILITY PLAN

NOT FOR CONSTRUCTION
 JAC Engineering, Inc.
 160 S Old 99th Road
 Suite 210
 Anaheim Hills, CA 92808
 714-855-8810

LEGEND
 FW FIRE WATER
 DW DOMESTIC WATER
 S SEWER
 SD STORM DRAIN
 DETENTION SYSTEM
 MODULAR RETLANDS
 REDUCED PRESSURE DETECTOR ASSEMBLY
 FIRE HYDRANT
 FIRE DEPARTMENT CONNECTION
 NOTE: WATER PRESSURE AT BUILDING (1000 PZ) 60 P.S.I.



Attachment 3
Building F and G Concept Landscape Plans



Mullerbergia rigens
Deer Grass



Arcotaphylos 'John Dourley'
John Dourley Manzanilla



Cercidium desert Museum
Desert Museum Palo Verde



Lophocleistanthem canlitaria
Brebano Box



Quercus dubia
Cork Oak



Pinus halimifolia
Aloppo Pine



Prosopis chilensis
Thornless Mesquite



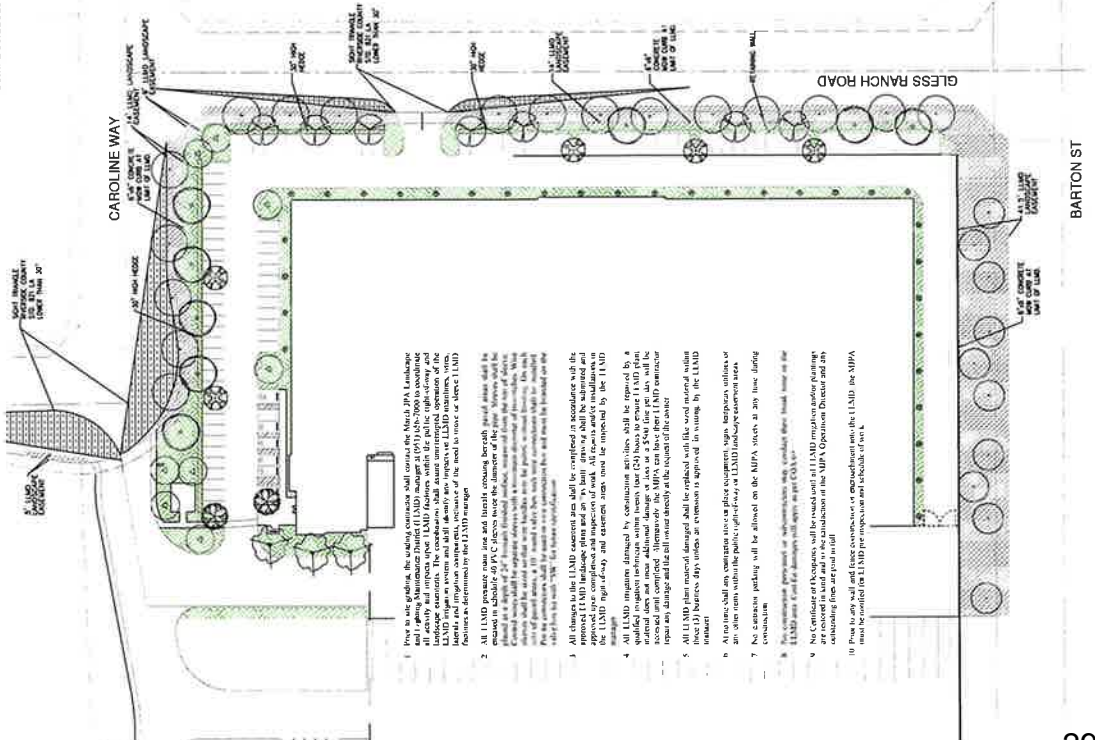
Lavandula stoechas
Spanish Lavender



Callistemon viminalis 'Little John'
Little John Bottle Brush



Juniperus virginiana 'Emerald Scent'
Emerald Seminal Columnar Juniper



BUILDING F - MERIDIAN, CONCEPTUAL LANDSCAPE PLAN
PROVIDE: CA
DATE: 01/14/24

PLANT LEGEND (MUCOLS REGION 2)

SYMBOL	PLANT NAME	HEIGHT	SPACING
(Circle with cross)	Juniperus virginiana 'Emerald Scent'	15' Dia., 3' Tall	6' x 6'
(Circle with vertical lines)	Prosopis chilensis	15' Dia., 4' Tall	6' x 6'
(Circle with horizontal lines)	Callistemon viminalis 'Little John'	15' Dia., 4' Tall	6' x 6'
(Circle with diagonal lines)	Pinus halimifolia	15' Dia., 4' Tall	6' x 6'
(Circle with dots)	Quercus dubia	15' Dia., 4' Tall	6' x 6'
(Circle with concentric circles)	Lavandula stoechas	15' Dia., 4' Tall	6' x 6'
(Circle with grid)	Mullerbergia rigens	15' Dia., 4' Tall	6' x 6'
(Circle with star)	Arcotaphylos 'John Dourley'	15' Dia., 4' Tall	6' x 6'
(Circle with horizontal dashes)	Cercidium desert Museum	15' Dia., 4' Tall	6' x 6'
(Circle with vertical dashes)	Lophocleistanthem canlitaria	15' Dia., 4' Tall	6' x 6'
(Circle with diagonal dashes)	Yucca colorguard	15' Dia., 4' Tall	6' x 6'
(Circle with wavy lines)	Dioscorea biolor	15' Dia., 4' Tall	6' x 6'
(Circle with solid fill)	Agave attenuata 'Ray of Light'	15' Dia., 4' Tall	6' x 6'
(Circle with cross-hatch)	Sisempilo mangleae	15' Dia., 4' Tall	6' x 6'
(Circle with diagonal cross-hatch)	Cistus salvifolius	15' Dia., 4' Tall	6' x 6'
(Circle with concentric squares)	Wickstrampia fulvescens 'Smokley'	15' Dia., 4' Tall	6' x 6'

Callistemon viminalis 'Little John'

Species	Quantity	Height	Notes
Callistemon viminalis 'Little John'	15	4'	Plant in 15' Dia. container
Juniperus virginiana 'Emerald Scent'	1	3'	Plant in 15' Dia. container
Prosopis chilensis	1	4'	Plant in 15' Dia. container
Pinus halimifolia	1	4'	Plant in 15' Dia. container
Quercus dubia	1	4'	Plant in 15' Dia. container
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Mullerbergia rigens	1	4'	Plant in 15' Dia. container
Arcotaphylos 'John Dourley'	1	4'	Plant in 15' Dia. container
Cercidium desert Museum	1	4'	Plant in 15' Dia. container
Lophocleistanthem canlitaria	1	4'	Plant in 15' Dia. container
Yucca colorguard	1	4'	Plant in 15' Dia. container
Dioscorea biolor	1	4'	Plant in 15' Dia. container
Agave attenuata 'Ray of Light'	1	4'	Plant in 15' Dia. container
Sisempilo mangleae	1	4'	Plant in 15' Dia. container
Cistus salvifolius	1	4'	Plant in 15' Dia. container
Wickstrampia fulvescens 'Smokley'	1	4'	Plant in 15' Dia. container

Spanish Lavender

Species	Quantity	Height	Notes
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Juniperus virginiana 'Emerald Scent'	1	3'	Plant in 15' Dia. container
Prosopis chilensis	1	4'	Plant in 15' Dia. container
Pinus halimifolia	1	4'	Plant in 15' Dia. container
Quercus dubia	1	4'	Plant in 15' Dia. container
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Mullerbergia rigens	1	4'	Plant in 15' Dia. container
Arcotaphylos 'John Dourley'	1	4'	Plant in 15' Dia. container
Cercidium desert Museum	1	4'	Plant in 15' Dia. container
Lophocleistanthem canlitaria	1	4'	Plant in 15' Dia. container
Yucca colorguard	1	4'	Plant in 15' Dia. container
Dioscorea biolor	1	4'	Plant in 15' Dia. container
Agave attenuata 'Ray of Light'	1	4'	Plant in 15' Dia. container
Sisempilo mangleae	1	4'	Plant in 15' Dia. container
Cistus salvifolius	1	4'	Plant in 15' Dia. container
Wickstrampia fulvescens 'Smokley'	1	4'	Plant in 15' Dia. container

Little John Bottle Brush

Species	Quantity	Height	Notes
Callistemon viminalis 'Little John'	1	4'	Plant in 15' Dia. container
Juniperus virginiana 'Emerald Scent'	1	3'	Plant in 15' Dia. container
Prosopis chilensis	1	4'	Plant in 15' Dia. container
Pinus halimifolia	1	4'	Plant in 15' Dia. container
Quercus dubia	1	4'	Plant in 15' Dia. container
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Mullerbergia rigens	1	4'	Plant in 15' Dia. container
Arcotaphylos 'John Dourley'	1	4'	Plant in 15' Dia. container
Cercidium desert Museum	1	4'	Plant in 15' Dia. container
Lophocleistanthem canlitaria	1	4'	Plant in 15' Dia. container
Yucca colorguard	1	4'	Plant in 15' Dia. container
Dioscorea biolor	1	4'	Plant in 15' Dia. container
Agave attenuata 'Ray of Light'	1	4'	Plant in 15' Dia. container
Sisempilo mangleae	1	4'	Plant in 15' Dia. container
Cistus salvifolius	1	4'	Plant in 15' Dia. container
Wickstrampia fulvescens 'Smokley'	1	4'	Plant in 15' Dia. container

Spanish Lavender

Species	Quantity	Height	Notes
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Juniperus virginiana 'Emerald Scent'	1	3'	Plant in 15' Dia. container
Prosopis chilensis	1	4'	Plant in 15' Dia. container
Pinus halimifolia	1	4'	Plant in 15' Dia. container
Quercus dubia	1	4'	Plant in 15' Dia. container
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Mullerbergia rigens	1	4'	Plant in 15' Dia. container
Arcotaphylos 'John Dourley'	1	4'	Plant in 15' Dia. container
Cercidium desert Museum	1	4'	Plant in 15' Dia. container
Lophocleistanthem canlitaria	1	4'	Plant in 15' Dia. container
Yucca colorguard	1	4'	Plant in 15' Dia. container
Dioscorea biolor	1	4'	Plant in 15' Dia. container
Agave attenuata 'Ray of Light'	1	4'	Plant in 15' Dia. container
Sisempilo mangleae	1	4'	Plant in 15' Dia. container
Cistus salvifolius	1	4'	Plant in 15' Dia. container
Wickstrampia fulvescens 'Smokley'	1	4'	Plant in 15' Dia. container

Spanish Lavender

Species	Quantity	Height	Notes
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Juniperus virginiana 'Emerald Scent'	1	3'	Plant in 15' Dia. container
Prosopis chilensis	1	4'	Plant in 15' Dia. container
Pinus halimifolia	1	4'	Plant in 15' Dia. container
Quercus dubia	1	4'	Plant in 15' Dia. container
Lavandula stoechas	1	4'	Plant in 15' Dia. container
Mullerbergia rigens	1	4'	Plant in 15' Dia. container
Arcotaphylos 'John Dourley'	1	4'	Plant in 15' Dia. container
Cercidium desert Museum	1	4'	Plant in 15' Dia. container
Lophocleistanthem canlitaria	1	4'	Plant in 15' Dia. container
Yucca colorguard	1	4'	Plant in 15' Dia. container
Dioscorea biolor	1	4'	Plant in 15' Dia. container
Agave attenuata 'Ray of Light'	1	4'	Plant in 15' Dia. container
Sisempilo mangleae	1	4'	Plant in 15' Dia. container
Cistus salvifolius	1	4'	Plant in 15' Dia. container
Wickstrampia fulvescens 'Smokley'	1	4'	Plant in 15' Dia. container

LANDSCAPE CALCULATION
TOTAL LANDSCAPE AREA PROVIDED: 27,557 SQ. FT. @ 0.82 AC

PLANT LEGEND (MUCOLS REGION 2)

⊕ 15' Dia. 3' Tall
⊖ 15' Dia. 4' Tall
⊚ 15' Dia. 4' Tall
⊙ 15' Dia. 4' Tall

SYMBOLS:
[Symbol] 15' Dia. 4' Tall
[Symbol] 15' Dia. 4' Tall
[Symbol] 15' Dia. 4' Tall
[Symbol] 15' Dia. 4' Tall
[Symbol] 15' Dia. 4' Tall

LANDSCAPE CALCULATION

Area	Quantity	Notes
...

LANDSCAPE CALCULATION
TOTAL LANDSCAPE AREA PROVIDED: 27,557 SQ. FT. @ 0.82 AC

North

0 40 80 120

MEANS & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

4000 WEST 14TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.751.2111

LANDSCAPE CALCULATION
TOTAL LANDSCAPE AREA PROVIDED: 27,557 SQ. FT. @ 0.82 AC

MEANS & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

4000 WEST 14TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.751.2111

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4000 WEST 14TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.751.2111



Muhlenbergia rigens
Deer Grass



Acotaphylos - John Dourney
John Dourney Manzanilla



Cercidium Desert Museum
Desert Museum Palo Verde



Quercus subar
Cork Oak



Pinus halapensis
Aleppo Pine



Prosopis chilensis
Thorns Mesquite



Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle



Juniperus virginiana - Emerald Sentinel
Emerald Sentinel Columnar Juniper
Evergreen



Callisium viminalis 'Little John'
Little John Bottle Brush

Lavandula stoechas 'Otto Quast'
Spanish Lavender

Callisium viminalis 'Little John'
Little John Bottle Brush

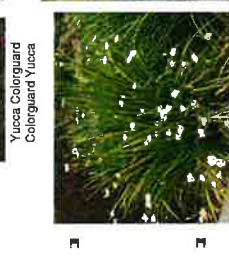
Item	Plant Name	Plant Code	Quantity	Unit	Total
1	Callisium viminalis 'Little John'	11.01	40	ea	40
2	Lavandula stoechas 'Otto Quast'	11.02	40	ea	40
3	Yucca colorguard	11.03	40	ea	40
4	Dielsia bicolor	11.04	40	ea	40
5	Agave attenuata	11.05	40	ea	40
6	Senecio mandraliscae	11.06	40	ea	40
7	Westringia fruticosa	11.07	40	ea	40
8	Cistus salvifolius	11.08	40	ea	40
9	Myoporum parviflorum	11.09	40	ea	40
10	Bougainvillea	11.10	40	ea	40
11	Rosmarinus prostratus	11.11	40	ea	40
12	Pinus halapensis	11.12	40	ea	40
13	Quercus subar	11.13	40	ea	40
14	Prosopis chilensis	11.14	40	ea	40
15	Lagerstroemia indica 'Natchez'	11.15	40	ea	40
16	Juniperus virginiana	11.16	40	ea	40



Myoporum parviflorum 'Pink'
Pink Myoporum



Bougainvillea
Bougainvillea



Yucca colorguard
Colorguard Yucca



Dielsia bicolor
Bicolor African He



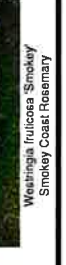
Rosmarinus prostratus
Prostrate Rosemary



Senecio mandraliscae
Blue Chalk Sticks



Westringia fruticosa 'Smoky'
Smokey Coast Rosemary



Cistus salvifolius
Sage-Leat Rock Rose

PLANT LEGEND (WILCO, S. REGION 2)

SYMBOLS

- 11.01 Callisium viminalis 'Little John'
- 11.02 Lavandula stoechas 'Otto Quast'
- 11.03 Yucca colorguard
- 11.04 Dielsia bicolor
- 11.05 Agave attenuata
- 11.06 Senecio mandraliscae
- 11.07 Westringia fruticosa 'Smoky'
- 11.08 Cistus salvifolius
- 11.09 Myoporum parviflorum
- 11.10 Bougainvillea
- 11.11 Rosmarinus prostratus
- 11.12 Pinus halapensis
- 11.13 Quercus subar
- 11.14 Prosopis chilensis
- 11.15 Lagerstroemia indica 'Natchez'
- 11.16 Juniperus virginiana

NOTES

1. All plants shall be installed in accordance with the approved LND landscape plan and as a "built" element shall be installed and the LND requirements and content shall be approved by the LND manager.
2. All LND plants shall be installed in accordance with the approved LND landscape plan and as a "built" element shall be installed and the LND requirements and content shall be approved by the LND manager.
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16. All LND plants shall be installed in accordance with the approved LND landscape plan and as a "built" element shall be installed and the LND requirements and content shall be approved by the LND manager.

LANDSCAPE CALCULATION

TOTAL LANDSCAPE AREA PROVIDED: 49,792 SF @ 84 AC

SCALE

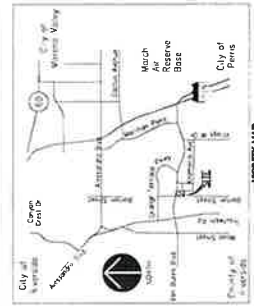
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PROJECT INFORMATION

PROJECT: BUILDING G - MERIDIAN, CONCEPTUAL LANDSCAPE PLAN
 DATE: 10/14/22
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Attachment 4
Tentative Parcel Map 22-01

TENTATIVE PARCEL MAP No. 38414



OWNER
 C/O BUREN PROPERTY GROUP
 57 SW WOODS DRIVE, SUITE 270
 PORTLAND, OR 97204
 CONTACT: (503) 288-0000
 FAX: (503) 288-0001
 E-MAIL: (503) 288-0001

DEVELOPER
 C/O BUREN PROPERTY GROUP
 57 SW WOODS DRIVE, SUITE 270
 PORTLAND, OR 97204
 CONTACT: (503) 288-0000
 FAX: (503) 288-0001
 E-MAIL: (503) 288-0001

ENGINEER OF RECORDABLE CHANGE
 JDC ENGINEERING, INC.
 1400 W. BARTON ROAD
 ANAHEIM, CA 92806
 PHONE: (714) 461-6860

SOURCE OF TOPOGRAPHY
 ALL INFORMATION DERIVED FROM THE 1995 AERIAL PHOTOGRAPHY, INC.

BENCHMARKS
 ALL BENCHMARKS SHOWN ON THIS MAP WERE OBTAINED FROM THE NATIONAL SYSTEM OF BENCHMARKS, NATIONAL SURVEYING SYSTEM, NATIONAL BUREAU OF STANDARDS, WASHINGTON, D.C.

BASE OF BEARING
 ALL BEARINGS ARE REFERENCED TO THE NORTH SITUATION OF THE SURVEY. THE BEARING OF THE SURVEY LINE IS 270° 00' 00".

LEGAL DESCRIPTION
 PARCELS 1 & 2, PARCEL MAP NO. 37878 (P.M. 37878)

SITE INFORMATION
 THE TOTAL AREA OF THE PARCELS SHOWN ON THIS MAP IS 13.22 ACRES. THE TOTAL AREA OF THE PARCELS SHOWN ON THIS MAP IS 13.22 ACRES. THE TOTAL AREA OF THE PARCELS SHOWN ON THIS MAP IS 13.22 ACRES.

ADDITIONAL INFORMATION
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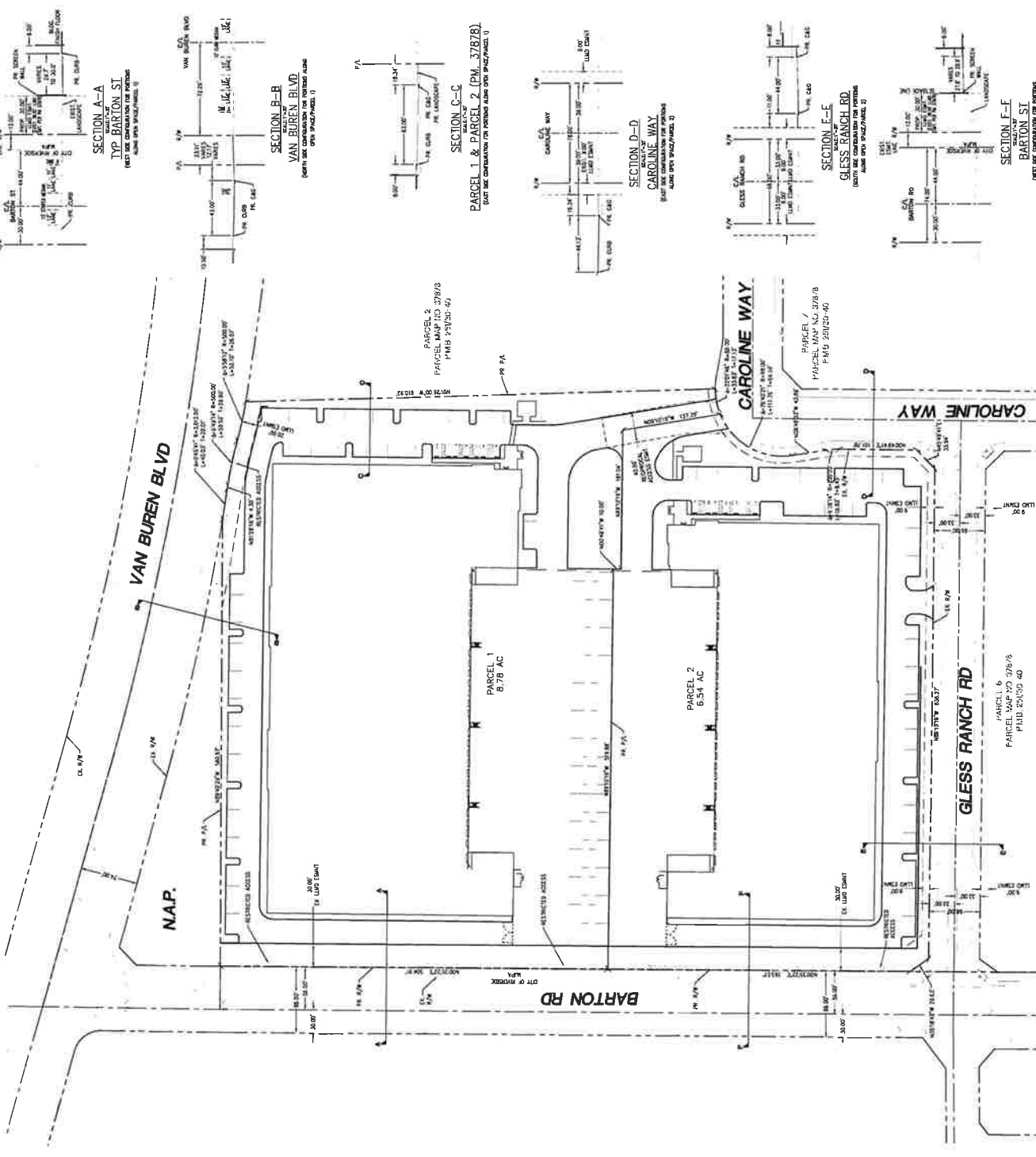
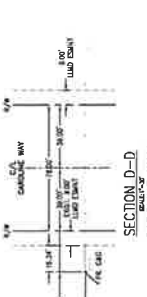
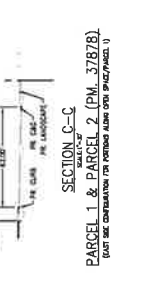
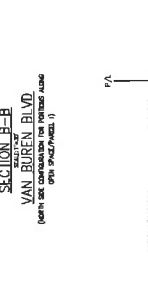
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PROPOSED PARCEL AREA SUMMARY	
PARCEL NO.	AREA (AC)
PARCEL 1	8.76
PARCEL 2	5.54
TOTAL	13.22



PARCEL 1
 8.76 AC
 PARCEL MAP NO. 37878
 P.M. 37878

PARCEL 2
 5.54 AC
 PARCEL MAP NO. 37878
 P.M. 37878

PARCEL 5
 3.76 AC
 PARCEL MAP NO. 37878
 P.M. 37878

PARCEL 6
 3.76 AC
 PARCEL MAP NO. 37878
 P.M. 37878

Attachment 5
Traffic Consistency Memo

June 23, 2022

Mr. Timothy Reeves
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91785

MERIDIAN SOUTH CAMPUS BUILDINGS F & G TRAFFIC CONSISTENCY MEMO

Mr. Timothy Reeves,

Urban Crossroads, Inc. is pleased to provide the following Traffic Consistency Memo for Meridian South Campus Buildings F & G development (**Project**) which is located on the southeast corner of Van Buren Boulevard and Barton Street within the jurisdiction of the March Joint Powers Authority (March JPA). The purpose of this work effort is to determine whether the proposed Project is consistent with and within the envelope of traffic evaluated for the currently adopted uses in the Meridian South Campus Traffic Impact Analysis (dated April 29, 2020, referred to as **2020 Traffic Study**) which was approved as part of the March Business Center Specific Plan SP-1 Amendment #8 (dated May 2020).

PROPOSED PROJECT TRIP GENERATION

The Project is proposed to consist of two buildings (Building F and Building G) totaling 288,850 square feet of warehousing use (see Exhibit 1). Building F is a 120,100 square foot warehouse building and Building G is a 168,750 square foot warehouse building. Trip generation for the Project land use is based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their Trip Generation Manual (11th Edition, 2021). Consistent with the 2020 Traffic Study, the trip generation rates for the warehousing land use have been determined using the fitted curve equation (based on the square footage) (see Table 1). The resulting trip generation for the proposed Project is shown on Table 2. As shown on Table 2, the proposed Project is anticipated to generate 534 two-way trips per day, with 82 trips generated during the AM peak hour and 88 trips generated during the PM peak hour. The proposed Project is anticipated to generate 190 daily truck trips (in actual vehicles).

EXHIBIT 1: PRELIMINARY SITE PLAN

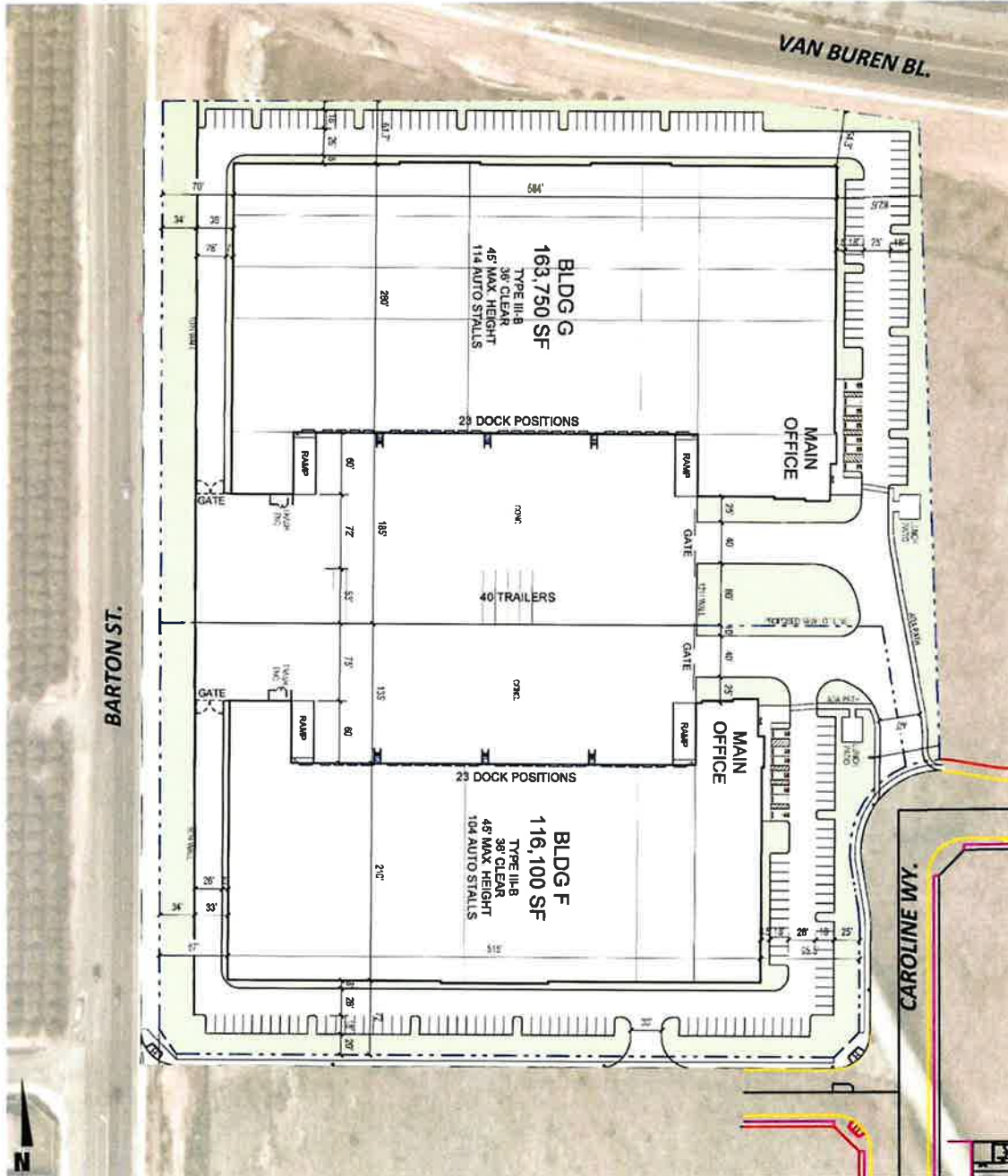


TABLE 1: TRIP GENERATION RATES

Land Use ¹	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ¹									
Warehousing	150	TSF	Based on the ITE Fitted Curve Equation						
Warehousing (120.100 TSF)			0.244	0.073	0.317	0.095	0.245	0.340	1.899
Warehousing (168.750 TSF)			0.200	0.060	0.260	0.078	0.199	0.277	1.807

¹ Trip Generation & Vehicle Mix Source: Institute of Transportation Engineers (ITE), [Trip Generation Manual](#), Eleventh Edition (2021).

² TSF = Thousand Square Feet

TABLE 2: PROPOSED PROJECT TRIP GENERATION SUMMARY

Land Uses	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Building F: Warehousing	120.100 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		26	8	34	9	24	34	146
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		3	1	4	2	5	7	82
Building F Total Trips		29	9	38	11	29	41	228
Building G: Warehousing	168.750 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		30	9	39	11	28	39	198
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		4	1	5	2	6	8	108
Building G Total Trips		34	10	44	13	34	47	306
Buildings F & G Total Trips		63	19	82	24	63	88	534

¹ TSF = Thousand Square Feet

CONSISTENCY WITH TRAFFIC PLANNING DOCUMENTS

The currently approved Project for the industrial area on which Building F and Building G lie assumed 15.33 acres of business park uses on the southeast corner of Van Buren Boulevard and Barton Street. The area was designated and evaluated as Business Park in the 2020 Traffic Study assuming a floor to area ratio (FAR) of 45% and was split between warehousing (70% of the total square footage) and office use (30% of the total square footage):

- Warehousing (70% of total square footage): 210,349 square feet
- Office (30% of total square footage): 90,150 square feet
- Total square footage of Business Park use = 300,499 square feet

As such, the currently approved Project for the Building F and Building G property evaluated 300,499 square feet of business park use. Attachment A includes the trip generation for the currently approved South Campus as evaluated in the 2020 Traffic Study. A summary of the trip generation evaluated for the Meridian South Campus Specific Plan is shown on Table 3, along with the buildings that have been constructed/approved in conjunction with the proposed Project in order to determine the trips that remain within the Specific Plan. The summary of trips has been provided for both total vehicles and truck trips.

TABLE 3: SUMMARY OF REMAINING TRIPS WITHIN THE SPECIFIC PLAN

Land Use	AM Peak Hour		PM Peak Hour		Daily	
	Total Vehicles	Trucks	Total Vehicles	Trucks	Total Vehicles	Trucks
A. Total South Campus	3,065	461	3,891	414	34,916	4,972
B. Building A	388	79	455	93	2,898	592
C. Building B + Parking Lot	683	210	805	174	4,672	1,720
D. Building C	87	27	94	20	870	320
E. Building D	64	20	80	17	1,120	414
F. Building F	60	27	71	19	546	318
G. Commercial (Parcel 72)	121	2	137	2	1,534	32
H. DJT6	63	2	112	0	1,958	34
I. Seefried Building 1	40	5	44	7	266	94
J. Seefried Building 2	39	5	42	7	244	86
K. Seefried Building 3	30	4	33	6	120	44
L. Building E	34	4	34	7	146	82
M. Buildings H & I	63	8	66	11	466	166
N. Proposed Project (Buildings F & G)	82	9	88	15	534	190
Remaining After Project	1,311	59	1,830	36	19,542	880

¹ Remaining After Project = Lines A - B - C - D - E - F - G - H - I - J - K - L - M - N

SITE ACCESS

The proposed Building F and Building G have shared access points. There is one driveway on Caroline Way that is 40-feet in width and will provide full access (no turn restrictions) to serve both passenger cars and trucks. Egress trucks will use this driveway on Caroline Way to access Van Buren Boulevard via Barton Street and Gless Ranch Road. There is also one driveway on Gless Ranch Road that is 30-feet in width and will provide full access (no turn restrictions) to serve passenger cars only for Building F. Consistent with the South Campus 2020 Traffic Study, the traffic signal at Lurin Avenue and Barton Street will be installed as part of this Project.

All truck traffic will be limited to traveling along Caroline Way, to Coyote Bush Road, then east onto Van Buren Boulevard, consistent with the approved truck routes per the South Campus 2020 Traffic Study. The proposed Project accommodates adequate site access as currently proposed.

CONCLUSION

The summary of trips shown on Table 3 indicates the proposed project-related trips are within the trips evaluated as part of the South Campus 2020 Traffic Study (both for total vehicles and truck trips). As such, the proposed Project is consistent with the traffic planning documents and mitigation measures identified in the March Business Center Specific Plan (SP-1 Amendment #8) with the development of two warehouse buildings totaling 288,850 square feet (Building F and Building G).

If you have any questions or comments, I can be reached at (949) 861-0177.

Respectfully submitted,

URBAN CROSSROADS, INC.



Charlene So, PE
Principal

ATTACHMENT A
TRIP GENERATION EXCERPT FROM MERIDIAN SOUTH CAMPUS TRAFFIC
IMPACT ANALYSIS (APRIL 2020)

Table 4-1

Trip Generation Rates

Land Use ¹	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates¹									
Warehousing ^{3,4}	150	TSF	Based on the ITE Fitted Curve Equation						
Warehousing (274.437 TSF)			0.163	0.049	0.212	0.060	0.162	0.222	1.746
Warehousing (1,234.926 TSF)			0.108	0.032	0.140	0.038	0.104	0.142	1.617
High-Cube Transload Short-Term Warehouse ^{3,4}	154	TSF	0.062	0.018	0.080	0.028	0.072	0.100	1.400
High-Cube Cold Storage Warehouse ^{3,4}	157	TSF	0.085	0.025	0.110	0.032	0.088	0.120	2.263
General Office	710	TSF	Based on the ITE Fitted Curve Equation						
General Office (388.011 TSF)			0.870	0.140	1.010	0.170	0.890	1.060	10.190
General Office (529.254 TSF)			0.850	0.140	0.990	0.170	0.880	1.050	10.090
Shopping Center	820	TSF	Based on the ITE Fitted Curve Equation						
Shopping Center (221.394 TSF)			0.740	0.450	1.190	2.120	2.300	4.420	46.620
Supermarket	850	TSF	Based on the ITE Fitted Curve Equation						
Supermarket (61.336 TSF)			2.368	1.452	3.820	4.516	4.339	8.855	90.660
Public Park	411	AC	Based on the ITE Fitted Curve Equation						
Public Park (6.20 AC)			0.012	0.008	0.020	2.038	1.667	3.705	14.908

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² AC = Acres; TSF = Thousand Square Feet

³ Vehicle Mix Source: ITE High Cube Warehouse Vehicle Trip Generation Analysis, October 2016 and SCAQMD.

⁴ Truck Percentage: ITE Trip Generation Handbook, 3rd Edition (2017) for Industrial Park; 2% trucks used for office commercial areas
 Truck Mix Source: South Coast Air Quality Management District (SCAQMD) Warehouse Truck Trip Study Data Results and Usage (2014).

Normalized % - Without Cold Storage: 16.7% 2-Axle trucks, 20.7% 3-Axle trucks, 62.6% 4-Axle trucks

Normalized % - With Cold Storage: 34.7% 2-Axle trucks, 11.0% 3-Axle trucks, 54.3% 4-Axle trucks.

Table 4-2
Page 1 of 2

Proposed Project Trip Generation Summary

Project Land Uses	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Vacant Land Uses									
Office	70.132	TSF							
Office (75% of Mixed Use)	317.879	TSF							
Office Passenger Cars (98%)			331	53	384	65	338	403	3,874
Office Truck Trips (2%)			7	1	8	1	7	8	80
Office Subtotal	388.011	TSF	338	54	392	66	345	411	3,954
Commercial Retail	115.434	TSF							
Commercial Retail (25% of Mixed Use)	105.960	TSF							
Commercial Retail Subtotal	221.394	TSF	164	100	264	469	509	978	10,322
Pass-by Reduction (AM: 0%, PM/Daily: 34%) ³			0	0	0	-159	-159	-318	-3,510
Commercial (Grocery Store)	61.336	TSF	145	89	234	277	266	543	5,562
Pass-by Reduction (AM: 0%, PM/Daily: 36%) ³			0	0	0	-96	-96	-192	-2,004
Commercial Passenger Cars (98%)			303	185	488	481	510	991	10,162
Commercial Truck Trips (2%)			6	4	10	10	10	20	208
Commercial Subtotal	282.730	TSF	309	189	498	491	520	1,011	10,370
Business Park	1,764.180	TSF							
Office (30% of Business Park)	529.254	TSF	450	74	524	90	466	556	5,342
Office Passenger Cars (98%)			441	73	514	88	457	545	5,234
Office Truck Trips (2%)			9	1	10	2	9	11	108
Warehouse (70% of Business Park)	1,234.926	TSF	133	40	173	47	128	175	1,998
Warehouse Passenger Cars (69.2% AM, 78.3% PM, 63.2% Daily)			92	28	120	37	100	137	1,262
Warehouse Truck Trips (30.8% AM, 21.7% PM, 36.8% Daily)			41	12	53	10	28	38	736
Business Park Subtotal	1,764.180	TSF	583	114	697	137	594	731	7,340
Industrial	1,774.437	TSF							
Warehousing	274.437	TSF							
Warehouse Passenger Cars (69.2% AM, 78.3% PM, 63.2% Daily)			31	9	40	13	34	47	302
Warehouse Truck Trips (30.8% AM, 21.7% PM, 36.8% Daily)			14	4	18	3	10	13	178
Warehousing Subtotal			45	13	58	16	44	60	480
High-Cube Cold Storage Warehouse	700.000	TSF							
Cold Storage Passenger Cars (69.2% AM, 78.3% PM, 63.2% Daily)			41	12	53	18	48	66	1,000
Cold Storage Truck Trips (30.8% AM, 21.7% PM, 36.8% Daily)			18	6	24	5	13	18	584
High-Cube Cold Storage Warehouse Subtotal			59	18	77	23	61	84	1,584
High-Cube Transload Short-Term Warehouse (Building D)	800.000	TSF							
High-Cube Warehouse Passenger Cars (69.2% AM, 78.3% PM, 63.2% Daily)			34	10	44	17	45	63	706
High-Cube Warehouse Truck Trips (30.8% AM, 21.7% PM, 36.8% Daily)			15	5	20	5	13	17	414
High-Cube Warehousing Subtotal			49	15	64	22	58	80	1,120
Industrial Subtotal	1,774.437	TSF	153	46	199	61	163	224	3,184
Dog Park & Paseo	6.200	AC	0	0	0	13	10	23	94
Vacant Land Uses Passenger Car Trips			1,273	370	1,643	732	1,542	2,275	22,634
Vacant Land Uses Truck Trips			110	33	143	36	90	125	2,308
Vacant Land Uses Total Trips²			1,383	403	1,786	768	1,632	2,400	24,942

Table 4-2
Page 2 of 2

Proposed Project Trip Generation Summary

Project Land Uses	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Built/Entitled Land Uses									
LGB6 (Building A) ⁴	1,000.000	TSF							
LGB6 (Building A) Passenger Cars			222	87	309	127	235	362	2,306
LGB6 (Building A) Truck Trips			57	22	79	33	60	93	592
LGB6 (Building A) Subtotal			279	109	388	160	295	455	2,898
Parcel Delivery Site (Building B + Parking Lot) ⁵	1,000.000	TSF							
Parcel Delivery Site (Building B + Parking Lot) Passenger Cars			341	132	473	221	410	631	2,952
Parcel Delivery Site (Building B + Parking Lot) Truck Trips			151	59	210	61	113	174	1,720
Parcel Delivery Site (Building B + Parking Lot) Subtotal			492	191	683	282	523	805	4,672
Commercial (Parcel 72) ⁶	15.485	TSF							
Commercial Passenger Cars (98%)			65	56	121	66	71	137	1,534
Commercial Truck Trips (2%)			1	1	2	1	1	2	32
Warehousing (Building C) ⁶	500.000	TSF							
Warehousing (Building C) Passenger Cars			46	14	60	20	54	74	550
Warehousing (Building C) Truck Trips			21	6	27	5	15	20	320
Warehousing (Building C) Subtotal			67	20	87	25	69	94	870
Built/Entitled Passenger Car Trips			673	288	961	433	769	1,202	7,310
Built/Entitled Truck Trips			230	88	318	100	189	289	2,664
Built/Entitled Total Trips ²			903	376	1,279	533	958	1,491	9,974
Vacant + Built/Entitled Passenger Car Trips			1,946	658	2,604	1,165	2,311	3,477	29,944
Vacant + Built/Entitled Truck Trips			340	121	461	136	279	414	4,972
Vacant + Built/Entitled Subtotal Trips²			2,286	779	3,065	1,301	2,590	3,891	34,916
Vacant + Built/Entitled Passenger Car Trips (With 10% Internal Trip Reduction)			1,751	592	2,344	1,049	2,080	3,129	26,950
Vacant + Built/Entitled Truck Trips (With 10% Internal Trip Reduction)			306	109	415	122	251	374	4,475
Vacant + Built/Entitled Subtotal Trips (With 10% Internal Trip Reduction)			2,057	701	2,759	1,171	2,331	3,503	31,424
Previous EIR Ph. III Trips			2,965	648	3,613	808	2,907	3,715	31,267
Previous EIR Ph. III Passenger Car Trips (92.6%) (With 10% Internal Trip Reduction)			2,471	540	3,011	673	2,423	3,096	26,058
Previous EIR Ph. III Truck Trips (7.4%) (With 10% Internal Trip Reduction)			197	43	240	54	194	248	2,082
Previous EIR Ph. III Subtotal Trips (With 10% Internal Trip Reduction)			2,668	583	3,251	727	2,617	3,344	28,140
Proposed Project Net Passenger Car Trips⁷			-720	52	-667	376	-343	33	892
Proposed Project Net Truck Trips⁷			109	66	175	68	57	126	2,393
Proposed Project Net Trip Generation⁷			-611	118	-493	444	-286	159	3,284

¹ AC = Acres; TSF = Thousand Square Feet

² Total Trips (Actual Vehicles) = Passenger Cars + Truck Trips (Actual Trucks).

³ Pass-by reduction percentage consistent with ITE [Trip Generation Handbook](#), 3rd Edition (2017)

⁴ Source: [LGB6 Project Substantial Conformance Traffic Assessment](#) (November 13, 2017, prepared by Urban Crossroads, Inc.)

⁵ Source: [Meridian South Parcel Delivery Traffic Impact Study Report](#) (August 2017, prepared by VRPA Technologies, Inc.)

⁶ Source: [Meridian South Campus Addendum #3 Focused Traffic Impact Analysis](#) (August 15, 2018, prepared by Urban Crossroads, Inc.)

⁷ Proposed Project = Vacant + Built/Entitled Subtotal Trips (With 10% Internal Trip Reduction) - Previous EIR Ph. III Subtotal Trips (With 10% Internal Trip Reduction)

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

***Reports, Discussion and Action
Agenda Item No. 5b***

Meeting Date: November 7, 2022

Subject: Military Compatibility Use Study (MCUS) Update

Background:

As directed by the TAC, an MCUS status report will be included as a part of regularly scheduled TAC meetings. These reports will be provided by Simon Housman.

Attachment: None

**MARCH JOINT POWERS
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MARCH JOINT POWERS AUTHORITY**

***Reports, Discussion and Action
Agenda Item No. 5c***

Meeting Date: November 7, 2022

Subject: Rolling Calendar and Future Agenda Items

Background:

The following information is shared to update the TAC on upcoming agenda items for Joint Powers Commission meetings in the month of September.

Attachment: March Joint Powers Commission Rolling Calendar

	November	
JPA	11-09-22 Air & Marine Operations Center (AMOC) Update Executive Director Keith Jones	
	Recurring Monthly Virtual Meeting Approval ~ Dr. Grace Martin	
	Miller & Company P.C. - FTZ Legal Consultant ~ Dr. Grace Martin (current agreement ends 11-16-22)	
	Conservation Easement Amendment (11-02-21-Out for review with Fish & Wildlife) ~ Jeff Smith (7-7-22 Timothy Reeves checking)	
	MJPA Operations Manual Update ~ Dr. Grace Martin & Thomas Rice	
	Committee Revision Resolution (Also removing ad-hoc from Parks Committee) ~ Dr. Grace Martin & Thomas Rice	
	TAC Assignments - Alternates - Resolution ~ Dr. Grace Martin & Thomas Rice	
	Mini-Cell Agreement - Meridian Park (waiting for responses) ~ Dr. Grace Martin	
	Closed Session - ENA between JPA / Army National Guard for NOSC site	
MIPAA	Recurring Monthly Virtual Meeting Approval ~ Dr. Grace Martin	
MJPUA	Recurring Monthly Virtual Meeting Approval ~ Dr. Grace Martin	
MJPA-SA		