



MARCH JOINT POWERS AUTHORITY

IMPORTANT COVID-19 NOTICE

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS) AND TO ENABLE APPROPRIATE SOCIAL DISTANCING, THE AUTHORITY ENCOURAGES MEMBERS OF THE PUBLIC TO WATCH THE MARCH BUSINESS CENTER DESIGN IMPLEMENTATION COMMITTEE MEETING REMOTELY AND NOT TO ATTEND IN PERSON. IF YOU WOULD LIKE REMOTE ACCESS TO VIEW THE MEETING, PLEASE EMAIL THE CLERK AT CLERK@MARCHJPA.COM BY 9:00 A.M. ON WEDNESDAY, NOVEMBER 9TH, 2022 AND WE WILL PROVIDE REMOTE ACCESS INSTRUCTIONS.

MEMBERS OF THE PUBLIC WHO WISH TO ATTEND IN PERSON MUST BE WEARING A MASK TO ENTER THE WESTERN MUNICIPAL WATER DISTRICT/MARCH JPA BUILDING. WITH SPACE STRICTLY LIMITED, WE STRONGLY ENCOURAGE MEMBERS OF THE PUBLIC TO UTILIZE THE REMOTE ACCESS APPROACH DESCRIBED ABOVE OR TO SIMPLY PROVIDE COMMENT ON ITEMS OF INTEREST THROUGH THE METHODS BELOW.

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE COMMITTEE MAY ALSO PARTICIPATE IN THE FOLLOWING WAYS:

(1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO CLERK@MARCHJPA.COM BY 9:00 A.M. ON THE DAY OF THE SCHEDULED MEETING TO BE INCLUDED IN THE WRITTEN RECORD; OR

(2) A REQUEST TO SPEAK CAN BE EMAILED TO CLERK@MARCHJPA.COM AND, AT THE TIME OF THE REQUESTED AGENDA ITEM, THE CLERK WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE COMMITTEE VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES. PLEASE INDICATE ON WHICH ITEM YOU WISH TO SPEAK.

ONLY ONE PERSON AT A TIME MAY SPEAK BY TELEPHONE AND ONLY AFTER BEING RECOGNIZED BY THE CHAIR.

PLEASE BE MINDFUL THAT THE TELECONFERENCE WILL BE RECORDED AS ANY OTHER MEETING IS RECORDED, AND ALL OTHER RULES OF PROCEDURE AND DECORUM WILL APPLY WHEN ADDRESSING THE COMMITTEE BY TELECONFERENCE. FINALLY, IT IS REQUESTED THAT ANY MEMBER OF THE PUBLIC ATTENDING WHILE ON THE TELECONFERENCE TO HAVE HIS/HER/THEIR PHONE SET ON "MUTE" TO ELIMINATE BACKGROUND NOISE OR OTHER INTERFERENCE.

To Join March Joint Powers Authority Commission Meeting Via Zoom:

<https://us02web.zoom.us/j/6573841741?pwd=L0o5cW0zRH5yUWw1RmtnajFMTmlPQT09>

Meeting ID: 657 384 1741 Password: 14205

One tap mobile (from mobile or electronic device)

+16699006833,,6573841741# US (San Jose)

+13462487799,,6573841741# US (Houston)

Join by SIP, 6573841741@zoomcrc.com Join by H.323, 162.255.37.11 (US West), 162.255.36.11 (US East)

NOTICE TO THE PUBLIC

and to the

MEMBERS OF THE MARCH BUSINESS CENTER IMPLEMENTATION COMMITTEE

of the

MARCH JOINT POWERS AUTHORITY

Meeting will be held

Wednesday, November 9 – 11:30 AM

Hybrid or Via Zoom from the March Joint Powers Authority Office
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

Virtually via zoom, the link for the meeting is found here:

<https://us02web.zoom.us/j/6573841741?pwd=L0oycW0zRHFiUWw1RmtnajFMTmlPQT09>

I hereby certify that the foregoing notice is a full, true and correct copy of a notice 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 92522
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 certify that a copy of the foregoing notice was dispatched by me on November 3, 2022, to each member of the March Business Center Implementation Committee of the March Joint Powers Authority.

Cindy Camargo

Cindy Camargo, Clerk
March Joint Powers Authority

**Meeting of the
March Business Center Implementation Committee
of the
MARCH JOINT POWERS AUTHORITY**

Wednesday, November 9, 2022 - 11:30 AM

**Hybrid - Via Zoom or from the
March Joint Powers Authority Office
14205 Meridian Parkway, Suite 140
Riverside, CA 92518**

MEETING AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Minutes of the Meeting held on October 26, 2022 (Page 5)**

4. Public Comments

Any person may address the Commission on any subject pertaining to the March Joint Powers Authority, March Inland Port Airport Authority, the Successor Agency to the March Joint Powers Redevelopment Agency, and March Joint Powers Utilities Authority business not listed on the Agenda during this portion of the Meeting. A limit of three (3) minutes shall be set for each person desiring to address the Commission. The JPC may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

5. Discussion and Action Item

Design Plan 22-06 (DP 22-06) South Campus Buildings H and I - A request for Ministerial Design Plan approval in compliance with the March Business Center Specific Plan (SP-1, Amendment #8), Section VII. D (b) for an application by Meridian Park, LLC, for the South Campus Buildings H and I Warehouse Project, a proposed speculative warehouse development, consisting of two buildings, (Building H and building I) totaling approximately 261,800 square feet of building space, on a 13.67-acre Business Park zoned site, located at the northwest corner of Village West Drive and Krameria Avenue, within the March Business Center Specific Plan Area (SP-1, A8). The design plan would grant approval for both Building H and I site plans, floor plans, landscape plans, building elevations and preliminary grading plans, and would authorize the applicant to proceed with the submittal of construction plans for each building. This is a ministerial review involving a speculative warehouse development for two buildings. The March Business Center Implementation Committee will also consider a determination that the design plan approval is exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080(a) and (b)(1) and sections 15268(a) and 15369 of the CEQA guidelines and will consider directing staff to file a Notice of Exemption. (Page 7)

Jeffrey Smith, Principal Planner

6. Adjournment

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

**Meeting of the
March Business Center Implementation Committee
of the
MARCH JOINT POWERS AUTHORITY**

Wednesday, October 26, 2022 - 11:00 AM

**Hybrid - Via Zoom or from the
March Joint Powers Authority Office
14205 Meridian Parkway, Suite 140
Riverside, CA 92518**

MEETING MINUTES

1. Call to Order

Chair Conder called the meeting to order at 11:00 a.m.

2. Roll Call

Present: Conder, Jeffries (via Zoom), Delgado (via Zoom)

3. Approval of the Minutes of the Meeting held on August 4, 2022

Motion: Jeffries (via Zoom)
Second: Delgado (via Zoom)
Ayes: Jeffries, Delgado, Conder
Noes: None
Abstain: None

4. Public Comments

Any person may address the Commission on any subject pertaining to the March Joint Powers Authority, March Inland Port Airport Authority, the Successor Agency to the March Joint Powers Redevelopment Agency, and March Joint Powers Utilities Authority business not listed on the Agenda during this portion of the Meeting. A limit of three (3) minutes shall be set for each person desiring to address the Commission. The JPC may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

Email received from Mr. Michael McCarthy on 10/25/2022 at 4:08 p.m.

5. Discussion and Action Item

Design Plan 22-02 – Building 1, Design Plan 22-03 – Building 2, and Design Plan 22-04 – Building 3 South Campus: A request for ministerial design plan approvals in compliance with the March Business Center Specific Plan (SP-1, Amendment #8) Section VII. D (b) for three applications by Seefried Industrial Properties, for 1) a 144,030 square foot speculative warehouse building on 9.45 acres in the Mixed-Use Zoning District of the March Business Center Specific Plan (SP-1, A8); 2) a 127,134 square foot speculative warehouse building on 7.31 acres in the Business Park Zoning District of the March Business Center Specific Plan (SP-1, A8); 3) a 53,085 square foot speculative warehouse building on 3.03 acres in the Business Park zoning district of the March Business Center Specific Plan (SP-1, A8). The Design Plans would grant approvals for the site plans, floor plans, landscape plans, building elevations and preliminary grading plans, and would authorize the Applicant to proceed with a construction plan submittal. This is a ministerial

review involving three speculative warehouse developments located south of Van Buren Boulevard. The March Business Center Implementation Committee will also consider a determination that the Design Plan approvals are exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080(a) and (b)(1) (b)(1) and Sections 15268(a) and 15369 of the CEQA Guidelines and will consider directing staff to file a Notice of Exemption. (Page 7)

Lauren Sotelo, Senior Planner provided an update on this item.

Member Jeffries stated that he thinks these projects will not affect neighboring residents and comply with their standards and moved to staff recommendation.

Chair Conder asked Legal Counsel Amy Hoyt, BB&K if she sees any CEQA issues with this report. She replied no and added, this is a ministerial approval pursuant to and implementing the prior discretionary approvals that were subsequent environmental impact report. This is not a discretionary project; it is a ministerial project at this point which means it is not subject to CEQA.

Chair Conder asked Ms. Sotelo why there is a diverter at Building 1 forcing traffic to go right at the intersection of Caroline Way and Coyote Bush Road.. Chair Conder added that one of the issues is truck traffic at Coyote Bush Road down to just beyond Orange Terrace Parkway, because there are houses right on the street. Chair Conder asked if it would be possible for them to go left at this driveway towards Krameria and back out that way towards Village West Drive. Ms. Sotelo answered that trucks coming from I-215 are required to turn left onto Village West Drive and go into the interior of the South Campus. Ms. Sotelo added that they do have a truck route ordinance in place that does allow trucks to head north along Coyote Bush Road however trucks are forced to make a right because of the chains that hang down. Chair Conder asked if the diverter at Building 1 is for a safety. Chair Conder added that it would be nice if there was an option for trucks to make a left at the northerly driveway of Building 1 to come down to Krameria and avoid the houses along Van Buren Boulevard. Ms. Sotelo answered due to conflicting left turn movements at the intersection of Caroline Way and Coyote Bush Road, allowing cars to make a left out of the northerly driveway of Building 1 would be unsafe. Mr. Bick (applicant) responded that trucks can still use the southerly driveway to make a left turn out of the site and head towards Krameria Avenue. The northerly driveway is limited due to safety at the intersection.

Motion: Jeffries (via Zoom)
Second: Delgado (via Zoom)
Ayes: Jeffries, Delgado, Conder
Noes: None
Abstain: None

6. Adjournment

The meeting adjourned at 11:26 a.m.

Meeting Schedule

March Business Center Implementation Committee Meeting November 9, 2022 – 11:30 a.m.

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



MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | Fax (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

TO: MARCH BUSINESS CENTER IMPLEMENTATION COMMITTEE

FROM: JEFFREY SMITH, PRINCIPAL PLANNER

DATE: NOVEMBER 9, 2022

SUBJECT: AGENDA ITEM 5 - Design Plan 22-06: A REQUEST FOR MINISTERIAL DESIGN PLAN APPROVAL IN COMPLIANCE WITH THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1, AMENDMENT #8), SECTION VII. D (b) FOR AN APPLICATION BY MERIDIAN PARK, LLC, FOR THE SOUTH CAMPUS BUILDINGS H AND I WAREHOUSE PROJECT, A PROPOSED SPECULATIVE WAREHOUSE DEVELOPMENT, CONSISTING OF TWO BUILDINGS, (BUILDING H AND BUILDING I) TOTALING APPROXIMATELY 261,800 SQUARE FEET OF BUILDING SPACE, ON A 13.67-ACRE BUSINESS PARK ZONED SITE, LOCATED AT THE NORTHWEST CORNER OF VILLAGE WEST DRIVE AND KRAMERIA AVENUE, WITHIN THE MARCH BUSINESS CENTER SPECIFIC PLAN AREA (SP-1, A8). THE DESIGN PLAN WOULD GRANT APPROVAL FOR BOTH BUILDING H AND I SITE PLANS, FLOOR PLANS, LANDSCAPE PLANS, BUILDING ELEVATIONS AND PRELIMINARY GRADING PLANS, AND WOULD AUTHORIZE THE APPLICANT TO PROCEED WITH THE SUBMITTAL OF CONSTRUCTION PLANS FOR EACH BUILDING. THIS IS A MINISTERIAL REVIEW INVOLVING A SPECULATIVE WAREHOUSE DEVELOPMENT FOR TWO BUILDINGS. THE MARCH BUSINESS CENTER IMPLEMENTATION COMMITTEE WILL ALSO CONSIDER A DETERMINATION THAT THE DESIGN PLAN APPROVAL IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER PUBLIC RESOURCES CODE SECTION 21080(a) AND (b)(1) AND SECTIONS 15268(a) AND 15369 OF THE CEQA GUIDELINES AND WILL CONSIDER DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

Recommended Motions:

1. The March Business Center Implementation Committee (“Committee”) finds that the application is consistent with the requirements of the March Business Center Design Guidelines (“Design Guidelines”), the March Business Center Specific Plan (SP-1, A8) (“Specific Plan”), and the Certified South Campus Specific Plan and Village West Drive Extension Final Subsequent Environmental Impact Report (SCH #2020059028) (“SEIR”).
2. The Committee adopts Project Findings outlined within this Staff Report.
3. The Committee has reviewed the proposed Design Plan, March Business Center Specific Plan Land Use Plan, Project Narrative, March Business Center Implementation Committee Checklist, Design Guidelines, March Business Center Development Standards, Specific Plan, SEIR, staff report, and other related land use and environmental documents, and based on that review, approves Design Plan PP 22-06, subject to the Standard Conditions of Approval.
4. The Committee’s review is limited to determining whether Design Plan 22-06 is consistent with the Design Guidelines, Specific Plan, and the SEIR. As such, approval of Design Plan 22-06 is a ministerial action. The Committee finds that the approval is thus not a “project” subject to the California Environmental Quality Act (“CEQA”) because CEQA only applies to discretionary activities. (Pub. Res. Code § 21080(a).) Further, even if the approval is a project, the Committee finds that the approval is exempt from CEQA because CEQA does not apply to ministerial activities. (Pub. Resources Code § 21080(b)(1); CEQA Guidelines §§ 15268(a) and 15369.) The Committee directs staff to file a Notice of Exemption consistent with CEQA and the Authority’s CEQA Guidelines.

Applicant: Meridian Park, LLC

Background:

The Committee was created on February 26, 2003, through the adoption of the March Business Center Specific Plan (SP-1) and incorporated into the March Business Center Specific Plan Amendments, inclusive of March Business Center Specific Plan SP-1, Amendment #8, which regulates this site, through the adoption of Ordinance #JPA 21-01. As identified in Section VII. D of Specific Plan, the Committee reviews Design Review Applications such as the proposed Design Plan 22-06 through a ministerial review process.

The Committee’s review of the proposed development does not involve the exercise of judgment, discretion, or deliberation, but is merely a ministerial determination of whether the proposed plan complies with the Design Guidelines, Specific Plan and SEIR. Project denial by the Committee is appealable to the March Joint Powers Commission in conformance with Section 9.02.240 of the March Joint Powers Authority Development Code.

In *Health First vs. March Joint Powers Authority* (2009) 174 Cal.App.4th 1135, the Court of Appeal upheld the validity of this ministerial review process and the checklist, both of which are utilized for this application.

Proposed Project:

On May 12, 2022, the March Joint Powers Authority held a Pre-Application Meeting for a proposed industrial warehouse building project, consisting of two buildings within the Meridian South Campus Specific Plan Area.

On May 24, 2022, Meridian Park, LLC (the “Applicant”), submitted an application to develop a speculative warehouse project, consisting of two buildings, Building H (119,978 square feet) and Building I (141,810 square feet), totaling approximately 261,800 square feet of building space within the Meridian South Campus Specific Plan Area. The Meridian 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. The Interstate 215 (I-215) Freeway is located approximately one mile east of the specific plan area.

Project Location:

The Meridian South Campus Buildings H & I Warehouse Project (“Project”) site is located on a 13.67-acre Business Park zoned site that was previously mass graded along with the overall Meridian Park South Campus Phase I Project, at the northwest corner of Village West Drive and Krameria Avenue, within the Meridian/March Business Center Specific Plan Area, March Joint Powers Authority (March JPA) jurisdiction, and unincorporated Riverside County, California. The Project site is adjacent to a conservation easement to the north, the VA Cemetery to the east, Krameria Avenue/drainage basin/park to the south and a proposed Amazon “last mile” distribution hub to the west, as depicted in Figure 1 below:

FIGURE 1:
Project Site Location



On August 1, 2022, MJPA Staff introduced the proposed Project to the March Joint Powers Authority Technical Advisory Committee. On September 7, 2022, MJPA Staff provided an update of the proposed Project to the March Joint Powers Authority Technical Advisory Committee. During this meeting, Committee Representative from the City of Moreno Valley voiced concerns about the proposed Project's impact on Police and Fire Protection services. March JPA prepared a response stating:

Impact on Police and Fire Protection services:

In a letter, dated June 20, 2022, the City of Moreno Valley commented that a Technical Analysis needed to be prepared to identify the proposed project's impacts related to Police and Fire Protection Services. The 13.7-acre project site for Buildings H and I was considered and evaluated in the Meridian South Campus Specific Plan and Village West Drive Extension Subsequent EIR (SCH# 2020059028). The Subsequent EIR was certified by the March Joint Powers Commission on January 21, 2021 (Resolution #JPA 20-02).

The proposed Project does not include the construction of residential uses, thus, the proposed Project would not generate additional demand for fire or police protection services, and was found to have a reduced impact on such services compared to what was originally approved for these lots under the 2003 EIR. The development would pay the required development impact fees and contribute to County Fire operations and maintenance through the Fire Structural Fire Tax. Therefore, the proposed Project would not result in the need for new or expanded public facilities or services, and impacts would be less than significant.

Additionally, the Riverside County Chief Executive Officer, Juan Perez, has discussed this issue with March JPA Management, and has acknowledged that no additional services by Riverside County Sheriff's Department or Riverside County Fire Department are needed at this time, and memorialized through a Municipal Services Agreement between the County of Riverside and the March Joint Powers Authority.

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 on January 27, 2021 (SCH# 2020059028). The Applicant is proposing the development of two speculative warehouse buildings on Parcel 21 and Parcel 23 of Final Map 37878 for the March Business Center South Campus. Parcels 21 and 23 are zoned Business Park as depicted in Figure 2 below.

As part of the Meridian Park South Campus re-entitlement, approved in January 2021, the SEIR evaluated the Project site and analyzed environmental impacts from up to two 200,000 square foot each buildings on Business Park zoned land. The project proposes approximately 261,800 square feet of building space total, and thus each parcel will have a building under the maximum square footage. 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. The use may include incidental display and retail sales from the premises, not to exceed 25% of the building. The applicant is anticipating future uses to operate under the Business Enterprise land use classification.

FIGURE 2:
Land Use Designation

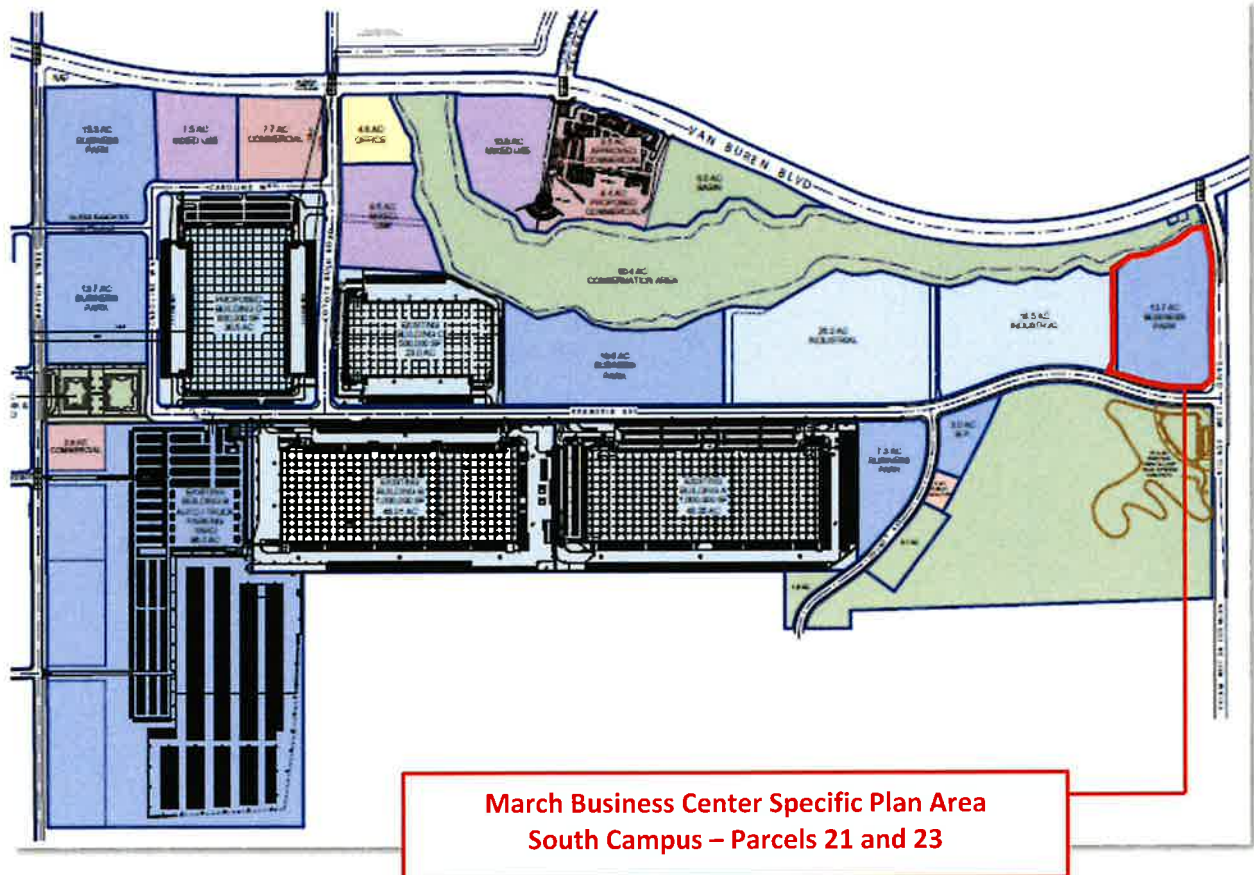


Figure 2: Land Use Designation

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Specific Plan Amendment (SP-1, A8): Park/Open Space	Park/Open Space
East	County of Riverside	Riverside National Cemetery
South	Specific Plan Amendment (SP-1, A8): Park/Open Space	Park/Open Space

West	Specific Plan Amendment (SP-1, A8): Industrial	Industrial
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Development Overview:

Design Plan 22-06 would allow for the construction of two speculative warehouse buildings. The proposed Project site is approximately 13.67-acres, including a .06-acre detention basin. The Project Site is zoned Business Park as identified in the March Business Center Specific Plan (SP-1, Amendment No. 8). The site has been designed with two access points, one on Village West Drive, which includes a right in/right out access restriction. This easterly driveway (Driveway 1) would provide access to both the truck yard and passenger parking areas. The second access on Krameria Avenue will have full turning movements. This southerly driveway (Driveway 2) would also provide access to both the truck yard and passenger parking areas. All truck traffic will be limited to traveling along Krameria Avenue to Village West Drive, and then east to Van Buren Boulevard consistent with the approved truck route. See Figure 3 below for the proposed Site Plan and Figure 6 for the Designated Truck Routes.

Building H:

The parcel size for Building H is 6.42 acres. Building H is a 119,978 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform. The maximum building height is 44 feet. Building H will be painted light earthtones, consistent with the March Business Center Design Guidelines. Primary site access, building entrance, anticipated office location, and site landscaping are oriented towards Village West Drive, with additional landscaping oriented toward Krameria Avenue.

Vehicle parking for Building H occurs in three locations. Access off Village West Drive leads to an employee parking area with 48 parking spaces, including 8 ADA parking spaces, and primary truck entrance. The truck court area includes one grade level loading door along with 17 loading dock positions. A secondary access point off Krameria Avenue, leads to another employee parking area with 60 parking spaces, and along the west side of Building H, 25 employee parking spaces, for a total of 133 employee parking spaces. In addition, a 12-foot-tall screen wall and 8-foot-tall gate (with 80% opacity screening material) is proposed to provide screening of truck court operations.

FIGURE 3:
Buildings H and I Proposed Site Plan

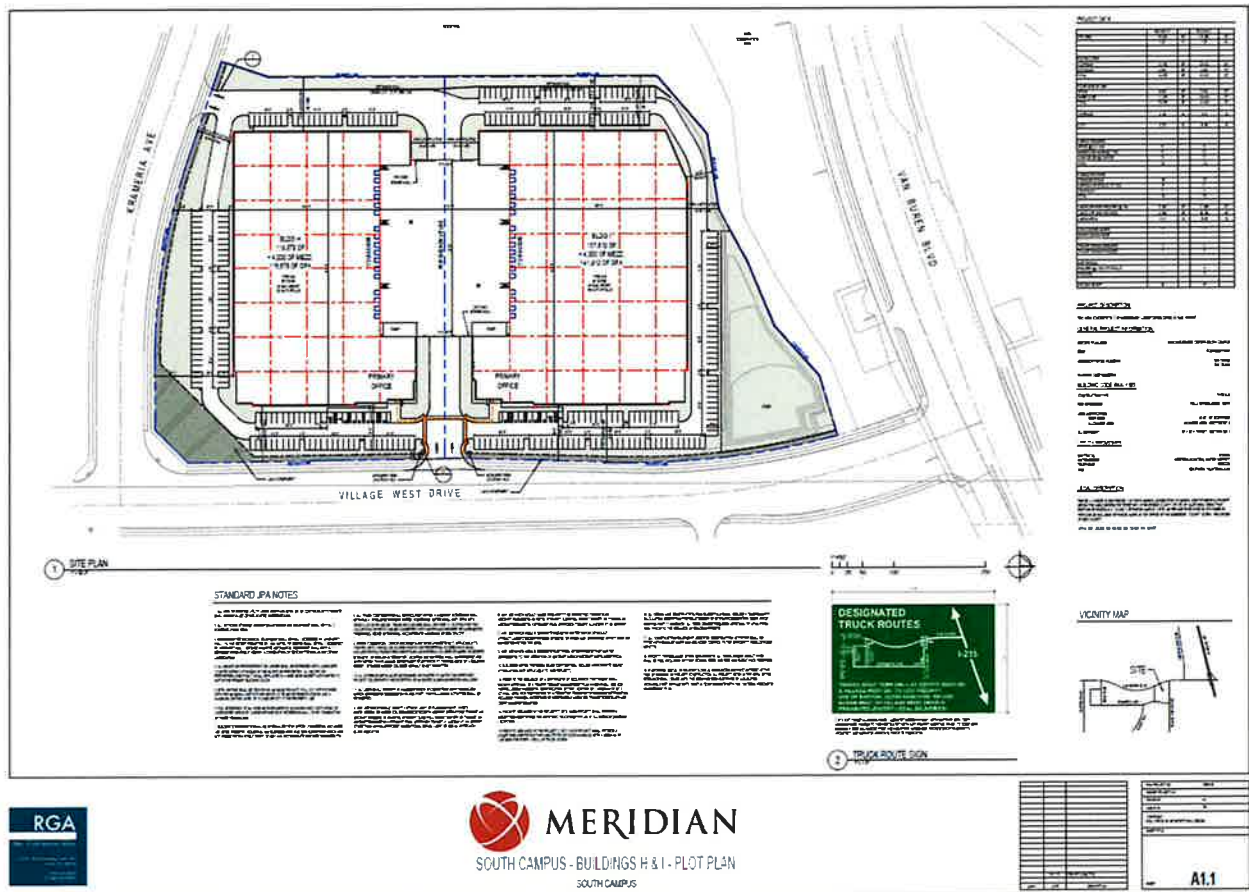


Figure 3: Buildings H and I Proposed Site Plan

The proposed building elevations (Figure 3 below) offer a natural color palette and modern design details. The applicant is proposing 42,845 square feet of landscaping (15.31%) where only 27,982 square feet (10%) is required in the Business Park zone. At this time, a tenant has not been identified and the total number of proposed employees is unknown for Building H.

FIGURE 4:
Building H Building Elevations

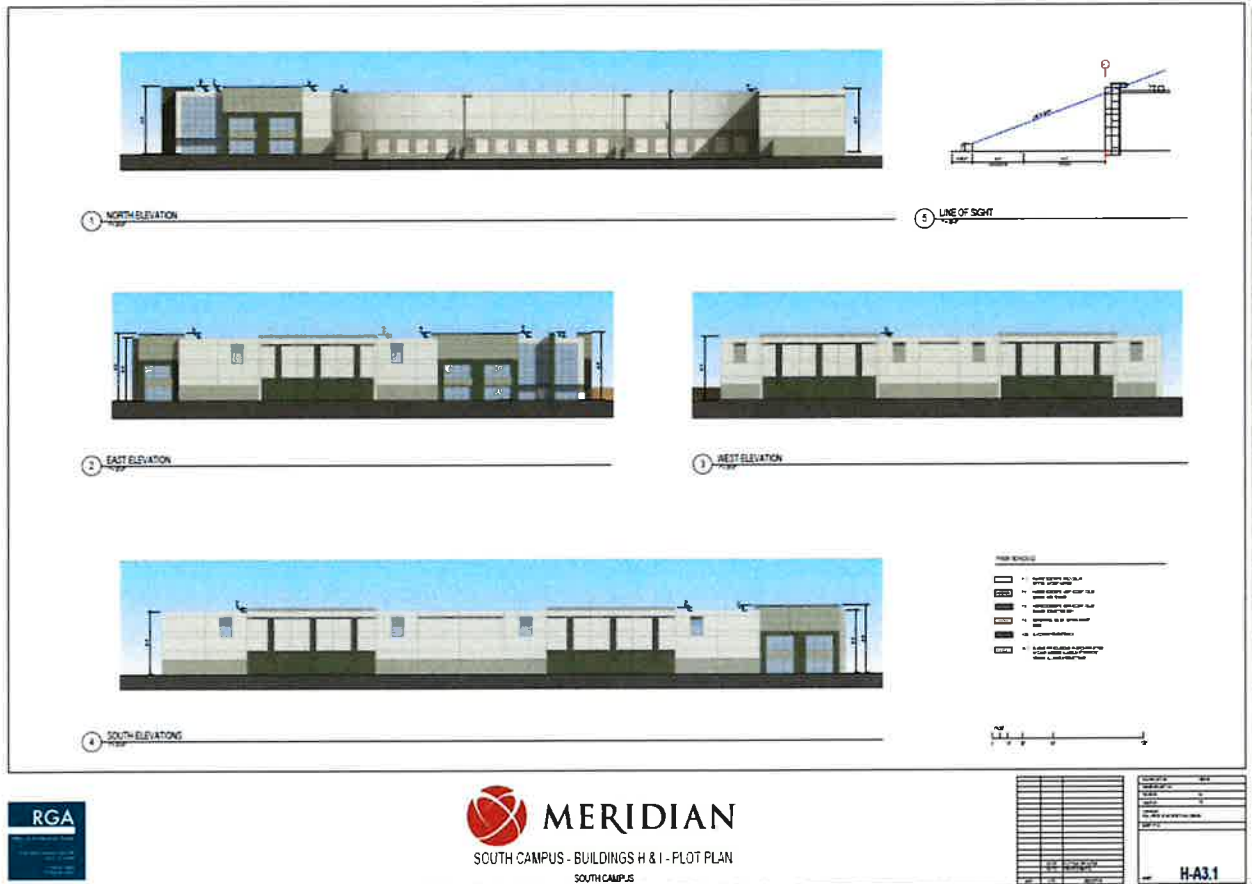


Figure 4: Building H – Building Elevations

Building I:

The parcel size for Building I is 7.25 acres. Building I is a 141,810 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform. The maximum building height is 44 feet. Building I will be painted, consistent with the March Business Center Design Guidelines. Primary site access, building entrance, anticipated office location, and site landscaping are oriented towards Village West Drive.

Vehicle parking for Building I occurs in three locations. Access off Village West Drive leads to an employee parking area with 66 parking spaces, including 8 ADA parking spaces, and primary truck entrance. The truck court area includes one grade level loading door along with 17 loading dock positions. The north side of the building leads to another employee parking area with 33 parking spaces, and along the west side of Building I, 66 employee parking spaces, for a total of 157 employee parking spaces. It should be noted that parking spaces on the west side of Building I can be accessed off Krameria Avenue. In addition, a 12-foot-tall screen wall and 8-foot-tall gate (with 80% opacity screening material) is proposed to provide screening of truck court operations

The proposed building elevations (Figure 5 below) offer a natural color palette and modern design details. The applicant is proposing 65,209 square feet of landscaping (20.63%) where only 31,608 square feet (10%) is required in the Business Park zone. At this time, a tenant has not been identified and the total number of proposed employees is unknown for Building I.

FIGURE 5:
Building I Building Elevations



Figure 5: Building I – Building Elevations

Traffic:

A Traffic Consistency Memo was prepared by the Applicant’s traffic consultant Urban Crossroads; see Attachment 7. The following is a summary of the total trips estimated for Buildings H and I:

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 H: Warehousing	119,978 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		19	6	25	7	18	25	138
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		3	1	4	1	4	5	76
Building H Total Trips		22	7	29	8	22	30	214
Building I: Warehousing	141,810 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		23	7	30	8	22	30	162
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		3	1	4	2	4	6	90
Building I Total Trips		26	8	34	10	26	36	252
Buildings H & I Total Trips		48	15	63	18	48	66	466

¹ TSF = Thousand Square Feet

Table 2 above estimates a total of 138 daily passenger cars trips and 76 daily truck trips for Building H, and a total of 162 daily passenger cars trips and 90 daily truck trips for Building I, for an overall total of 466 daily trips. This total was then added to Table 3 below to determine the remaining trips for the Specific Plan area.

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. DJTG	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	25	4	25	5	138	76
M. Proposed Project (Buildings H & I)	63	8	66	11	466	166
Remaining After Project	1,402	68	1,927	53	20,084	1,076

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

The March JPA Traffic Engineer reviewed the proposed traffic consistency memo and found the proposed trip generation for Buildings H and I consistent with the analysis completed in the SEIR.

Trucks leaving the Buildings H and I project site would be limited to using only the designated truck routes as depicted in Figure 6 below. Specifically, trucks leaving the project site, utilizing the main driveway on Village West Drive, would head south via the southern driveway to Krameria Avenue, then east on Krameria Avenue to Village West Drive, then head north to Van Buren

Boulevard, then head east along Van Buren Boulevard to the I-215 Freeway. Ingress to the project site is designed to come mainly off Village West Drive and a secondarily off Krameria Avenue. See Figure 6 below for the Designated Truck Routes.

FIGURE 6:
Designated Truck Routes

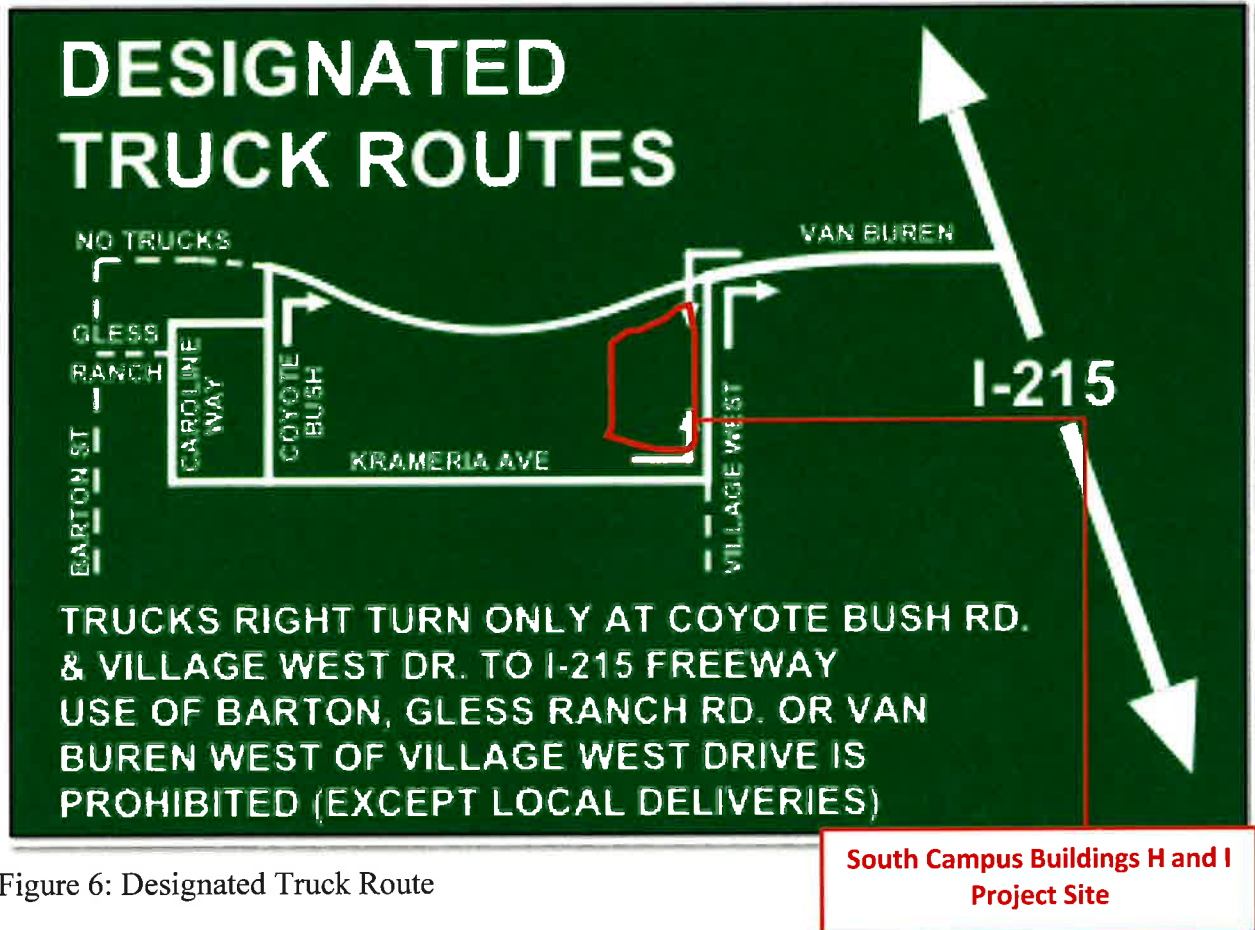


Figure 6: Designated Truck Route

Airport Land Use Commission (ALUC):

The Project does not exceed a building height of 50 feet and thus is not subject to ALUC review. Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Airport Compatibility Plan for March Air Reserve Base/March Inland Port (March ARB/IP), which was adopted by the Riverside County Airport Land Use Commission in November 2014. The proposed development is in Compatibility Zone C2 (Flight Corridor Zone) of the Airport Compatibility Plan. Development must comply with an average of 200 people/acre and 500 people/in the most concentrated single-acre. The following is a summary of the compatibility calculations:

Average Land Use Intensity:

The allowed average land use intensity is 200 persons/acre. The Riverside County Airport Land Use Commission uses the following criteria to determine average intensity: for warehouse use - one person per 500 square feet and for office use – one person per 100 square feet. Based on the attached calculations (Attachment 9), the average land use intensity for Building H is 24 persons in an average acre, Building I is 21 persons in an average acre. Both are in full compliance with the Airport Compatibility Plan for March ARB/IP.

A second method for determining total average occupancy is the Vehicle Occupancy Method, based on the number of parking spaces. In this case, the number of passenger vehicle parking spaces at Building H is 133. The number of parking spaces, 133, is multiplied by a factor of 1.5 passengers per vehicle and added to the number of truck dock spaces to yield the total building occupancy ($133 \times 1.5 + 18$) then divided by 6.42 acres, which would yield a total of 34 persons in an average acre. Using the same methodology, Building I is estimated at 35 persons [$(157 \text{ parking spaces} \times 1.5 + 18) / 7.25 \text{ acres}$]. Through use of either calculation, the average intensity in persons per acre is in full compliance with the Airport Compatibility Plan for March ARB/IP.

Single-Acre Land Use Intensity:

Single-Acre Land Use Intensity: Airport Compatibility Zone C2 limits maximum single-acre occupancy to 500 persons in an acre. Based on the submitted site plan, the maximum single acre for Building H would consist of the 8,000 square foot floor office area and the 36,100 square foot first floor warehouse area. This would result in a single-acre occupancy of 152 persons in a single-acre, which is below the Zone C2 single-acre criterion of 200 persons in an acre. Using the same methodology, Building I would also result in 152 persons in a single acre.

Although the Development Agreement for the March Business Center South Campus exempts the site from the Riverside County Airport Land Use Commission review process, the site nevertheless meets the required density criteria for the March ARB/IP Airport.

Compliance with Development Standards:

BUILDING H AND I WAREHOUSE PROJECT			
<u>Development Standards</u>	<u>Minimum/Maximum Required</u>	<u>Building H</u>	<u>Building I</u>
Gross Site Area	30,000 sq. ft. (minimum)	279,826 sq. ft.	316,083 sq. ft.
Number of Buildings (Range in Size)	N/A	N/A	N/A
Floor Area Ratio (Maximum)	45%	42.87%	44.86%
Setbacks	Front: 20 ft. Interior side: 0 ft. Abutting Residential: 30 ft. Street side: 20 ft. Rear: 25 ft.	62 ft. 62 ft. N/A 62 ft. 128 ft.	90'-8" 62 ft N/A 90 ft. 90 ft.
Landscape Required (Minimum)	10%	15.31%	20.63%
Building Height (Maximum)	35 ft./ 2 stories*	44 ft.	44 ft.
Parking	(Minimum)	133 (103 Minimum)	157 (110 Minimum)

* Increased height up to 80 feet is permitted where all building setbacks meet or exceed the proposed building height.

Development Analysis:

Site Planning:

The proposed Project (Buildings H and I) meets all the minimum standards identified in the Specific Plan. Specifically, the proposed building height, setbacks, floor area ratio and landscape requirements are compliant with the Specific Plan. Employee parking, carpool, electric vehicle, bicycle, and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required for Office and Wholesale Storage and Distribution uses. FAA Part 77 calculations were submitted to the Federal Aviation Administration (FAA) pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on July 6, 2022, the FAA issued a Determination of No Hazard To Air Navigation, acknowledging that the proposed structure, “*does not exceed obstruction standards and would not be a hazard to air navigation.*” Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan has been submitted and approved for the project site. A Final Water Quality Management Plan will be signed and notarized upon the completion of building construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by the March JPA’s Engineering Department

and Riverside County Flood Control and Water Conservation District. Additionally, the project plans comply with the March Business Center Specific Plan (SP-1, A8), the March Business Center Design Guidelines and the South Campus Specific Plan and Village West Drive Extension Subsequent EIR (SCH #2020059028).

A Traffic Consistency Memorandum has been submitted for the site and reviewed by March JPA's traffic engineering consultant VRPA. The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the SEIR.

Architecture/Color Palette:

The proposed project would consist of two speculative warehouse buildings on 13.67 acres. The proposed industrial building architectural design for Buildings H and I would consist of a concrete tilt-up building including glass, reveals, metal shading devices, score lines, bands of color, recessed openings, and other architectural design elements to create visual interest with significant articulation in panel heights to break up the building expanse.

Variation in parapet height combined with the contrasting field, base and accent colors emphasize the variation in the building height for both buildings. The proposed roof mounted equipment is designed to be fully screened by parapets. Prominent low reflectance glazing not exceeding 25% reflectance is proposed along both building elevations to enhance the building aesthetics from Village West Drive. Building colors for both buildings consist of an earth tone palette with prominent field and base colors along with accent colors to add further interest to the design of the buildings, including, Ancient Marble (prominent field color) with accents of Svelte Sage (light accent color) and Connected Gray (dark accent color) with significant blue reflective glass features and anodized mullions (Graphite color).

The 12-foot-tall concrete tilt-up screen walls, to help obscure the truck court, will feature the primary color of Basket Beige. An 8-foot-tall gate, with 80% opacity screening material, will also be used to screen the truck court. Last a 6-foot-tall black wrought iron fence will protect the retention basin, north of Building I. The proposed building colors, glazing and fence materials are consistent with Section 5.0 of the March Business Center Design Guidelines.

Site Landscaping:

The proposed Project is proposing an overall total of approximately 36% landscape coverage (Building H-15.31%, Building I-20.63%), where only 10% is required in the Business Park zone. Landscaping would occur along the edges of both buildings to soften the look of the buildings. Landscaping shall incorporate native and drought tolerant vegetation with low irrigation requirements, and irrigation systems shall employ smart control systems and be designed to conserve water. A mix of Brisbane Box, Natchez Crape Myrtle, Aleppo Pine, Chinese Pistache and Fruitless Olive trees, along with accent hedges, shrubs and groundcover including, but not limited to, Golden Lantana, Little John Bottle Brush, Bicolor African Iris and Blue Chalk Sticks, will be used on the project site perimeter and along the edges of the building to soften the look of the building itself. Additionally, parking areas along Village West Drive and Krameria Avenue will be screened by a naturally occurring landscaped berm or high hedge. All tree, shrub and ground cover species proposed, meet the requirements of Section 6.0 of the March Business Center

Design Guidelines. Additionally, all plant species require low water use, which is consistent with March JPA's Water Efficiency Ordinance #JPA 16-03.

Site Signage:

All signage is required to be consistent with the Design Guidelines, including building signage and freestanding signage. To date, a signage program for Building H and Building I has not been submitted but is required to be approved by March JPA Planning Staff prior to construction of any on-site signage.

Exterior Lighting:

Given the proximity to the airport, the Design Guidelines require all on-site lighting to be fully shielded fixtures (no light emitted above horizon), high pressure or low-pressure sodium lighting, with a maximum 750 watts, maximum fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot² at the property line. LED lighting is also permitted; however, the LED lighting must be at or within 100 Kelvin of 2,700 Kelvin. This information is noted in the site plan notes and identified on Page A1.1 of Project plans and is consistent with the exterior lighting requirements from Section 7.0 Lighting of the Design Guidelines. Compliance with these requirements will be confirmed when construction plans are submitted.

California Environmental Quality Act:

Pursuant to Public Resources Code section 21080(a), the California Environmental Quality Act ("CEQA") applies to discretionary projects proposed to be carried out or approved by public agencies. Here, the approval of the design plan is not a project subject to CEQA because it involves the ministerial review by the Committee using fixed and objective standards found in the Design Guidelines, Specific Plan, and the SEIR. There is no subjective decision making through the approval of the Project. Even if this were a "project," the approval is ministerial and therefore exempt from CEQA, as provided in Public Resources Code section 21080(b)(1) and State CEQA Guidelines section 15268(a). CEQA Guidelines section 15369 defines "ministerial" as a "governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project."

The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out." (CEQA Guidelines, §15369.) As stated above, because the Committee is determining whether the Project is consistent with the objective design standards set forth in the Design Guidelines, Specific Plan, and the SEIR, the Committee will not be exercising any discretionary, subjective judgment with respect to the Project. Thus, the Committee's act is ministerial and not subject to CEQA.

It should be noted that on January 21, 2021, the March Joint Powers Commission considered and adopted Resolution #JPA 20-02, adopting a Statement of Overriding Considerations, certifying the Meridian South Campus Specific Plan and Village West Drive Extension Project Final Subsequent Environmental Impact Report (SCH# 2020059028), and adopting a Mitigation Monitoring and Reporting Program for the Meridian South Campus Specific Plan and Village West Drive

Extension Project. The SEIR analyzed environmental impacts from development of up to 2 - 200,000 square foot buildings with Business Park Zoning at the Project site.

Project Findings:

Should the Committee find Design Plan 22-06 to be consistent with the Design Guidelines, Specific Plan, and SEIR, the Committee should approve Design Plan 22-06 and adopt the following findings:

1. Based on preparation and analysis of the Ministerial Review Comprehensive Checklist and the evidence in the record, the Committee determines that Design Plan 22-06 complies with all requirements of the March Business Center Specific Plan (SP-1, A8), the March Business Center Design Guidelines and the South Campus Specific Plan and Village West Drive Extension Final Subsequent Environmental Impact Report and its Mitigation Measures;
2. Design Plan 22-06 is consistent with the goals, objectives, policies, and programs of the March JPA General Plan and the March Business Center Specific Plan (SP-1, A8);
3. Design Plan 22-06, together with the Conditions of Approval thereto, will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.
4. Design Plan 22-06 is not a “project” subject to CEQA because CEQA only applies to discretionary actions. (Pub. Resources Code § 21080(a).) Approval of Design Plan 22-06 is not a discretionary action because the approval is based on a ministerial review process under which the Design Plan must be approved if it complies with the Design Guidelines, the Specific Plan, and the Specific Plan FEIR. The Committee does not exercise judgment, discretion, or deliberation in reviewing the design plan.
5. Design Plan 22-06 is exempt from CEQA because it is a ministerial approval. (Pub. Resources Code § 21080(b)(1); CEQA Guidelines §§ 15268, 15369.) Approval of Design Plan 22-06 is ministerial review process under which the Design Plan must be approved if it complies with the Design Guidelines, the Specific Plan and the SEIR. The Committee does not exercise judgment, discretion, or deliberation in reviewing the design plan.

Recommendation:

Staff recommends that the Committee take the following actions:

1. As recognized and approved in *Health First v. March Joint Powers Authority, supra*, review of the Design Plan application is a ministerial process that involves determining whether the application is consistent with the requirements, fixed standards, and mitigation identified in the Design Guidelines, Specific Plan, and the SEIR;
2. Based on the information contained in this report, the attached exhibits, the Ministerial Review Comprehensive Checklist, and the March JPA files and records, the Committee finds that the

proposed Design Plan 22-06 is consistent with the requirements of the Design Guidelines, the Specific Plan, and the SEIR;

3. The Committee approves Design Plan 22-06, a Design Plan for two speculative warehouse buildings, Building H, 119,978 square feet, Building I, 141,810 square feet, for an approximate building square footage total of 261,800 square feet, on 13.67 acres within the Business Park land use designation of the March Business Center Specific Plan (SP-1, A8) subject to the Project Standard Conditions of Approval; and
4. The Committee finds that the approval of Design Plan 22-06 does not involve the exercise of judgment, deliberation or discretion and instead involves only a determination of whether the proposed plan and uses proposed in the plan conform to the existing March Business Center Design Guidelines, Specific Plan, and the SEIR. Accordingly, the review is ministerial, and the Committee finds that approval of Design Plan 22-06 is: (1) not a project under CEQA (Pub. Res. Code § 21080(a) because CEQA only applies to discretionary actions; and (2) exempt from CEQA because ministerial actions are exempt from CEQA (Pub. Resources Code § 21080(b)(1); CEQA Guidelines §§ 15268(a) and 15369.)
5. The Committee directs staff to file a Notice of Exemption in accordance with CEQA and the March Joint Power Authority's Local Guidelines for implementing CEQA. The documents that comprise the record of proceedings will be maintained at the offices of March Joint Powers Authority, located at 14205 Meridian Parkway, Suite 140, Riverside California 92518.

Attachments:

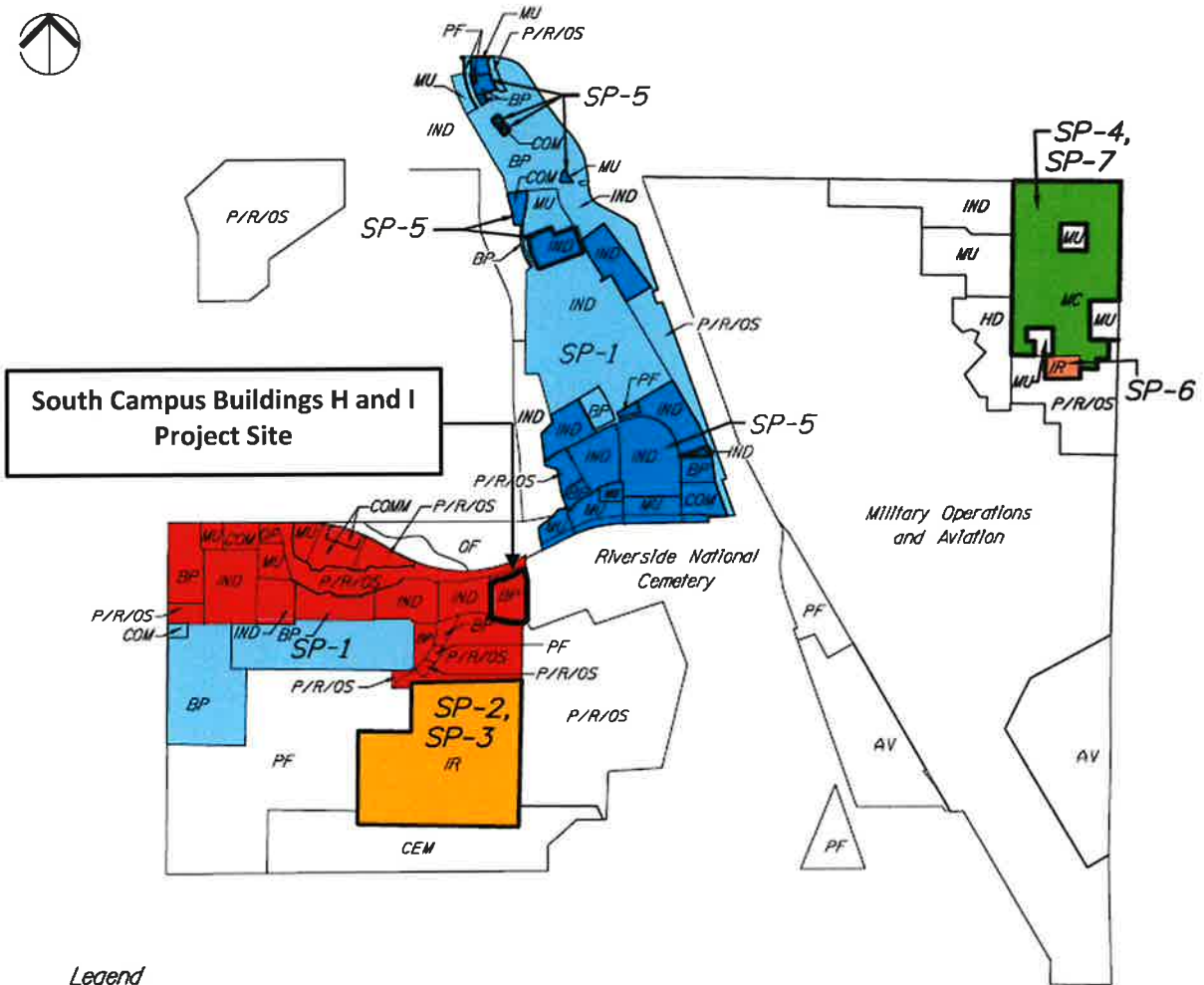
1. March Business Center: General Plan Land Use Map, South Campus Zoning Map
2. Design Plan 22-06 - Project Description
3. Design Plan 22-06 - Plan Set
4. March Business Center Implementation Committee Ministerial Review Checklist
5. Design Plan 22-06 – Buildings H and I: Standard Conditions of Approval
6. VRPA Approval Letter (October 26, 2022)
7. Traffic Consistency Memorandum (April 27, 2022)
8. FAA Notice of No Hazard to Air Navigation Determination (July 6, 2022)
9. ALUCP Density Calculations
10. Meridian Park Commitment Letter – Solar Power (May 02, 2022)
11. Notice of Exemption

ATTACHMENT 1
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

March Business Center:
General Plan Land Use Map, South Campus Zoning Map

March Business Center: General Plan Land Use Map

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



Legend

March Business Center Specific Plan No. 1 (SP-1)		Business Park		AFVW Expansion	
Air Force Village West Specific Plan (SP-2, SP-3)		Commercial		Cemetery	
March LifeCare Specific Plan (SP-4, SP-7)		Industrial		Aviation MIP	
Meridian North Campus Specific Plan (SP-5)		Mixed Use		Historic District	
US Vets Transitional Housing Plan Program Specific Plan (SP-6)		Office		Medical Campus	
March Business Center Specific Plan Amendment (SP-1, AB)		Public Facility		Institutional-Residential	
		Park/Recreation Open Space		Not a Part	

FIGURE II-4

PROPOSED GENERAL PLAN LAND USES

\\Sndfp01\ca_sndf\Meridian\South Campus\Specific Plan Amendment\Exhibits_Figures\DWG\2018.04.09 - Revisions\y-Fig\4-Prop_General_Plan_Land_Uses.dwg 7-12-18-3:32 PM

March Business Center: South Campus Zoning Map

\\Sndfp01\ca_snd1\Meridian\South Campus\Specific Plan Amendment\Exhibits\Figures\DWG\2018.04.09 - Revisions\X-Fig1-5C-Zoning Map for South Campus.dwg 7-12-18-3:58 PM

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT

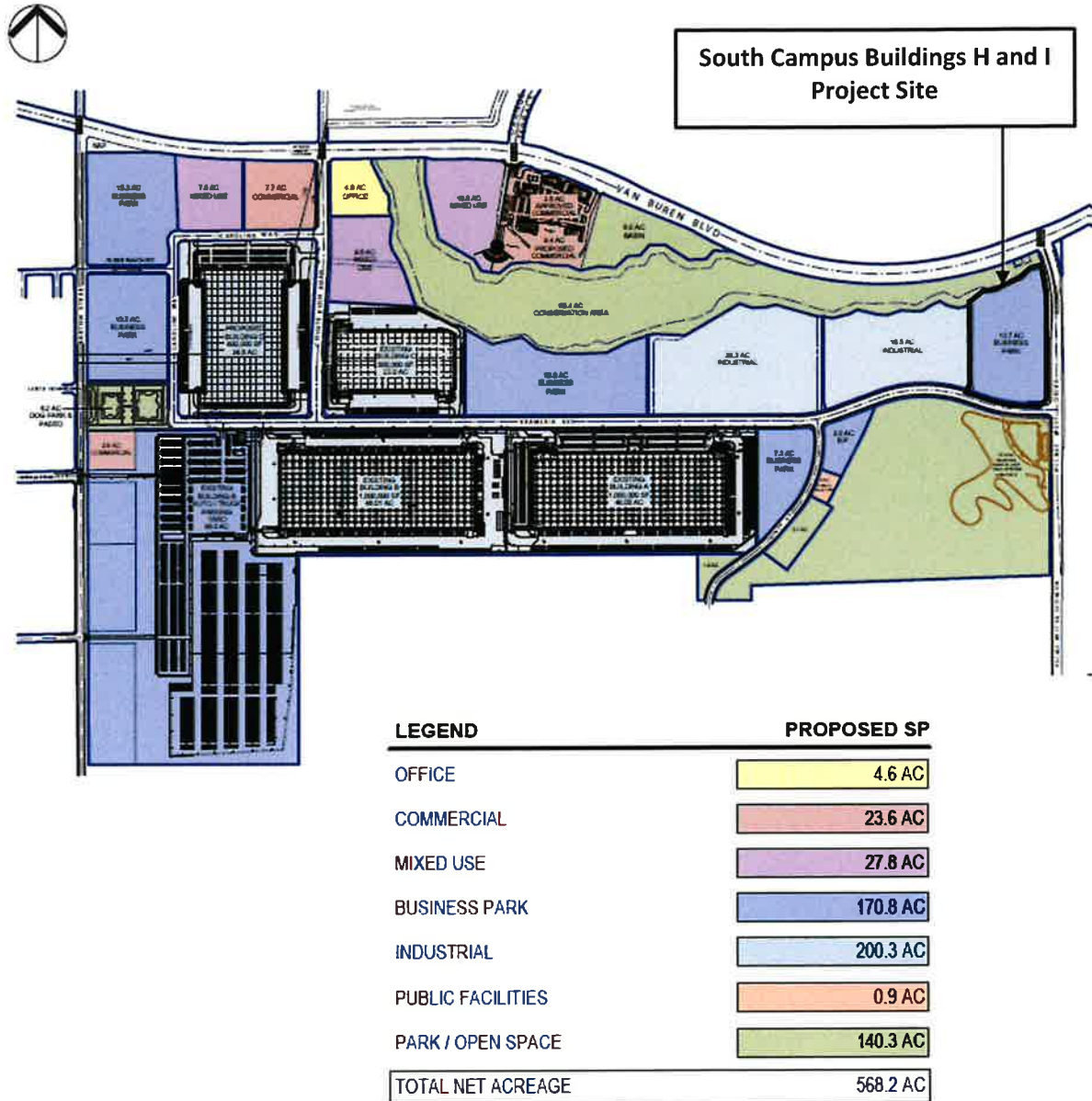


FIGURE II-5C

PROPOSED ZONING MAP FOR SOUTH CAMPUS

ATTACHMENT 2
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Project Description

Meridian South Campus: Buildings H & I Warehouse Project **Project Description**

Project Location

The Meridian South Campus Buildings H & I Warehouse Project (“Project”) is located on a 13.67-acre Business Park zoned site that was previously mass graded along with the overall Meridian Park South Campus Phase I Project. The Project site is located at the northwest corner of Village West Drive and Krameria Avenue. The Project site is adjacent to vacant land in a conservation easement to the north, the VA Cemetery to the east, Krameria Avenue/drainage basin/park to the south and a proposed “last mile” distribution hub to the west.



Project Site Background

As part of the Meridian Park South Campus re-entitlement, approved in January 2021, the Project site was evaluated assuming up to 200,000 square foot buildings on Business Park zoned land, thus each parcel will have a building under the maximum square footage as described below.

Proposed Project

The proposed Project consists of two buildings.

1. Building H:

Building H is a 119,978 square foot spec building with 17 dock doors and a building height of 44 feet to the top of the parapet, including an 8,000 square foot office area and a 4,000 square foot

equipment/mezzanine platform. Building H proposes 15.31% landscaping coverage, 133 vehicle parking spaces, including 5 ADA spaces and 2 ADA-Van spaces. The parcel size for Building H is 6.42 acres

2. Building I:

Building I is a 141,810 square foot spec building with 17 dock doors and a building height of 44 feet to the top of the parapet, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform. Building I proposes 25% landscaping coverage, 157 vehicle parking spaces, including 6 ADA spaces and 2 ADA-Van spaces. The parcel size for Building I is 7.25 acres

The proposed Project has two access points; one on Village West Drive that is a right in/right out access; and one on Krameria Avenue that will have full turning movements.

- The northerly driveway (Driveway 1) is approximately 40-feet wide and would provide access to both the truck yard and passenger parking areas
- Driveway 2 is approximately 40-feet wide and would provide access to both the truck yard and passenger parking areas.

All truck traffic will be limited to traveling along Krameria Avenue to Village West Drive, and then east on Van Buren Boulevard consistent with the approved truck route.

The proposed Project also includes a detention basin (.06 acre), just north of Building I, that will require shared maintenance. This will be done through the establishment of CC&R's.

ATTACHMENT 3
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Design Plan 22-06 Plan Set:
Mitigation Measures, Site Plan, Fence Plan, Floor Plans,
Building Elevations, Roof Plans,
Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan

PROJECT DATA

NO.	DESCRIPTION	UNITS	AMOUNT	REMARKS
1	FLOOR AREA	SQ. FT.	178,000	
2	FLOOR AREA	SQ. FT.	178,000	
3	FLOOR AREA	SQ. FT.	178,000	
4	FLOOR AREA	SQ. FT.	178,000	
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89	FLOOR AREA	SQ. FT.	178,000	
90	FLOOR AREA	SQ. FT.	178,000	

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 PROJECT LOCATION: [REDACTED]
 PROJECT NUMBER: [REDACTED]
 PROJECT DATE: [REDACTED]

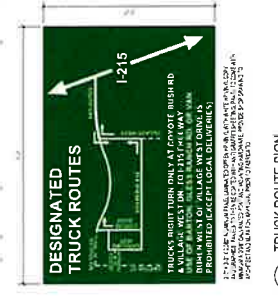
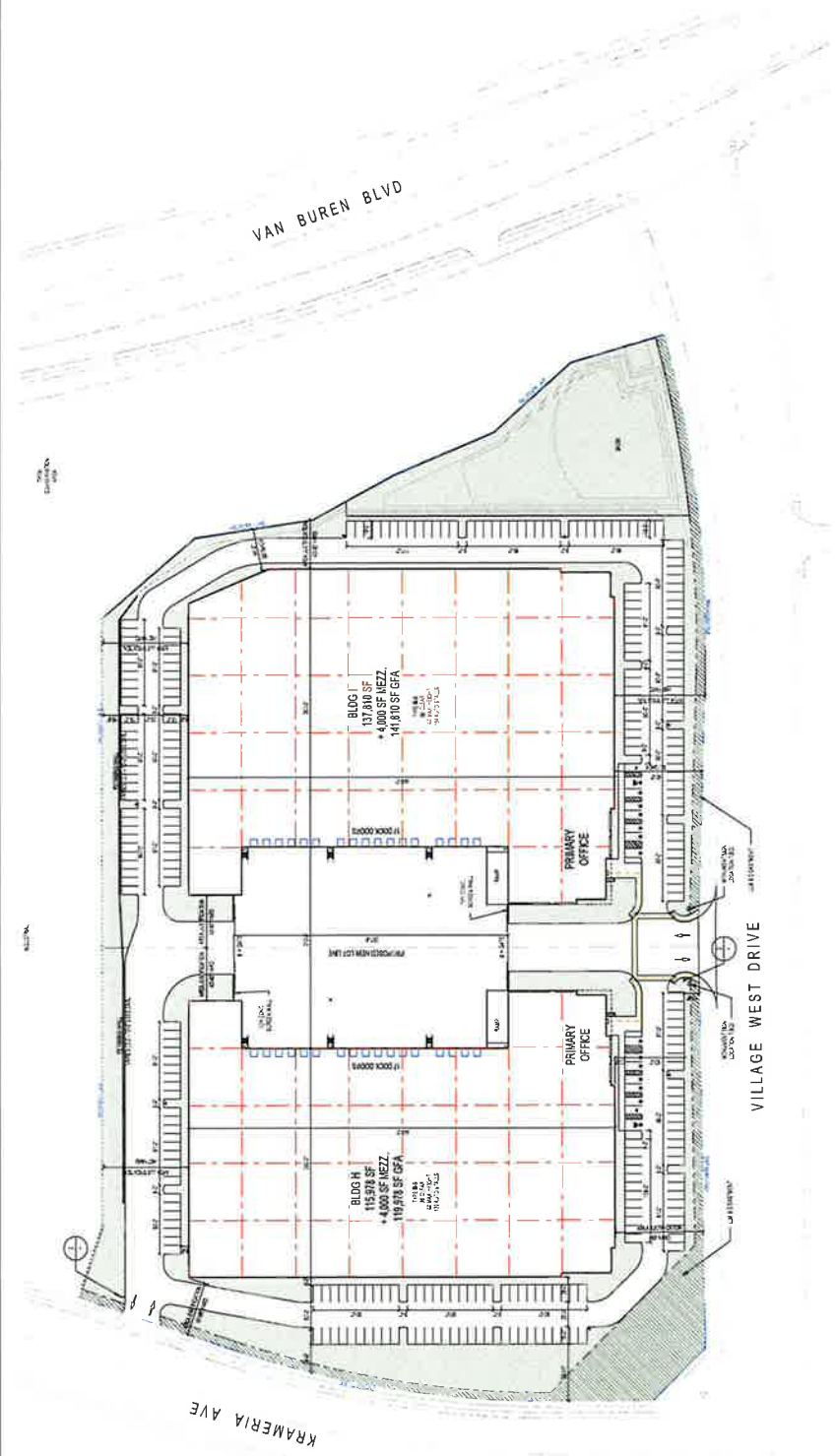
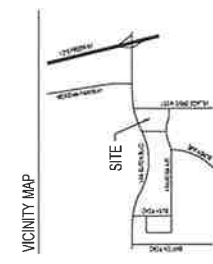
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 PROJECT LOCATION: [REDACTED]

PROPERTY INFORMATION:
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 TAX MAP NUMBER: [REDACTED]
 ZONING: [REDACTED]
 SUBDIVISION: [REDACTED]
 LOT AREA: [REDACTED]

BUILDING ANALYSIS:
 BUILDING TYPE: [REDACTED]
 BUILDING CODE: [REDACTED]
 OCCUPANCY: [REDACTED]

LOADS AND STRUCTURE:
 DEAD LOAD: [REDACTED]
 LIVE LOAD: [REDACTED]
 WIND LOAD: [REDACTED]
 SEISMIC LOAD: [REDACTED]

LEGAL DESCRIPTION:
 TRACT [REDACTED] OF [REDACTED] SEC. [REDACTED] T. [REDACTED] S. [REDACTED] R. [REDACTED] W. [REDACTED] DIST. [REDACTED] ST. [REDACTED]



2 TRUCK ROUTE SIGN

STANDARD JPA NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE JPA AND ALL APPLICABLE ORDINANCES.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE JPA AND ALL APPLICABLE AGENCIES.

3. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITIES AND SERVICES TO THE PROJECT.

4. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY ACCESS AND EGRESS FOR ALL PERSONNEL AND EQUIPMENT.

5. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SIGNAGE AND MARKINGS.

6. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SAFETY MEASURES.

7. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TRAFFIC CONTROL MEASURES.

8. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY PAVING AND CURBWORK.

9. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LIGHTING.

10. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FENCING AND SECURITY.

11. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITIES AND SERVICES TO THE PROJECT.

12. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY ACCESS AND EGRESS FOR ALL PERSONNEL AND EQUIPMENT.

13. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SIGNAGE AND MARKINGS.

14. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SAFETY MEASURES.

15. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TRAFFIC CONTROL MEASURES.

16. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY PAVING AND CURBWORK.

17. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LIGHTING.

18. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FENCING AND SECURITY.

NO.	DATE	DESCRIPTION
1	10/15/2011	ISSUED FOR PERMITS
2	11/10/2011	REVISIONS
3	12/15/2011	ISSUED FOR CONSTRUCTION

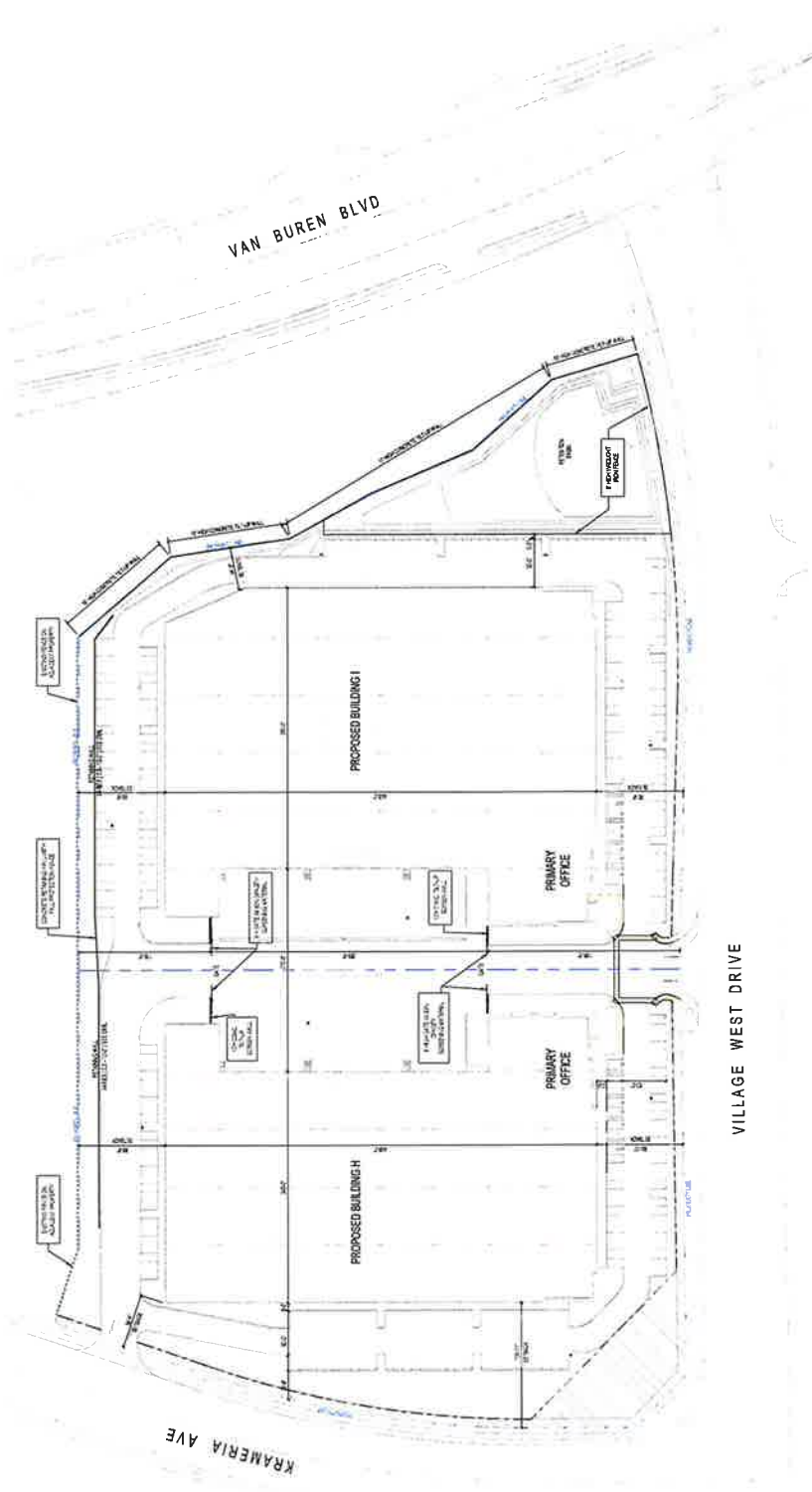
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CHECKED BY		[REDACTED]
APPROVED BY		[REDACTED]
SHEET NO.		15
PROJECT NO.		011-0001
TITLE		TRUCK ROUTE SIGN
DATE		11/10/2011
SCALE		AS SHOWN
DRAWN BY		[REDACTED]
CHECKED BY		[REDACTED]
APPROVED BY		[REDACTED]

SITE PLAN

MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
 SOUTH CAMPUS

RG&A
 REGISTERED PROFESSIONAL ENGINEERS
 1000 BROADWAY, SUITE 1500
 NEW YORK, NY 10018
 TEL: 212 213 8000
 FAX: 212 213 8001
 WWW.RGANDACONSTRUCT.COM



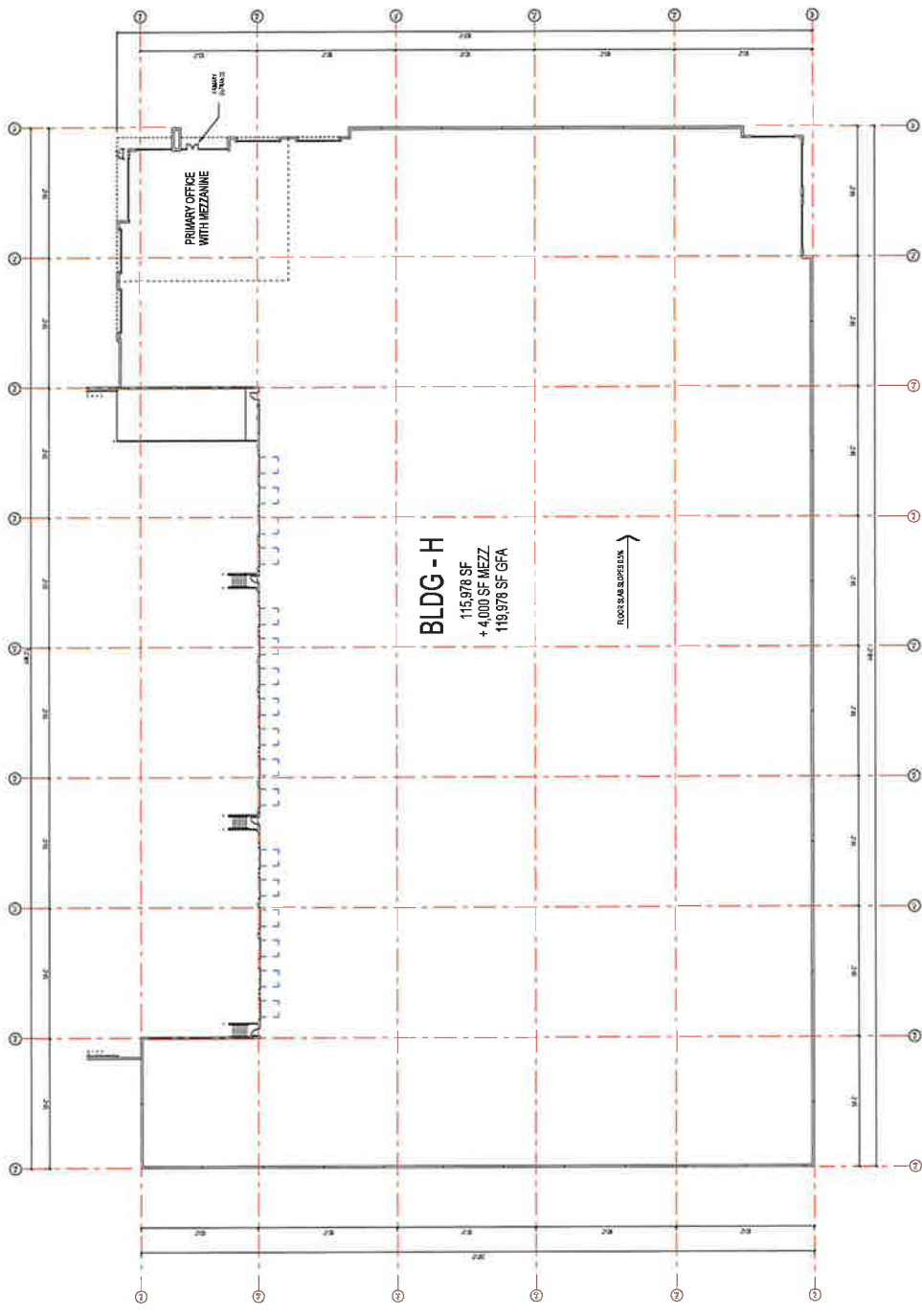
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1"=50'

PROJECT NO.	2024-01
DRAWN BY	SA
CHECKED BY	SA
DATE	08/27/24
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CLIENT	THE UNIVERSITY OF ALABAMA
SCALE	AS SHOWN
TITLE	FENCE PLAN
DATE	08/27/24
DRAWN BY	SA
CHECKED BY	SA
DATE	08/27/24



MERIDIAN
SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
SOUTH CAMPUS





1 FLOOR PLAN
1"=20'



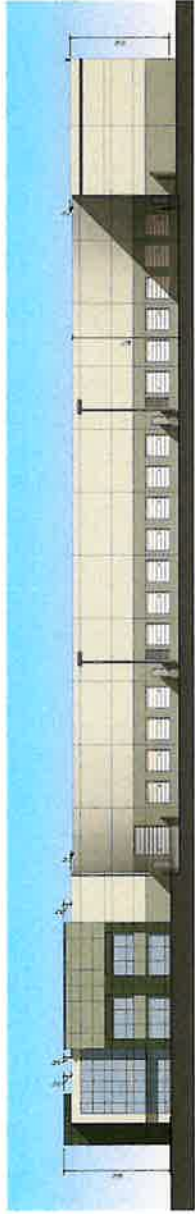
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DATE	10/15/18
DESIGNER	REGINA GARCIA ARCHITECTS
CLIENT	UNIVERSITY OF CALIFORNIA
PROJECT NAME	SOUTH CAMPUS - BUILDINGS H & I
DATE	10/15/18

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT
2	11/15/18	ISSUED FOR CONSTRUCTION
3	12/15/18	ISSUED FOR CONSTRUCTION
4	01/15/19	ISSUED FOR CONSTRUCTION
5	02/15/19	ISSUED FOR CONSTRUCTION
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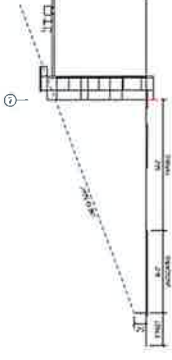
MERIDIAN
 SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
 SOUTH CAMPUS



BUILDING H - FLOOR PLAN
 H-A-2.1



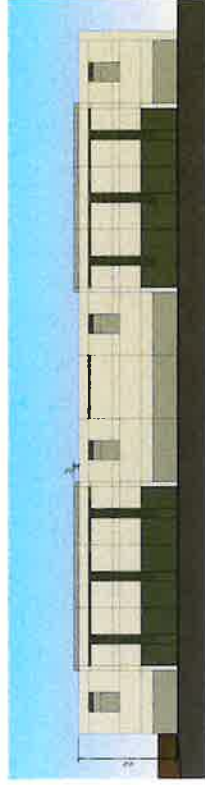
1 NORTH ELEVATION
1/16/24



5 LINE OF SIGHT
1/16/24



2 EAST ELEVATION
1/16/24



3 WEST ELEVATION
1/16/24



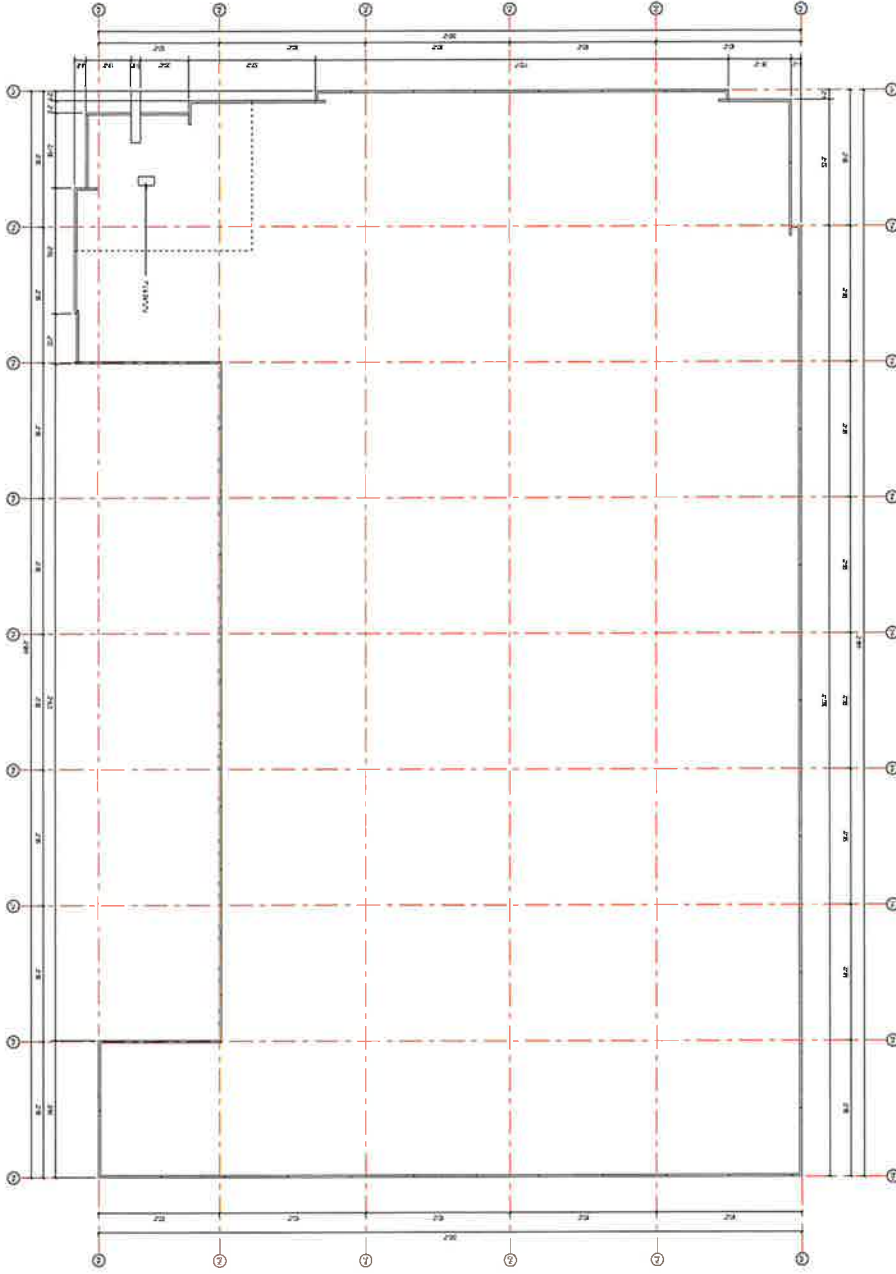
4 SOUTH ELEVATIONS
1/16/24

FRESH COLORED

- 01 METALLIC BRASS
- 02-20 METALLIC BRASS
- 03-20 METALLIC BRASS
- 04 METALLIC BRASS
- 05-20 METALLIC BRASS
- 06-20 METALLIC BRASS
- 07-20 METALLIC BRASS
- 08-20 METALLIC BRASS
- 09-20 METALLIC BRASS
- 10-20 METALLIC BRASS



PROJECT NO.	20240101
SAMPLE NO.	M
DATE	11
BY	1/16/24
SCALE	AS SHOWN
SHEET NO.	1
BUILDING H - EXT. ELEVATIONS	
H-A3.1	



1 ROOF PLAN
17/24

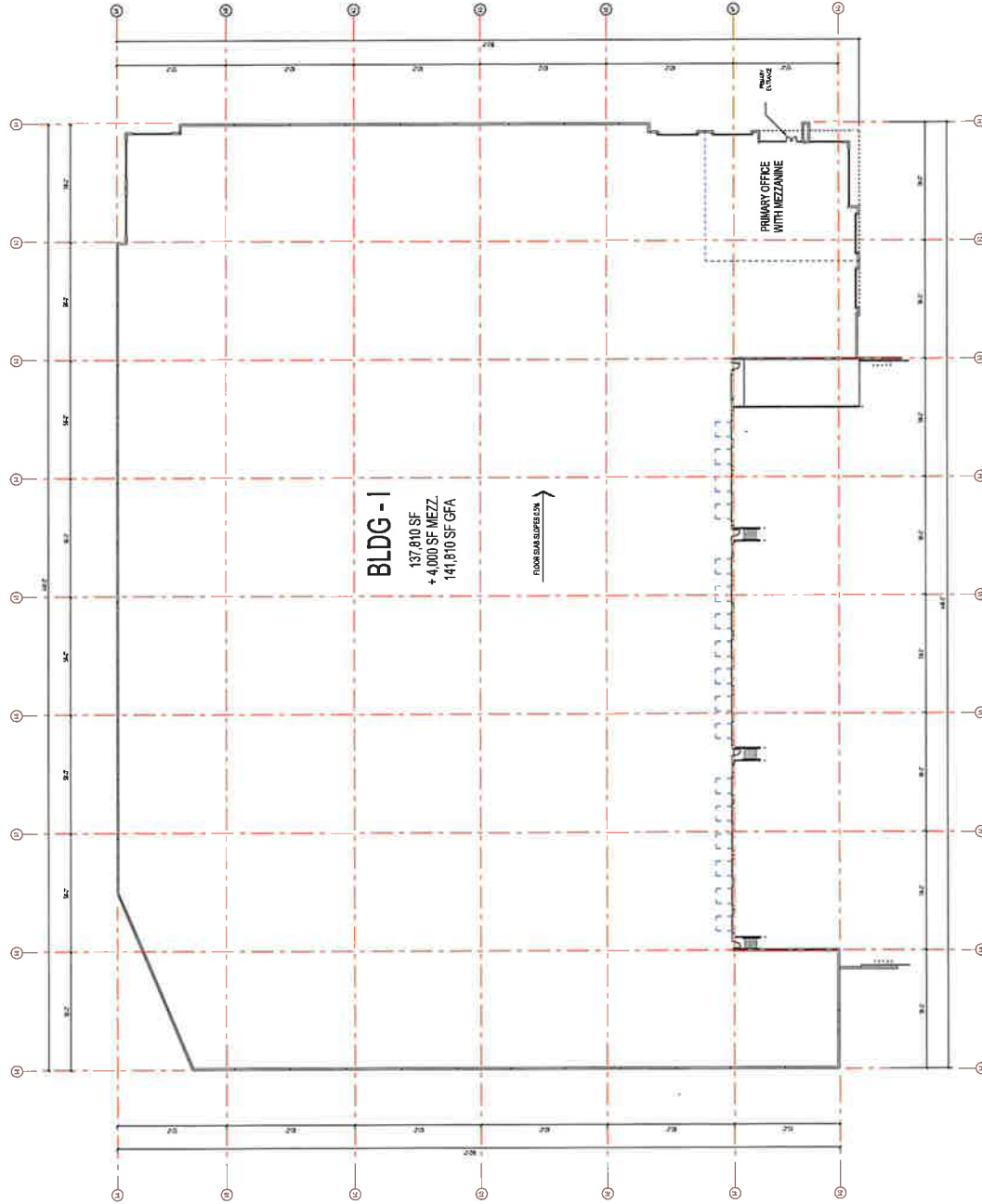


PROJECT NO.	10000
DATE	10/17/24
PROJECT NAME	SOUTH CAMPUS
PROJECT LOCATION	UNIVERSITY OF MICHIGAN
SHEET NO.	H-A4.1

NO.	DATE	DESCRIPTION	BY	CHK

MERIDIAN
SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
SOUTH CAMPUS





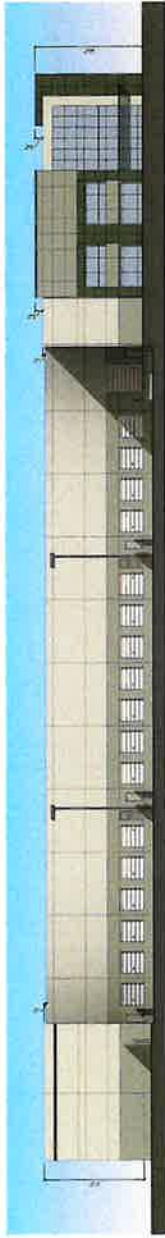
1 FLOOR PLAN
3/6/17



PROJECT NO.	02002
DATE	1/18/17
DESIGNER	CONCEPT
SCALE	AS SHOWN
BUILDING I - FLOOR PLAN	
I-A2.1	

MERIDIAN
SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
SOUTH CAMPUS





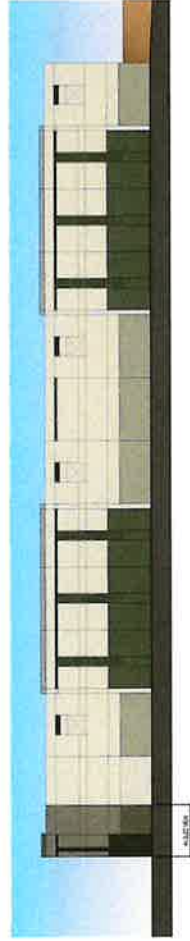
1 SOUTH ELEVATIONS
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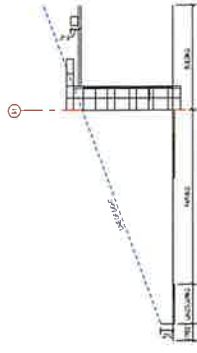
2 NORTH ELEVATION
1" = 32'



3 EAST ELEVATION
1" = 32'



4 WEST ELEVATION
1" = 32'



5 LINE OF SIGHT
1" = 32'

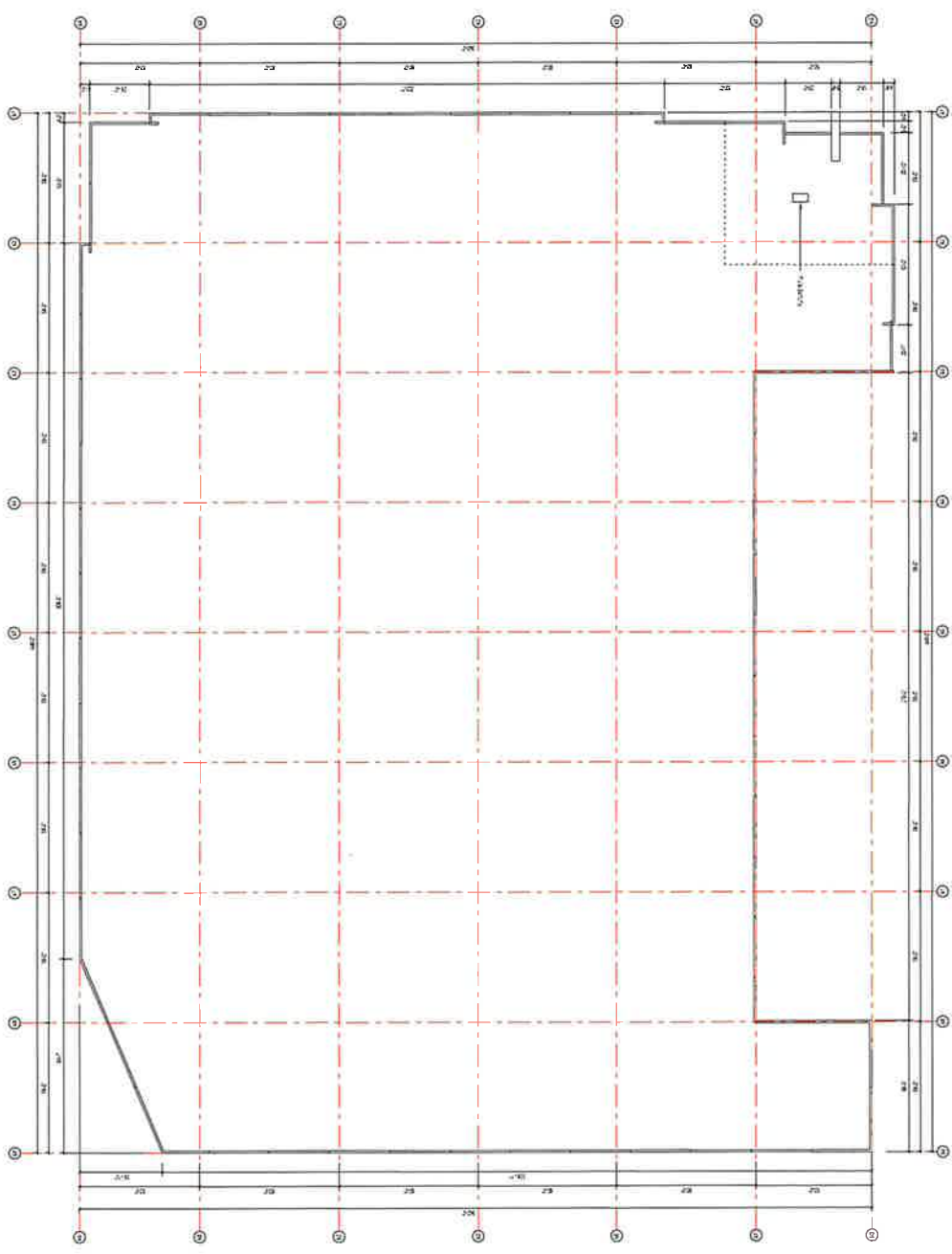
FINISH SCHEDULE

- 1. 1" x 2" - 4" BRICK CLIP
- 2. 1" x 2" - 4" BRICK
- 3. 1" x 2" - 4" BRICK
- 4. 1" x 2" - 4" BRICK
- 5. 1" x 2" - 4" BRICK
- 6. 1" x 2" - 4" BRICK
- 7. 1" x 2" - 4" BRICK
- 8. 1" x 2" - 4" BRICK
- 9. 1" x 2" - 4" BRICK
- 10. 1" x 2" - 4" BRICK



PROJECT NO.	201201
CAMPUS NO.	01
SHEET NO.	13
DATE	08/14/12
DESIGNED BY	DAVID R. GARDNER
CHECKED BY	DAVID R. GARDNER
PROJECT	SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
BUILDING	BUILDING I - EXT ELEVATIONS
SHEET	I-A3.1

MERIDIAN
SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
SOUTH CAMPUS



1 ROOF PLAN
1"=20'



PROJECT NO.	DATE
DRAWN BY	CHECKED BY
DESIGNED BY	SCALE
DATE OF PLOTTING	PROJECT NAME
PROJECT NO.	DATE
ROOF PLAN	
I-A4.1	

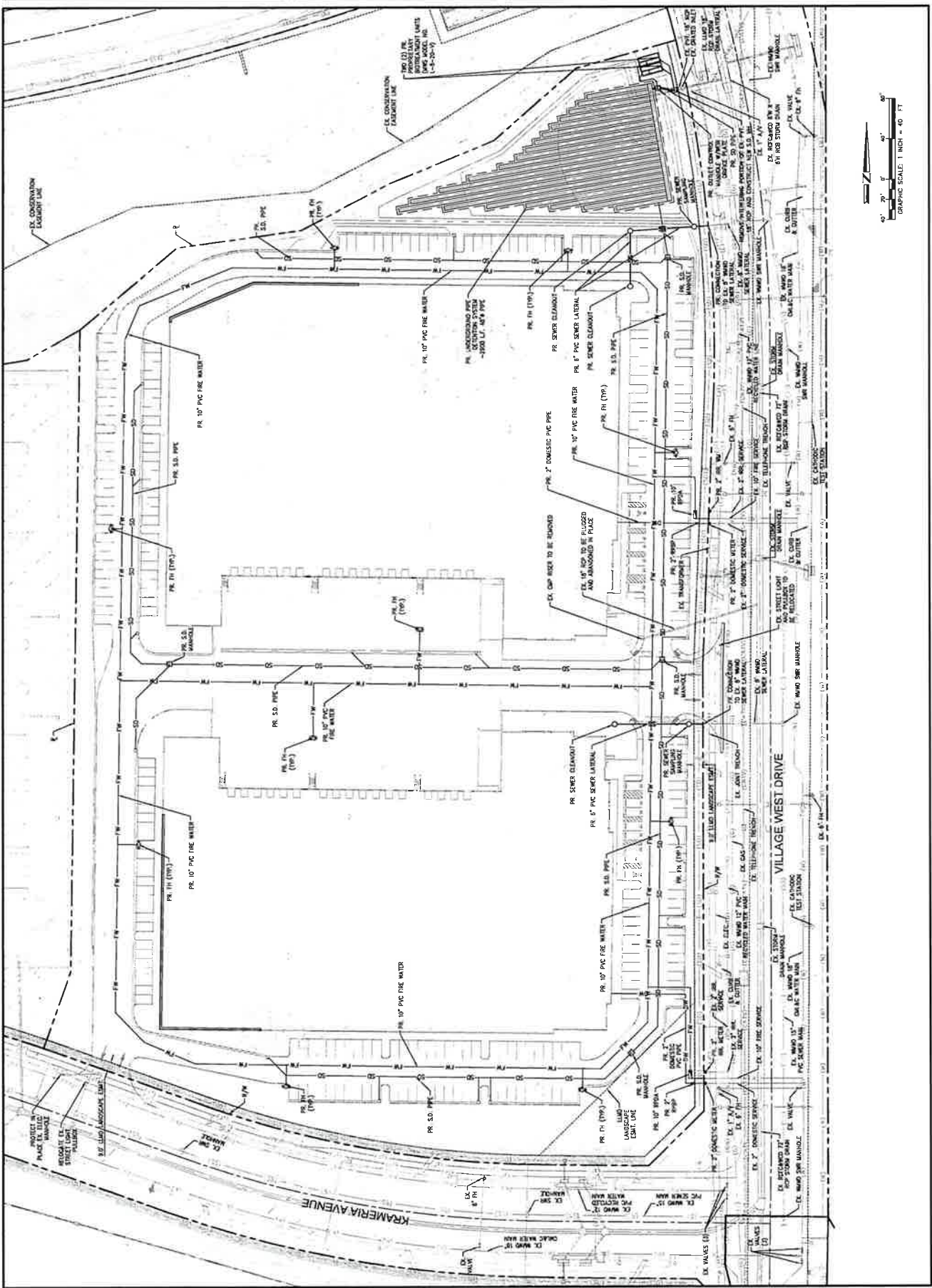
MERIDIAN
 SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN
 SOUTH CAMPUS



PROJECT: MERIDIAN SOUTH CAMPUS H & I
 RIVERSIDE, CALIFORNIA
 NWC KRAMERIA AVE & VILLAGE WEST DR.
 CONCEPT UTILITY PLAN

DATE: _____
 REVISION: _____
 NO. _____

DRRC
 Civil Engineering/and Surveying/and Planning
 160 S. Old Springs Road
 Suite 210
 Anaheim - CA, 92808
 714-685-6860



ATTACHMENT 4
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

**March Business Center Implementation Committee
Ministerial Review Checklist**

March Business Center Implementation Committee Ministerial Review Checklist			
March Business Center Specific Plan (SP-1, A8)			
Compliance with March Business Center Specific Plan Development Standards	Complies with Requirement	Requirement Not Applicable	Does Not Comply with Requirement
<p>Section III. F.: Compliance with Land Use Table III-1.</p> <p>Meridian Park, LLC (“Applicant”) is seeking ministerial approval for Design Plan 22-06, a proposed speculative warehouse project, consisting of two buildings, totaling approximately 261,800 square feet square feet of building space. The Meridian South Campus Buildings H & I Warehouse Project (“Project”) is located on a 13.67-acre Business Park zoned site that was previously mass graded along with the overall Meridian Park South Campus Phase I Project. The Project site is located at the northwest corner of Village West Drive and Krameria Avenue, within the Meridian/March Business Center Specific Plan Area, March Joint Powers Authority (March JPA) jurisdiction, within unincorporated Riverside County, California. The approval would allow for the construction of two speculative warehouse buildings as described below:</p> <ul style="list-style-type: none"> • Building H is a 119,978 square foot spec building with a building height of 44 feet to the top of the parapet, including an 8,000 square foot office area, plus a 4,000 square foot equipment/mezzanine platform. Building H proposes 15.31% landscaping coverage, 17 truck dock doors, 1 at grade loading door, 133 vehicle parking spaces, including 5 ADA spaces and 18 Carpool/EV parking spaces. The parcel size for Building H is 6.42 acres. • Building I is a 137,810 square foot spec building with a building height of 44 feet to the top of the parapet, including an 8,000 square foot office area, plus a 4,000 square foot equipment/mezzanine platform. Building I proposes 20.63% landscaping coverage, 17 truck dock doors, 1 at grade loading door, 157 vehicle parking spaces, including 6 ADA spaces and 21 Carpool/EV parking spaces. The parcel size for Building I is 7.25 acres. <p>The proposed project is located on Parcels 21 and 23 of Parcel Map 37878 (APN’s 294-120-055 and 057) and is in the Business Park designation according to the Specific Plan Land Use Table III-1 of the March Business Center Specific Plan (SP-1, A8).</p>	X		

Section III. G. Compliance with Table III-2.

Building H (Business Park Zone):

Dimensions	Minimum Requirements	Site-Specific Dimensions
Area	30,000 sq. ft.	279,826
Street Frontage	100 ft.	465
Lot Width	100 ft.	465
Minimum Yards		
Front Yard Setback	20 ft.	62
Interior Side Yard Setback	0 ft.	62
(Abutting Residential Zone)	30 ft.	N/A
Street Side Yard Setback	20 ft.	62
Rear Yard Setback	25 ft.	128
(Abutting Residential Zone)	50 ft.	N/A
Building Height	35'2 stories*	44
Floor Area Ratio (maximum)	0.45	42.87
Site Landscaping	10%	15.31%
* Increased height up to 80 ft. is permitted where all building setbacks meet or exceed the proposed building height.		

X

Building I (Business Park Zone):

Dimensions	Minimum Requirements	Site-Specific Dimensions
Area	30,000 sq. ft.	316,083
Street Frontage	100 ft.	425
Lot Width	100 ft.	425
Minimum Yards		
Front Yard Setback	20 ft.	90'8"
Interior Side Yard Setback	0 ft.	
(Abutting Residential Zone)	30 ft.	N/A
Street Side Yard Setback	20 ft.	90
Rear Yard Setback	25 ft.	90
(Abutting Residential Zone)	50 ft.	N/A
Building Height	35'2 stories*	44
Floor Area Ratio (maximum)	0.45	44.86
Site Landscaping	10%	20.63%
* Increased height up to 80 ft. is permitted where all building setbacks meet or exceed the proposed building height.		

<p>Section III. G. (a) (1): Zero side yard is permitted when the opposite side yard is not less than 30 feet.</p> <p>Buildings H and I do not propose a zero-side yard as identified in the tables above. Therefore, the project is compliant with this requirement.</p>	X		
<p>Section III. G. (a) (2): FAA form 7460-1 shall be prepared (FAR §77.13.2.i).</p> <p>On July 6, 2022 the Federal Aviation Administration issued a “Determination Of No Hazard to Air Navigation” for the proposed project, Building H and Building I, after conducting an aeronautical study in response to the applicant’s filing of FAA form 7460-1. (Attachment 8).</p>	X		
<p>Section III. G. (a) (2): Objects taller than 50 feet in the Height Caution Zone require review by the Airport Land Use Commission.</p> <p>The proposed Project includes two buildings. Buildings H and Building I are not located within the Height Caution Zone or taller than 50 feet. No ALUC review is required, however consistency with the compatibility guidelines can be found on Attachment 9.</p>	X		
<p>Section III. G. (b): A 15-foot landscaped setback is required for all front and side yards adjacent to public streets.</p> <p>Buildings H and I comply in that all buildings include a 15-foot or more landscape setback adjacent to Village West Drive and Krameria Avenue. Specifically, Building H fronts Villages West Drive and includes a 15’-8” landscape buffer between the public street and the onsite parking area. In addition, along Krameria Avenue, included is a landscape buffer between the public street and the onsite parking area, ranging from 29’-9” to approximately 60’. Building I fronts Village West Drive and includes a 15’-8” landscape buffer between the public street and the onsite parking area</p>	X		
<p>Section III. G. (c): Driveways width and spacing shall comply with Riverside County requirements as approved by the March JPA Civil Engineer.</p> <p>The Project as proposed includes two (2) driveways, one (1) driveway on Village West Drive for passenger cars and trucks (primary entrance), and one (1) driveway on Krameria Avenue for passenger cars and trucks. Both the MJPA Traffic Engineer and Public Works Engineer have reviewed the plans and have determined that the project meets the 300’ driveway spacing parameter identified in the March JPA General Plan. The March JPA has adopted the Riverside County driveway spacing standard and has implemented the standard through the March JPA General Plan.</p>	X		

<p>Section III. G. (d): Off-street loading shall be sized and located so that trucks are not located within the required front or street side yard.</p> <p>The proposed project is designed so that all loading and unloading functions are performed within the site interior, between Buildings H and I, in a manner that does not impact site access/driveways and to avoid parking within the front or street side yards.</p>	X		
<p>Section III. G. (e): All uses shall occur entirely within a building, except for storage, loading and outdoor work. Outdoor work; storage of merchandise, material and equipment is permitted in interior side yards or rear yards, provided the area is enclosed by obscuring walls, fences or a combination thereof.</p> <p>View of the truck court from the Village West Drive is screened by an 8-foot-high rolling gate with 80% opacity, and a 12-foot high screen wall. The proposed project, Buildings H and I, have been designed as a speculative warehouse buildings, with no known tenants. Currently, the Applicant does not anticipate any outdoor work, storage of merchandise, material or equipment within the interior side yard and rear side yard. Additionally, no outdoor storage will be permitted without the approval of a Conditional Use Permit by the Joint Powers Commission.</p>	X		
<p>Section III. G. (e) (1): Chain link fencing will not be used within 100' of a public right-of-way. Where used, it will be vinyl coated.</p> <p>The proposed project does not incorporate any chain link fencing within 100' of the public right-of-way. Instead, as started above, Village West Drive is screened by an 8-foot-high rolling gate with 80% opacity, and a 12-foot high screen wall consistent with the design requirements of the MBC Design Guidelines.</p>	X		
<p>Section III. G. (e) (2): Coiled, spiraled, or rolled fencing such as razor wire or concertina wire are not be permitted.</p> <p>The proposed development project does not incorporate coiled, spiral, or rolled fencing such as razor wire or concertina wire.</p>	X		
<p>Section III. G. (f): Table III-3 summarizes the parking ratios. It is acknowledged that certain land uses will have unique parking characteristics, based on building utilization, workforce composition, and other considerations. In these cases, the March Joint Powers Commission may review a use permit application to reduce required parking through a detailed parking analysis. All uses shall provide a minimum of three bicycle parking spaces.</p>	X		

<p>The proposed project is consistent with the Parking Ratios identified in Land Use Table III-3 for a mix of both Office and Wholesale, Storage and Distribution uses. The site parking requirement for Building H is 103 parking spaces and Building I is 110. The Design Plan provides a total of 290 parking spaces (Building H-133, Building I-157). The proposed development project does not contemplate unique parking requirements or characteristics. The conceptual site plan includes standard parking, handicap stalls (11 total), carpool/EV stalls (39 total), and bike parking spaces (15 total).</p>			
<p>Section III. G. (g): Development shall comply with the March Business Center Settlement Agreement.</p> <p>The proposed Project complies with the March Business Center Settlement Agreement such that there are mitigation measures assigned to the Meridian North and South Campus developments for reducing semi-truck emissions, facilitate the use of bio-diesel and alternative fuels. The March Business Center Design Guidelines are in place to ensure that all development projects within the North and South Campus are attractive and have architectural appeal, when visible from nearby residential neighborhoods. The proposed Project also incorporates truck route signage at each service egress location. Truck route signs help to enforce the approved truck route and prevent trucks from traveling west along Van Buren Blvd. Once tenants are known, an annual traffic demand management plan is required to be prepared and posted in the employee breakroom/ lounge of each building.</p>	X		
<p>Section III. H. 1: Riparian Special Treatment areas will be protected.</p> <p>Building H is approximately 530' south of the closest Riparian Special Treatment Area in the South Campus and will not impact the riparian habitat. Building I is approximately 80" south of the closest Riparian Special Treatment Area in the South Campus and will not impact the riparian habitat. The 185-acre Least Bell's Vireo conservation easement has already been recorded and is maintained by the Rivers and Lands Conservancy.</p>		X	
<p>Section III. H. 2: Development of Lots Adjacent to the Stephen Kangaroo Rat Habitat.</p> <p>Not Applicable. The project is not located within proximity to the Stephens Kangaroo Rat (SKR) habitat area. This Project is in the South Campus and is approximately 750' southeast of the closest SKR habitat area, separated by Van Buren Boulevard, and therefore will not impact SKR habitat.</p>		X	

Meridian South Campus Specific Plan and Village West Drive Extension Final Subsequent EIR				
Compliance with the Certified SEIR Mitigation Measures (SCH# 2020059028)		Complies with Mitigation Measure	Mitigation Measure Not Applicable	Does not Comply with Mitigation Measure
A-1	<p>Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone (AICUZ).</p> <p>The proposed development is not located within a Clear Zone and Accident Potential Zones I and II, as shown on the 2005 (March Air Reserve Base) Air Installation Compatibility Use Zone Study. This requirement is not applicable.</p>		X	
A-2	<p>As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 <i>[in the Focused EIR]</i>. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC and have been incorporated into the Specific Plan.</p> <p>The Project does not exceed 50' in height and it is in a Site Exception area and therefore not subject to ALUC review.</p> <p>Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Airport Compatibility Plan for March Air Reserve Base/March Inland Port (March ARB/IP), which was adopted by the Riverside County Airport Land Use Commission (ALUC) in November 2014. The proposed development is in Compatibility Zone C2 (Flight Corridor Zone) of the Airport Compatibility Plan. Development must comply with Density/Intensity Standards, of an average of 200 people/acre and 500 people/in the most concentrated single-acre.</p> <p><u>Average Land Use Intensity:</u> The allowed average land use intensity is 200 persons/acre. ALUC uses the following criteria to determine average intensity: 1) for warehouse</p>	X		

	<p>use, one (1) person per 500 square feet and, 2) for office use, one (1) person per 100 square feet. Based on the attached calculations (Attachment 9), the average land use intensity for Building H is 24 persons in an average acre, Building I is 21 persons in an average acre. Both are in full compliance with the Airport Compatibility Plan for March ARB/IP.</p> <p>A second method for determining total average occupancy is the <u>Vehicle Occupancy Method</u>, based on the number of parking spaces. In this case, the number of passenger vehicle parking spaces at Building H is 133. The number of parking spaces, 133, is multiplied by a factor of 1.5 passengers per vehicle and added to the number of truck dock spaces to yield the total building occupancy (135 X 1.5 + 18) then divided by 6.42 acres, which would yield a total of 34 persons in an average acre. Using the same methodology, Building I is estimated at 35 persons [(157 parking spaces X 1.5 + 18)/7.25 acres]. Through use of either calculation, the average intensity in persons per acre is in full compliance with the Airport Compatibility Plan for March ARB/IP.</p> <p><u>Single-Acre Land Use Intensity:</u> Airport Compatibility Zone C2 limits maximum single-acre occupancy to 500 persons in an acre. Based on the submitted site plan, the maximum single acre for Building H would consist of the 8,000 square foot floor office area, 36,100 square feet first floor warehouse area. This would result in a single-acre occupancy of 152 persons in a single-acre, which is below the Zone C2 single-acre criterion of 200 persons in an acre. Using the same methodology, Building I would result in 152 persons in a single acre.</p> <p>Although the Development Agreement for the March Business Center South Campus exempts the site from the Riverside County Airport Land Use Commission review process, the site never-the-less meets the required density criteria for the March ARB/IP Airport.</p>			
A-4	<p>Project detention basins shall have the following features to limit bird activity:</p> <ol style="list-style-type: none"> 1. The Basin shall drain within a six-hour period to reduce the potential for plant growth. 2. Regular maintenance activities shall include the removal of vegetation 			

	<p>3. Detention Basins shall be monitored regularly to determine if they attract waterfowl or other birds.</p> <p>4. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds.</p> <p>The Applicant’s engineer, DRC Engineering, prepared a hydrology study for the project, proposing one (1) above ground basin and one (1) underground infiltration system for pre-treatment of stormwater. The aboveground basin has been designed to drain within a six-hour period to reduce the potential of plant growth and discourage bird activity.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept grading plan found on Sheet A0.3. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-1	<p>Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure that off-road diesel construction equipment rated at 50 horsepower or greater, complies with U.S. Environmental Protection Agency and California Air Resources Board (CARB) Tier 4 off-road emissions standards or equivalent, and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturers’ specifications.</p> <p>The Applicant has committed to preparing a Construction Management plan, to be submitted along with their precise grading plans. This mitigation measure has been listed on the concept grading plan, found on Sheet A0.3. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-2	<p>Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure the Project shall use “super-compliant” low-volatile organic compound (VOC) paints that have been reformulated to exceed the regulatory VOC limits put forth by South Coast Air Quality Management District’s Rule 1113. Super-compliant low-VOC paints shall be no more than 10 grams per liter of VOC.</p>		X	

	<p>Alternatively, the applicant may use tilt-up concrete buildings that do not require the use of architectural coatings.</p> <p>The Applicant has committed to preparing a Construction Management plan, to be submitted along with their precise grading plans. This mitigation measure has been listed on the concept grading plan, found on Sheet A0.3. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>			
MM-AQ-3	<p>The Project shall provide a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions- and congestion-related matters. A phone number and email contact information for the construction relations officer shall be posted on signage at construction site entrance points.</p> <p>The Applicant has committed to preparing a Construction Management plan, to be submitted along with their precise grading plans. This mitigation measure has been listed on the concept grading plan, found on Sheet A0.3. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-4	<p>Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Fugitive Dust Control Plan.</p> <p>The Applicant has committed to preparing a Fugitive Dust Control Plan, to be submitted along with their precise grading plans. This mitigation measure has been listed on the concept grading plan, found on Sheet A0.3. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-5	<p>Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than 5 minutes once the vehicle is stopped, the</p>	X		

	<p>transmission is set to “neutral” or “park,” and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, March Joint Powers Authority shall conduct a site inspection to ensure that the signs are in place.</p> <p>The Applicant has committed to preparing a Construction Management plan, which will require signs consistent with this mitigation measure, to be submitted along with their precise grading plans. This mitigation measure has been listed it on the concept grading pl found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>			
MM-AQ-6	<p>Prior to tenant occupancy, the Project shall provide documentation to March Joint Powers Authority demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.</p> <p>The Applicant has committed to providing the appropriate documentation. This mitigation measure has been listed on the concept design plans, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-7	<p>Prior to the issuing of each building permit, the Project shall provide plans and specifications to the March Joint Powers Authority that demonstrate that each project building is designed for passive heating and cooling and is designed to include natural light. Features designed to achieve this shall include the proper placement of windows, overhangs, and skylights.</p> <p>The Applicant has committed to this mitigation measure to provide the appropriate plans and specifications addressing heating and cooling and light. This mitigation measure has been listed on the conceptual grading plan, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		

<p>MM-AQ-8</p>	<p>Prior to the issuing of each building permit, the Project shall provide plans and specifications to the March Joint Powers Authority that demonstrate that electrical service is provided to each of the areas in the vicinity of the building that are to be landscaped in order that electrical equipment may be used for landscape maintenance.</p> <p>The Applicant has committed to this mitigation measure to provide the appropriate plans and specifications addressing electrical service. This mitigation measure has been listed it on the concept plans, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	<p>X</p>		
<p>MM-AQ-9</p>	<p>Once constructed, the Project shall ensure that all building tenants shall utilize electric equipment for landscape maintenance to the extent feasible, through requirements in the lease agreements.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	<p>X</p>		
<p>MM-AQ-10</p>	<p>Once constructed, the Project shall ensure that all building tenants shall utilize only electric or natural gas service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment, through requirements in the lease agreements. Electric-powered service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment shall also be required instead of diesel-powered equipment, if technically feasible. Yard trucks may be diesel fueled in lieu of electrically or natural gas fueled provided such yard trucks are at least compliant with California Air Resources Board (CARB) 2010 standards for on-road vehicles or CARB Tier 4 compliant for off-road vehicles.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	<p>X</p>		

MM-AQ-11	<p>Upon occupancy, the Project shall require tenants that do not already operate 2010 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, SmartWay Finance, or other similar funds. If awarded, the tenant shall be required to accept and use the funding. Tenants shall be encouraged to consider the use of alternative fueled trucks as well as new or retrofitted diesel trucks. Tenants shall also be encouraged to become SmartWay Partners, if eligible. This measure shall not apply to trucks that are not owned or operated by the facility operator or facility tenants since it would be infeasible to prohibit access to the site by any truck that is otherwise legal to operate on California roads and highways.</p> <p>The Applicant has committed to this mitigation measure, utilizing the most current and up-to-date technology available. This mitigation measure has been listed on the concept design plans, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-12	<p>Project tenants who employ 250 or more employees on a full- or part-time basis shall comply with South Coast Air Quality Management District (SCAQMD) Rule 2202, On-Road Motor Vehicle Mitigation Options. The purpose of this rule is to provide employees with a menu of options to reduce employee commute vehicle emissions. Project tenants with less than 250 employees or tenants with 250 or more employees who are exempt from SCAQMD Rule 2202 (as stated in the Rule) shall either (a) join with a tenant who is implementing a program in accordance with Rule 2202 or (b) implement an emission reduction program similar to Rule 2202 with annual reporting of actions and results to March Joint Powers Authority. The tenant-implemented program would include, but not be limited to the following:</p> <ul style="list-style-type: none"> • Appoint a Transportation Demand Management (TDM) coordinator who would promote the TDM program, activities and features to all employees. • Create and maintain a “commuter club” to manage subsidies or incentives for employees who carpool, vanpool, bicycle, walk, or take transit to work. • Inform employees of public transit and commuting services available to them (e.g., social media, signage). • Provide on-site transit pass sales and discounted transit passes. 	X		

	<ul style="list-style-type: none"> • Guarantee a ride home. • Offer shuttle service to and from public transit and commercial areas/food establishments, if warranted. • Coordinate with the Riverside Transit Agency and employers in the surrounding area to maximize the benefits of the TDM program. <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans on Sheet A.02. The proposed Project includes two speculative warehouse buildings with no tenant known at this time. Once the tenant(s) is known, March JPA Staff will provide a Transportation Demand Management Plan packet to the tenant which provides detailed guidelines for implementing the program based on the number of employees.</p>			
MM-AQ-13	<p>Prior to the issuance of a building permit, the Project shall provide evidence to March Joint Powers Authority that loading docks are designed to be compatible with SmartWay trucks.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-14	<p>Upon occupancy and annually thereafter, the Project shall provide information to all tenants, with instructions that the information shall be provided to employees and truck drivers as appropriate, regarding:</p> <ul style="list-style-type: none"> • Building energy efficiency, solid waste reduction, recycling, and water conservation. • Vehicle greenhouse gas emissions, electric vehicle charging availability, and alternate transportation opportunities for commuting. • Participation in the Voluntary Inter-industry Commerce Solutions (VICS) “Empty Miles” program to improve goods trucking efficiencies. • Health effects of diesel particulates, State regulations limiting truck idling time, and the benefits of minimized idling. • The importance of minimizing traffic, noise, and air pollutant impacts to any residences in the Project vicinity. <p>The Applicant has committed to this mitigation measure</p>	X		

	<p>and has listed it on the concept design plans on Sheet A.02. This measure will also be regulated prior to the issuance of a certificate of occupancy and reviewed annually through the submittal of a Transportation Demand Management Plan submitted to the March Joint Powers Authority Planning Department by the tenant/property owner of each building.</p>			
MM-AQ-15	<p>Prior to issuance of a building permit, the Project shall provide March Joint Powers Authority with an onsite signage program that clearly identifies the required onsite circulation system. This shall be accomplished through posted signs and painting on driveways and internal roadways.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans, found on Sheet A.02. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-16	<p>Prior to issuance of an occupancy permit, the March Joint Powers Authority shall confirm that signs clearly identifying approved trucks have been installed along the truck routes to and from the project site.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans, found on Sheet A.02. Currently, truck route signs are visible within the South Campus. Additionally, truck route signs will be required to be posted at all service driveway points of egress at the project site. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-AQ-17	<p>Prior to issuance of an occupancy permit, the Project shall install a sign on the property with telephone, email, and regular mail contact information for a designated representative of the tenant who would receive complaints about excessive noise, dust, fumes, or odors. The sign shall also identify contact data for the March Joint Powers Authority for perceived Code violations. The tenant's representative shall keep records of any complaints received and actions taken to communicate with the complainant and resolve the complaint. The tenant's representative shall endeavor to resolve complaints within 24 hours.</p>	X		

	<p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans on Sheet A.02. The project is designed as a speculative warehouse with no tenant known. March JPA staff will work with the future tenant prior to occupancy to ensure compliance with this mitigation measure.</p>			
MM-AQ-18	<p>Prior to issuance of a building permit, the Project shall provide the March Joint Powers Authority with project specifications, drawings, and calculations that demonstrate that main electrical supply lines and panels have been sized to support heavy truck charging facilities when these trucks become available. The calculations shall be based on reasonable predictions from currently available truck manufacturer’s data. Electrical system upgrades that exceed reasonable costs shall not be required.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans on Sheet A.02. The project is designed as a speculative warehouse with no tenant known, however, March JPA Staff will work with the Applicant to ensure this mitigation measure is complied with prior to the issuance of a building permit.</p>	X		
B-1	<p>The Project shall contribute on a fair share basis toward the improvements identified in the Cumulative Impacts section.</p> <p>Fair Share proportional Fees are collected in accordance with the Meridian Development Standard Conditions of Approval. These improvements are required prior to the recordation of the first unit of Phase III (South Campus) and the fee is paid by the master developer (Meridian Park, LLC).</p>		X	
B-2	<p>The Project shall construct the transportation improvements identified in previously referenced Figures IV.B-5 through IV.B-7 (project phasing). To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.</p> <p>All Phase I and Phase II improvements identified in the March Business Center Specific Plan Figure V-1 and V-2 are complete. Phase III improvements are complete or in construction as per the phasing schedule. The status of all street infrastructure is consistent with the project phasing schedule.</p>	X		

<p>B-3</p>	<p>March Business Center traffic volumes shall be monitored periodically to assure that the transportation infrastructure provides sufficient capacity to serve Project volumes. Traffic monitoring shall occur at a minimum of five-year intervals.</p> <p>Two five-year March Business Center Traffic Study Updates have been provided to MJPA staff by the Master Developer. The Traffic Study Update indicates that current trip generations are consistent with and in fact less than what was analyzed in the March Business Center EIR for projected traffic. This information was reported to the March Joint Powers Authority at their Commission hearing on February 17, 2016. Subsequently, on January 27, 2021, the Joint Powers Commission certified the Meridian South Campus Specific Plan Final Subsequent EIR where this mitigation measure was reinstated after preparing a Appendix K “Meridian South Campus Traffic Impact Analysis”. An update every five years and at intermittent periods when traffic thresholds are achieved will be provided to MJPA staff by the Master Developer</p>	<p>X</p>		
<p>B-5</p>	<p>The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.</p> <p>Building H: As identified on Sheet A1.1, the development requires 103 parking spaces pursuant to the Off-street Parking Regulations within the Specific Plan (Section G(f); Table III-3; p. III-17) and 133 parking spaces are provided.</p> <p>Building I: As identified on Sheet A1.1, the development requires 110 parking spaces pursuant to the Off-street Parking Regulations within the Specific Plan (Section G(f); Table III-3; p. III-17) and 157 parking spaces are provided.</p> <p>Both Village West Dive and Krameria Avenue are striped for bike lanes and parking within the bike lanes is prohibited. Please refer to Sheet A1.1 of each of the development plans. Thus, no on-street parking will occur within each development</p>	<p>X</p>		
<p>B-6</p>	<p>The Project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.</p> <p>Building H: Includes seven (7) bike parking stalls. This total meets the requirement of 1 bike stall per 20 auto stalls provided on site.</p>	<p>X</p>		

	<p>Building I: Includes eight (8) bike parking stalls. This total meets the requirement of 1 bike stall per 20 auto stalls provided on site.</p> <p>The public streets, within the Specific Plan Area, are all striped with bike lanes. At buildout, over 15 miles of bike lanes will be provided.</p>			
B-7	<p>March Business Center shall provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities.</p> <p>As identified on the site plan Sheet A1.1, the development includes the placement of signs at the two truck points of egress, illustrating the restrictive turning movements and approved truck routes within the South Campus approved by Ordinance #JPA 21-02. The approved truck route plan is identified in Figure V-6 of the Specific Plan. Truck route signs are required at all service driveway egress points for each lot in accordance with Standard Condition #35, identified on Page 5 of the Conditions of Approval.</p>	X		
B-8	<p>The Project shall construct internal roadways in accordance with the <i>County Road Improvement Standards and Specifications</i> with additional landscaping as identified in the Riverside County Integrated Project (RCIP).</p> <p>The proposed Project includes two speculative warehouses, Buildings H and I, designed to accommodate business enterprise uses (warehouse uses under 200,000 sf each) off Village West Drive and Krameria Avenue. All internal roads have been constructed. All internal streets are designed per the Riverside County standards in conformance with the approved phasing schedule and landscaped per the RCIP. Van Buren Boulevard Phase III is complete and has been accepted by the County of Riverside.</p>	X		
B-10	<p>The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-“drive alone” modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.</p>	X		

	This mitigation measure is ongoing. The future tenant will comply by filing a TDM plan prior to occupancy for approval by March JPA staff. Refer to Standard Conditions of Approval #31. This mitigation will be performed by the future tenant once tenant improvement plans are submitted and prior to occupancy.			
B-11	<p>The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area.</p> <p>On May 11, 2022, Riverside Transit Authority staff informed the March JPA Planning staff that Route 26 is no longer in operation due to lack of ridership.</p>		X	
B-12	<p>Signage shall be provided at the Van Buren Boulevard intersections with Coyote Bush Road and Orange Terrace to discourage truck traffic on residential streets in the Orangecrest Development. Furthermore, the March JPA, as a responsible party, shall encourage the City of Riverside and Riverside County to review and consider appropriate legislation to eliminate or curtail truck traffic, exempting local deliveries, on Alessandro Boulevard and Van Buren Boulevard west of the March Business Center Development.</p> <p>This mitigation measure was identified for both Coyote Bush Road and Orange Terrace Parkway. On February 1, 2006, the City of Riverside determined that the signage was appropriate for only Orange Terrace Parkway and not Coyote Bush Road. Thus, the signage was provided only for Orange Terrace Parkway as indicated in the staff report to the Riverside City Council on March 14, 2006. This requirement has been implemented to the degree possible, as ultimately, the City of Riverside controls/owns the streets within the City of Riverside. Limitations on westbound truck movements are in full effect for the March Business Center Specific Plan at Coyote Bush Road.</p>	X		
MM-BIO-1	<p>Least Bell's vireo have been documented adjacent to proposed South Campus Specific Plan Project work areas within the conservation easement and there is suitable habitat for the species along the Village West Drive Extension Project. Species-specific mitigation will include construction timing and noise restrictions in accordance with the Center of Biological Diversity v. Jim Bartel et al. Settlement Agreement (S.D. Cal. No. 09-cv-1854-JAH-POR) and standard vireo noise avoidance techniques to avoid noise impacts on this species. The following avoidance and minimization measures shall be</p>	X		

	<p>implemented during Project construction activities and confirmed by the March Joint Powers Authority (JPA):</p> <ol style="list-style-type: none"> 1) Preconstruction Least Bell's Vireo Nesting Survey. Construction activities within 500 feet of the conservation area (see Figure 4.3-1) and suitable habitat for least Bell's vireo (southern riparian forest and southern willow scrub) along the Village West Drive Extension Project (see Figure 4.3-2) shall commence outside of the nesting season for least Bell's vireo (April 10 to July 31). If construction activities occur during the least Bell's vireo nesting season, a qualified biologist shall conduct a focused least Bell's vireo nesting bird survey within 3 days of the start. If least Bell's vireo nests or occupied habitat are found within 500 feet of project activity, then the qualified biologist shall establish an avoidance buffer radius of 500 feet, or as approved by the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), which shall be maintained and avoided during construction activities until the nest is determined by the biologist to no longer be active. <ol style="list-style-type: none"> a) If construction activity within 500 feet of the conservation area commences outside of the nesting bird season, then it is assumed that birds that nest within the conservation area during ongoing activity are unaffected by the Project. 2) Environmental Awareness Training. A qualified biologist shall prepare an environmental awareness training program that must be taken by all construction personnel working on projects within 500 feet of the conservation area prior to their involvement with activities on the project site. The training shall cover the following points: least Bell's vireo natural history, protected species avoidance measures to be implemented by all personnel, and the role and responsibility of the biological monitor. The training shall be prepared in a digital format (e.g., Microsoft PowerPoint) that will allow the project contractor to administer it on a daily basis throughout construction, if needed, and a sign-in sheet indicating the personnel who have received the training shall be submitted to the March JPA as needed. 3) Construction Monitoring. If least Bell's vireo nests or occupied habitat are found during the initial survey, then a qualified biological monitor shall be present fulltime during initial grading activities within 1,000 feet of the nest/occupied habitat location or until they determine in 			
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	<p>their professional opinion that monitoring is no longer needed. The biological monitor shall be responsible for taking noise level measurements at the accessible edge of the habitat using a decibel meter. construction noise levels shall not exceed 60 A-weighted decibels sound equivalent level (dBA Leq) hourly average in riparian habitats occupied by least Bell’s vireo unless authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). The biological monitor shall have the authority to stop work as needed to avoid indirect impacts to least Bell’s vireo due to noise level exceeding a 60 dBA Leq hourly average or a noise level authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). A weekly biological monitoring report shall be submitted to March JPA that shall include noise level data and any action taken to reduce noise. A post-construction biological monitoring report shall be prepared to document compliance with these requirements and shall be submitted to the satisfaction of the March JPA.</p> <p>The proposed Project site is located adjacent to the conservation easement, separated by a retention basin and landscaping. The Applicant has listed this measure on Sheet A0.2 of the concept architectural plans and Sheet A0.3 of the conceptual grading plan. March JPA staff will ensure compliance with this measure prior to issuance of a grading and building permit.</p>			
MM-BIO-2	<p>Prior to the start of all earth-moving activities (e.g., clear and grub, grading) adjacent to the conservation area and buckwheat scrub within the South Campus Specific Plan Project, and for work near the delineated jurisdictional waters (see Figure 4.3-3), southern riparian forest, and southern willow scrub on the Village West Drive Extension Project, and adjacent to suitable habitat for Stephen’s kangaroo rat (non-native grasslands), the project contractor shall demarcate the construction limits with temporary construction fencing so that sensitive habitats and jurisdictional waters are avoided by construction personnel and equipment. The fencing shall be maintained until construction is completed in those areas.</p> <p>The proposed Project site is located adjacent to the conservation easement, separated by a retention basin and landscaping. The Applicant has committed to this mitigation measure and has listed it on the concept architectural design plans, found on Sheet A0.3. This measure will also be listed on the appropriate plan set when</p>		X	

	<p>provided to March JPA Staff for plan check. March JPA Staff will ensure compliance during grading and building plan check review.</p>			
<p>MM-BIO-3</p>	<p>Prior to the initiation of construction activities, a qualified biologist shall conduct preconstruction surveys for burrowing owl within suitable habitat (non-native grassland, non-native grassland/paniculate tarplant, disturbed habitat, and ruderal areas) to determine presence/absence of the species. The survey shall be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) protocol within 30 days of site disturbance to determine whether the burrowing owl is present at the site. Preconstruction surveys shall include suitable burrowing owl habitat within the Project footprint and within 500 feet of the Project footprint (or within an appropriate buffer as required in the most recent guidelines and where legal access to conduct the survey exists). If burrowing owls are not detected during the clearance survey, no additional mitigation is required.</p> <p>If burrowing owl is located, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occurred burrows are foraging independently and capable of independent survival. A 500-foot non-disturbance buffer (where no work activities may be conducted) shall be maintained between Project activities and nesting burrowing owls during the nesting season, unless otherwise authorized by CDFW.</p> <p>If burrowing owl is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a 160-foot non-disturbance buffer shall be maintained between the Project activities and occupied burrow. Alternatively, a Burrowing Owl Relocation and Mitigation Plan may be prepared and submitted for approval by CDFW. Once approved, the Plan would be implemented to relocate non-breeding burrowing owls from the Project site. The Plan shall detail methods and guidance for passive relocation of burrowing owls from the Project site, provide monitoring and management of the replacement burrow sites, reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off site for every burrowing owl or pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if</p>		<p>X</p>	

	<p>occupied burrows or territories occur within the permanent impact footprint. Ratios typically include a minimum of 19.5 acres per nesting burrow lost; however, habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan.</p> <p>The Project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the March Joint Powers Authority, to document compliance with this mitigation measure.</p> <p>The Applicant has committed to this mitigation measure and has listed it on the concept design plans, found on Sheet A0.3. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during plan check review and prior to the issuance of a grading permit per COA#13, page 2.</p>			
<p>MM-BIO-4</p>	<p>To avoid direct impacts to raptors and/or native/migratory birds (including loggerhead shrike and California horned lark), vegetation removal and grading activities should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, a qualified biologist shall conduct a preconstruction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service as applicable for review and approval and implemented to the satisfaction of those agencies. The project biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.</p> <p>The proposed Project site is located adjacent to the conservation easement, separated by a retention basin and landscaping. The Applicant has listed this measure on</p>		<p>X</p>	

	<p>Sheet A0.2 of the concept architectural plans and Sheet A0.3 of the conceptual grading plan. This measure will be abided by prior to issuance of a grading and building permit if construction occurs between February 1 through September 15th.</p>			
C-1	<p>Preferential parking spaces shall be offered to carpools and van pools.</p> <p>The Project provides preferential parking spaces for carpools/electric vehicles. Refer to Sheet A1.1 of the Design Plans.</p> <p>Building H: 18 preferential parking spaces are planned for this project site.</p> <p>Building I: 21 preferential parking spaces are planned for this project site.</p> <p>March JPA Staff will ensure compliance during building plan check review</p>	X		
C-2	<p>Employers with 250 employees or more shall implement a compressed workweek schedule when feasible.</p> <p>The applicant has committed to this mitigation measure and has listed it on Sheet A0.2 of the concept design plans for Building's H and I, however neither of the buildings are parked to accommodate 250 employees. Both buildings are designed as speculative warehouses with no known tenant. The prospective tenants will be required to meet this mitigation measure prior to Certificate of Occupancy.</p>	X		
C-3	<p>Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy.</p> <p>The applicant has committed to this mitigation measure and has listed it on Sheet A0.2 of the concept design plans for Building's H and I, however neither of the buildings are parked to accommodate 250 employees. Both buildings are designed as speculative warehouses with no known tenant. The prospective tenants will be required to meet this mitigation measure prior to Certificate of Occupancy.</p>	X		

C-4	<p>Employers shall provide on-site childcare facilities when feasible.</p> <p>The feasibility of on-site childcare facilities will be reviewed during the tenant improvement process and through the review of the required Traffic Demand Management plan, when a tenants for both buildings are known. This mitigation measure, though applicable, is implemented prior to occupancy of the building, through March JPA staff's review of the Traffic Demand Management plan.</p>	X	X	
C-5	<p>Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.</p> <p>This measure is not applicable as the proposed Project will not incorporate a parking structure. To date, no parking structures have been constructed within the March Business Center Specific Plan Area.</p>		X	
C-6	<p>Projects shall provide for video conferencing facilities to the extent possible.</p> <p>The feasibility of a video conferencing facility will be reviewed during the tenant improvement process and through March JPA staff's review of the required Traffic Demand Management plan, when a tenant is identified. This mitigation measure, though applicable, is implemented prior to occupancy of the building, through the review of the Traffic Demand Management plan.</p>	X		
C-7	<p>Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.</p> <p>At this time, tenants are not known for the proposed Project. Compliance with this requirement will be verified by March JPA staff prior to occupancy of Buildings H and I, through the review of the Traffic Demand Management plan. This measure will require compliance prior to the issuance of a Certificate of Occupancy.</p>	X		
C-8	<p>Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements.</p> <p>These requirements are implemented at the time of</p>	X		

	<p>construction plan review as identified in Standard Condition of Approval #11, Page 2 and verified upon building plan check review.</p>			
C-9	<p>CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.</p> <p>There are no stationary emissions planned in conjunction with this development. If, at a future date, equipment is proposed that would have stationary emissions, such as an emergency generator, conformance with this requirement will be assured through implementation of Standard Condition of Approval #30.</p>	X		
C-10	<p>Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.</p> <p>The grading contractor is required to verify compliance with this measure in a signed letter prior to a grading plan approval in compliance with Standard Condition of Approval #75.</p>	X		
C-11	<p>Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.</p> <p>The grading contractor is required to verify compliance with this measure in a signed letter prior to a grading plan approval in compliance with Standard Condition of Approval #75.</p>	X		
C-12	<p>A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.</p> <p>The grading contractor is required to verify compliance with this measure in a signed letter prior to a grading plan approval in compliance with Standard Condition of Approval #75.</p>	X		
C-13	<p>Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.</p> <p>This measure is implemented by Standard Condition of</p>	X		

	Approval #4 requiring the installation of electrical conduit at dock doors for cold storage facilities, as well as a phase in schedule to assure that cold storage trailer fleets are 100% electrified within 10 years of issuance of the building certificate of occupancy.			
C-14	<p>Landscape with appropriate drought-tolerant species to reduce water consumption.</p> <p>This requirement is implemented through compliance with March JPA's Water Efficient Landscape Ordinance (Ordinance #JPA 16-03) and March JPA staff will assure compliance prior to issuance of a landscape permit.</p>	X		
D-1	<p>Prior to construction activity, the applicant shall coordinate with USFWS to assure that the requirements and stipulations of the 1999 Biological Opinion and the Biological Opinion Clarification Letter (September 6, 2002) are met. The 1999 Biological Opinion and the 1999 Biological Opinion Clarification letter are included in Appendices A and B of the Biological Resources Review found in Appendix F of this document. Mitigation for potential impacts to federal or state listed species shall be as per the 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter issued by USFWS. This mitigation shall include the replacement 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat at a 1:1 ratio. As of September 2002, the March JPA is responsible for 14.2 acres of mitigation at a 1:1 ratio, as 21 acres of USFWS approved occupied habitat have previously been acquired by the March JPA and serve as mitigation for 21 acres of SKR occupied habitat. Other required mitigation (78.4 acres discussed in the 1999 BO Clarification letter) will be at a fee of \$500 per acre.</p> <p>The mitigation credits for SKR were purchased on January 24, 2005 from the County of Riverside and November 20, 2006 from the Southwestern Riverside County Multi-Species Reserve. This mitigation measure is complete. In accordance with the CMMP for impacts on Biological resources associated with the Specific Plan, 185 acres of Least Bell's Vireo habitat was placed within a perpetual conservation easement.</p>		X	
D-2	<p>Per the 1999 BO, avoid 13 acres of USFWS designated least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.</p> <p>Through the requirements of the 404 permit and Streambed</p>	X		

	<p>Alteration Permit, these 13 acres were included in the 185-acre LBV Conservation Easement reserving the habitat area in perpetuity.</p> <p>Building H: The proposed project site is located approximately 535 feet south of the recorded Conservation Easement. Therefore, this mitigation measure would not be applicable for this building site.</p> <p>Building I: The proposed project site is located approximately 90 feet south of the recorded Conservation easement. Therefore, this mitigation measure would be applicable for this building site.</p>			
D-3	<p>If construction activity is planned during nesting/breeding season, a qualified environmental scientist shall conduct a field review of the affected areas prior to vegetation clearing activity to access the areas for occupancy by least Bell's Vireo.</p> <p>The 13.67-acre site is currently vacant and has been previously mass graded. There is no vegetation</p> <p>Building H: The proposed project site is located approximately 535 feet south of the recorded Conservation Easement. Therefore, this mitigation measure would not be applicable to this building site as it would have no effect on the Least Bell's Vireo</p> <p>Building I: The proposed project site is located approximately 90 feet south of the recorded Conservation easement. Therefore, this mitigation measure would be applicable to the building site. This mitigation measure has been listed on Sheet A0.3 of the concept design plans and will be adhered to prior to the issuance of a grading or building permit.</p>	X		
D-4	<p>Prior to construction activity, the applicant shall coordinate with the L.A. District Corps office to assure conformance with the requirements of Section 404 of the Clean Water Act.</p> <p>This measure has been completed by the Master Developer. A USACE individual 404 permit was executed on September 8, 2010 for impacts on 2.36 acres located more than 700 feet from the Project site. All grading is complete in association with the project 404 permit. There are no Waters of the US within proximity to the Project.</p>		X	

D-5	<p>Prior to construction activity, the applicant shall coordinate with the Santa Ana Water Quality Board (Region 8) to assure conformance with the requirements of Section 404/401 of the Clean Water Act and the State of California Porter Cologne Water Quality Control Act.</p> <p>This measure has been completed by the Master Developer. Water quality certification was issued March 21, 2003 for the master development. There are no Waters of the US within proximity to the Project.</p>		X	
D-6	<p>Prior to activity within waters of the U.S., the applicant shall coordinate with the California Department of Fish and Game (Eastern Sierra and Inland Desert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.</p> <p>This measure has been completed by the Master Developer. The Streambed Alteration Agreement (6-2002-291) was approved on March 3, 2003 and amended and signed on June 2, 2010. There are no Waters of the US or state waters within proximity to the Project.</p>		X	
E-1	<p>No project facilities located within one-quarter mile of the existing school shall store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code.</p> <p>As shown on Figure III-1B of the Specific Plan, the School Overlay Zone for Tomas Rivera Elementary, the nearest school site, is not located in proximity to the proposed Buildings H and I are located outside of the School Overlay Zone. Thus, this provision does not apply to the proposed Project.</p>		X	
E-2	<p>Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or use regulated substances in excess of the thresholds described above, the activity will be prohibited.</p> <p>The Project is proposing the construction of two (2) speculative warehouses, each less than 200,000 square feet. The Applicant is anticipating the future tenant to operate as</p>	X		

	<p>a Business Enterprise use. Once tenant improvement plans are submitted, the March JPA staff will evaluate whether the tenant and its specific use will require an RMP. Additionally, the Applicant is committed to complying with this mitigation measure by placing it on Sheet A0.5.</p>			
F-1	<p>Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with the existing conditions in accordance with the approved Drainage Plan.</p> <p>The proposed Project includes one (1) detention basin, just north of Building I. As shown on Sheet 1 of the Conceptual Grading Plan, dated June 20, 2022, identifies an underground infiltration trench unit for pre-treatment of storm water. As a result, storm water flows will not exceed existing conditions. Additionally, this mitigation measure has been imposed on the project and placed on the conceptual grading plans for compliance.</p>	X		
F-2	<p>The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.</p> <p>The proposed Project includes one (1) detention basin, just north of Building I. As shown on Sheet 1 of the Conceptual Grading Plan, dated June 20, 2022, identifies an underground infiltration trench unit for pre-treatment of storm water. As a result, storm water flows will not exceed existing conditions. Additionally, this mitigation measure has been imposed on the project and placed on the conceptual grading plans and checked for compliance during the plan check review.</p>	X		
F-3	<p>Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Prevention Plan shall be implemented.</p> <p>The development will require an NPDES Storm Water Pollution Prevention Plan. In accordance with Condition of Approval #58, the developer is required to receive approval of a SWPPP prior to grading permit issuance by March JPA.</p>	X		

MM-GEO-1	<p>Prior to the issuance of grading permits, the Project applicant shall submit evidence to the satisfaction of the March Joint Powers Authority (JPA) that all future grading and construction on the Project site shall comply with the geotechnical recommendations contained in the Geotechnical Exploration Update; Proposed Meridian South Campus Phase 1, Tract No. 30857-7, Riverside, California, dated February 11, 2016 (included as Appendix F1 of this Subsequent Environmental Impact Report [SEIR]); Geotechnical Exploration, Proposed Meridian Park South Campus-Phase II, County of Riverside, California, dated September 16, 2019 (included as Appendix F2 of this SEIR); and design-level geotechnical reports. Proposed tentative tract map (i.e., pertaining to grading) and construction approval letters from the March JPA Planning Director constitute evidence that all future grading and construction on the Project site would comply with the applicable geotechnical recommendations.</p> <p>A geotechnical report will be submitted with the precise grading submittal for plan check by the March JPA. March JPA staff will review the geotechnical report to ensure the recommendations were incorporated into the grading design for the site. Additionally, the applicant has committed to complying with this mitigation measure by listing it on the preliminary grading plans. Please reference Sheet A0.3 of the conceptual grading plan.</p>	X		
MM-GHG-1	<p>Prior to approval of building permits for business park and industrial uses, consistent with the County of Riverside’s Climate Action Plan criteria to install on business park and warehousing buildings or the collective business park and warehousing development such that solar photovoltaic (PV) panels provide 40% of the power needs of the Project, the March Joint Powers Authority (JPA) shall verify that the building plans include solar PV panels, either on site or off site, to provide 40% of the building’s power needs. The March JPA shall verify compliance before issuance of each certificate of occupancy. It is anticipated the Project will install approximately 12-megawatt of solar PV electricity generation. Note: A glare and glint study may be required by March Air Reserve Base for any new solar PV panels.</p> <p>On May 05, 2022, March JPA’s master developer Meridian Park, LLC., submitted a letter to the March Joint Powers Authority committing to providing solar for Buildings E, F, G, H, I and DJT6 which would provide the overall south campus project area with 40% of the power needs or 12-megawatts thus complying with this mitigation measure.</p>	X		

	The future installation of solar panels on Building’s H and I would exceed the requirement of 12 megawatt of solar in the South Campus Specific Plan area since the master developer is committed to installing what is required of this mitigation measure.			
MM-GHG-2	<p>Prior to issuance of certificates of occupancy, the March Joint Powers Authority shall verify that the Project shall install Energy Star certified light bulb and light fixtures.</p> <p>The Applicant is committed to installing Energy Star certified light bulbs and fixtures as identified on Sheet A0.2 of the concept design plans and will be assured compliance prior to issuance of a Certificate of Occupancy to the future tenant.</p>	X		
MM-GHG-3	<p>Prior to issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures shall install duct insulation rated R-6 to a minimum level of; modestly enhanced window insulation rated 0.28 or less U-factor and 0.22 or less SHGC; and Use of enhanced insulation with rigid wall insulation rated R-13 and roof/attic insulation rated R-28 consistent with the County of Riverside’s Climate Action Plan criteria.</p> <p>The Applicant has committed to compliance with this mitigation measure, prior to building permit issuance, and has listed it on the concept design plans, found on Sheet A0.2. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-GHG-4	<p>Prior to issuance of building permits and consistent with the County of Riverside’s Climate Action Plan criteria, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures include the following design elements: Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance; Use of heating, ventilation, and air conditioning (HVAC) equipment with a season energy efficiency ratio (SEER) of 14 or higher; Installation of blower door HERS verified envelope leakage of equivalent; Installation of water heaters with an energy factor of 0.72 or higher; All rooms shall have some form of daylighting (e.g., skylights or windows); At least 50% of artificial lighting in-unit fixtures shall be high efficiency; Waterless urinals and</p>	X		

	<p>high efficiency toilets shall be used throughout the Project; and water efficient faucets shall be used throughout the Project.</p> <p>The Applicant has committed to compliance with this mitigation measure, prior to building permit issuance, and has listed it on the concept design plans, found on Sheet A0.2. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>			
MM-GHG-5	<p>Prior to the issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures provide electrical outlets at building exterior areas.</p> <p>The Applicant has committed to compliance with this mitigation measure, prior to building permit issuance, and has listed it on the concept design plans, found on Sheet A0.2. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during building plan check review.</p>	X		
MM-GHG-6	<p>Prior to the issuance of building permits, the Project applicant shall prepare and submit landscape plans to the March Joint Powers Authority that demonstrate that the landscape non-potable water system shall meet “purple” pipe standards.</p> <p>The Applicant has committed to compliance with this mitigation measure, prior to landscape permit issuance, and has listed it on the concept landscape plans, found on Sheet A0.2. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during landscape and building plan check review.</p>	X		
MM-GHG-7	<p>Prior to the issuance of building permits, the Project applicant shall prepare and submit landscape plans to the March Joint Powers Authority that demonstrate that the Project shall exceed the County of Riverside’s Climate Action Plan requirement for water efficient landscaping by having no turf, with the exception of the dog park, and only drought tolerant plants and introducing additional water efficient irrigation controls such as smart irrigation controllers.</p> <p>The Applicant has committed to compliance with this mitigation measure, prior to landscape permit issuance, and has listed it on the concept landscape plans, found on Sheet</p>	X		

	A0.5. This measure will also be listed on the appropriate plan set when provided to March JPA Staff for building plan check. March JPA Staff will ensure compliance during landscape and building plan check review.			
MM-GHG-8	<p>Prior to the issuance of building permits and verified before certificate of occupancy, the Project applicant shall prepare and submit plan to the March Joint Powers Authority that demonstrate the provision of circuitry and capacity for installation of electric vehicle charging stations consistent with the County of Riverside’s Climate Action Plan. Per information provided by the Project Applicant, the Project shall develop 20 charging stations.</p> <p>The South Campus shall be designed to include 20 charging stations. Buildings H and I are planned for 4 charging stations total. Installation of the charging stations will be complete prior to the issuance of a certificate of occupancy permit</p>	X		
MM-GHG-9	<p>Prior to the issuance of certificates of occupancy, the March Joint Powers Authority shall verify signage installation for 5% of vehicle/employee parking spaces reserved for preferential spaces for carpools and van pools.</p> <p>Building H: There are 18 carpool/electric vehicle striped parking stalls shown on the concept design plans. This would account for 7% of parking stalls which would exceed the 5% requirement. Signage installation will be inspected for accuracy prior to the issuance of a certificate of occupancy.</p> <p>Building I: There are 21 carpool/electric vehicle striped parking stalls shown on the concept design plans. This would account for 7.5% of parking stalls which would exceed the 5% requirement. Signage installation will be inspected for accuracy prior to the issuance of a certificate of occupancy.</p>	X		
MM-GHG-10	<p>Tenants with more than 10,000 square feet of office space shall provide video conferencing facilities. Tenant spaces below 10,000 square feet may pursue video conferencing as feasible.</p> <p>The proposed Project includes two (2) speculative warehouses with no known tenant. Building H estimates a total of approximately 8,000 square feet will be dedicated to office space. Building I estimates a total of approximately 8,000 square feet will be dedicated to office space.</p>		X	

<p>MM-GHG-11</p>	<p>The Project shall provide short- and long- term bicycle parking facilities to meet peak season maximum demand (one bike rack space per 20 vehicle/employee parking spaces).</p> <p>Building H: There are 7 bike parking loops proposed and meets the requirement of 1 rack per 20 spaces) 133 parking spaces/20 spaces = 6.6 bike racks required.</p> <p>Building I: There are 8 bike parking loops proposed and meets the requirement of 1 rack per 20 spaces) 157 parking spaces/20 spaces = 7.85 bike racks required.</p>	<p>X</p>		
<p>MM-GHG-12</p>	<p>Prior to the issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate the provision of "end-of-trip" facilities including showers, lockers, and changing space (four clothes lockers and one shower provided for every 80-employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).</p> <p>Buildings H and I, each have more than 80 employee parking spaces. The Applicant is committed to complying with this measure and has identified it on Sheet A0.2 of the concept design plans. This measure will be reviewed for compliance prior to building permit issuance.</p>	<p>X</p>		
<p>MM-GHG-13</p>	<p>Each tenant shall provide on-site food vending machines or refrigerator, microwave oven, and mail facilities (i.e., drop box) at the Project site. Each tenant with over 5,000 square feet of office space shall provide an on-site computer, internet connection, and other services for personal employee use. Projects shall also consider the provision of an ATM machine as feasible.</p> <p>Building H: The project is designed as a speculative warehouse with no known tenant. The Applicant estimates 8,000 square feet to be dedicated office space and has committed to complying with this mitigation measure as indicated on Sheet A0.3. This measure will also be regulated prior to the issuance of a Certificate of Occupancy through March JPA staff review of lease agreements.</p> <p>Building I: The project is designed as a speculative warehouse with no known tenant. The Applicant estimates 8,000 square feet to be dedicated office space and has committed to complying with this mitigation measure as indicated on Sheet A.03. This measure will also be regulated</p>	<p>X</p>		

	prior to the issuance of a Certificate of Occupancy through March JPA staff review of lease agreements.			
MM-GHG-14	<p>For any warehouse use, the loading docks shall be designed to accommodate SmartWay trucks. The March Joint Powers Authority shall require evidence of compliance prior to issuance of a certificate of occupancy for any warehouse use.</p> <p>The applicant has committed to complying with this mitigation measure and is identified on Sheet A0.3 of the concept design plans and will be reviewed for compliance prior to Certificate of Occupancy issuance.</p>	X		
H-1	<p>The following conditions shall be incorporated into the proposed Specific Plan and shall be required of future development:</p> <p>Provide for the extension of utility infrastructure to serve the development, including over-sizing facilities for future needs.</p> <p>All Infrastructure has been designed and is being installed consistent with Specific Plan SP-1, A8 Figure V-1, V-2, V-3 (Transportation Improvements), Figure V-6 (Bike and Truck Routes), Figure V1-1 (Sewer), Figure V1-2 (Water) and Figure VI-3 (Reclaimed Water).</p>	X		
H-2	<p>Construct the storm drain and flood control facilities, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.</p> <p>All drainage Infrastructure has been designed and is being installed consistent with Specific Plan SP-1, A8 Figure V1-4 (Storm Drainage).</p>	X		
H-3	<p>All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.</p> <p>All drainage facilities for the site development will be installed consistent with the Engineering Conditions of Approval and shall be operational prior to the issuance of a Certificate of Occupancy.</p>	X		
H-4	<p>The Project sponsor shall incorporate the following measures to help reduce the project’s potential solid waste impacts and to help in the County’s effort to comply with State law in diverting solid waste from landfill disposal:</p>			

	<ul style="list-style-type: none"> Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities. <p>The requirements for separation of green waste and use of mulch and/or compost is implemented through Standard Operating Condition #5. The Applicant has listed this measure on the concept landscape plan for the proposed Project on Sheet A0.3 and will be adhered and inspected during construction as identified in the SEIR.</p>	X		
H-5	<p>The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.</p> <p>Incorporation of a recyclables collection and loading area is identified on Sheet A0.5, which identifies the location of a recycling collection facility at the trash enclosures for Buildings H and I.</p>	X		
H-7	<p>The proposed non-potable water system will meet “Purple” pipe standards for reclaimed water systems.</p> <p>The Specific Plan incorporates a sophisticated reclaimed “purple pipe” water system identified in Figure VI-3 of the March Business Center Specific Plan. The reclaimed water infrastructure has been installed for Phase I and II of the Specific Plan. Phase III is in progress. “Purple” pipe reclaimed landscape irrigation system is provided on site for Buildings H and I.</p>	X		

MM-HYD-1	<p>Consistent with DRC Engineering’s Master Project Specific Water Quality Management Plan, Master Meridian Business Park Project, South Campus - Phase II (Appendix I1) for the northwestern part of the Project site, prior to issuance of a grading permit for any individual project development, a Water Quality Management Plan (WQMP) shall be developed, to the satisfaction of the March Joint Powers Authority (JPA), for individual projects proposed as part of the South Campus Specific Plan that are currently not covered under an existing WQMP. Regions currently not covered under a WQMP include the southwest, central, and eastern portions of the South Campus Specific Plan (Figure 4.8-1). In accordance with the March JPA’s guidance, future implementation projects will need to meet the requirements of the Santa Ana Municipal Separate Storm Sewer System (MS4) Permit, as well as the County of Riverside Water Quality Management Plan Guidance Document (County of Riverside 2012), such that the WQMP shall demonstrate that post-construction low-impact development (LID) best management practices (BMPs) are incorporated into the specific proposed project design and that these features would effectively reduce and/or eliminate water pollution caused by runoff flowing from developed sites into nearby receiving waters. LID Retention BMPs (infiltration only or harvest and use) shall be used unless it can be demonstrated that those BMPs are infeasible. Projects shall follow the LID hierarchy of infiltration, harvest and reuse, and biotreatment when selecting the final LID for the development. In addition, source control BMPs shall be implemented whenever possible.</p> <p>The Applicant’s engineer, DRC Engineering, has prepared a preliminary WQMP for review by March JPA’s NPDES consultant, CGRME. CGRME has found the Preliminary WQMP for the proposed Project to be consistent with the Phase III Master WQMP for the South Campus and requires a Final WQMP to be submitted with the precise grading plan submittal for plan check.</p>	X		
MM-HYD-2	<p>Consistent with DRC Engineering, Inc.’s, Preliminary Hydrology Study, for: the Meridian Park South Campus Phase II (Appendix I2), for the northwestern portion of the Project site, prior to issuance of a grading permit for any individual project development, a Hydrology/Drainage Report shall be developed, to the satisfaction of the March Joint Powers Authority, for individual projects proposed within the South Campus Specific Plan area currently not covered under an existing Hydrology/Drainage Report. Regions currently not covered under a Hydrology/Drainage Report include the southwest, central and eastern segments of the South Campus Specific Plan</p>	X		

	<p>(Figure 4.8-1). In accordance with the Riverside County Hydrology Manual, the Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply with the Riverside County Flood Control and Water Conservation District Manual (RCFCWCD 1978) for storm drain planning and design calculations.</p> <p>Prior to the issuance of a grading permit, the applicant's engineer will submit a hydrology study for review with the precise grading plan submittal. The Applicant is committed to complying with this mitigation measure and has identified it on Sheet A0.4 of the concept grading plan.</p>			
I-1	<p>All projects are required to comply with the Specific Plan, Design Guidelines, landscape concept plan and Development Code, which will ensure the following:</p> <ul style="list-style-type: none"> • Conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like. • The enhancement and preservation of natural and man-made features, such as major roadways, rail lines, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan. • Preservation of Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery. <p>Buildings H and I: The proposed Project site is bounded by Village West Drive to the west, Krameria Avenue to the south. There are landscape setbacks surrounding the site - a 15 foot landscape setback along Village West Drive and a 30 to 60 foot landscape setback along Krameria Avenue. The project proposes a 12-foot screen wall and an 8 foot tall gate (with 80% opacity) between Buildings H and I, to screen that truck court operations from Village West Drive. Lighting will comply with JPA requirements, not to exceed a height of 25', fully shielded, maximum 750 watt LPS or HPS, and lighting not to exceed .5 candle/foot at the project property</p>	X		

	line. LED lighting is also permitted at or within 100 Kelvin of 2700 Kelvin shall be permitted. The Van Buren Boulevard scenic corridor is approximately 210 feet north of the project site and will provide some limited visual aesthetics until the project is completed.			
J-2	<p>Short-term</p> <p>All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filler devices to reduce noise impacts.</p> <p>The grading contractor is required to verify compliance with this measure in a signed letter prior to a grading plan approval in compliance with Standard Condition of Approval #75.</p>	X		
J-3	<p>Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing school.</p> <p>The Project remains consistent with the noise mitigation requirements identified in the Meridian South Campus Specific Plan and Village West Drive Extension Subsequent EIR (SCH#2020059028) regarding all nearby sensitive receptors.</p>	X		
J-4	<p>Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.</p> <p>The standard buffer used between different land uses in March Business Center is a 12' concrete wall which completely screens outdoor operations and attenuates sound. For Buildings H and I, this method is used for the shared interior truck court area, which fronts Village West Drive. The Applicant does not anticipate outdoor storage, however if needed, the tenant would need approval of a Conditional Use Permit by the Joint Powers Commission.</p>	X		
J-6	Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.	X		

	The Project remains consistent with the noise mitigation requirements identified in the Meridian South Campus Specific Plan and Village West Drive Extension Subsequent EIR (SCH#2020059028) regarding all nearby sensitive receptors			
J-7	<p>Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips.</p> <p>The South Campus truck route was adopted through Ordinance #JPA 21-02 and identified in Figure V-6 of the March Business Center Specific Plan (SP-1, A8). All trucks associated with Buildings H and I are required to travel east on Krameria Avenue to Village West Drive north. All trucks are then forced to head east along Van Buren Boulevard to the I-215 freeway through physical counter measures installed at the intersection of Village West Drive/Van Buren Boulevard.</p>	X		
K-1	<p>All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.</p> <p>All grading guidelines outlined in Chapter 9 of the March JPA Development Code, will be implemented during project grading process.</p>	X		
K-2	<p>All future grading and construction of the project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc. dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final engineering and grading plans.</p> <p>All grading is required to comply with the approved geotechnical investigation per Mitigation Measure K-2 of the South Campus Specific Plan and Final Subsequent EIR (SCH 2020059028). This will be fully implemented at the time of site grading, March JPA staff will ensure compliance prior to issuance of a grading permit.</p>	X		
K-3	<p>All future development shall use proper erosion control measures during and following construction.</p> <p>The proposed Project is subject to a Storm Water Pollution Prevention Plan (SWPPP) to control short term construction</p>	X		

	<p>water quality impacts and a Water Quality Management Plan (WQMP) to address long term operating conditions. With compliance with the requirements for implementing the SWPPP and WQMP, proper erosion control shall be assured.</p>			
K-4	<p>Revegetate graded area within native plants compatible to the area to prevent erosion.</p> <p>Buildings H and I will go directly into development in a single phase. No portions of the site will remain undeveloped through a phased development concept. This provision is not applicable.</p>	X		
K-5	<p>All future development within the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.</p> <p>Compliance with this measure will be verified by March JPA staff during the building plan check review and prior to building permit issuance.</p>	X		
L-1	<p>If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.</p> <p>The Applicant has identified this mitigation measure on the conceptual grading plans (Sheet A0.3) and is thus required to be implemented, if resources are found, at the time of grading.</p>	X		
MM-NOI-1	<p>Unless directed by an inspector or prior permission is obtained, if the proposed Project commences construction before the allowed construction commencement hour (7:00 a.m.) or commences construction on a Sunday, the March Joint Powers Authority can impose the following monetary penalty: \$10,000 for the first violation, \$15,000 for the second violation, and \$20,000 for the third violation.</p> <p>The Applicant has identified this mitigation measure on the conceptual grading plans (Sheet A.05) and the conceptual architectural drawings (Sheet A.03). Any violations will result in a monetary penalty as identified above.</p>	X		

MM-TRA-1	<p>The Project applicant shall submit a Transportation Demand Management (TDM) plan prepared by a qualified transportation consultant acceptable to the March Joint Powers Authority (JPA) to reduce vehicle miles traveled. The TDM plan shall be approved by the March JPA prior to the issuance of the first occupancy permit. The TDM plan shall apply to Project tenants through tenant leases. The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. Examples of trip reduction measures may include, but are not limited to:</p> <ul style="list-style-type: none"> • Transit passes • Car-sharing programs • Telecommuting and alternative work schedules • Ride sharing programs <p>The Applicant has identified this mitigation measure on Sheet A0.5 of the conceptual architectural drawings for Buildings H and I and the future tenant will be required to comply prior to the issuance of a Certificate of Occupancy.</p>	X		
MM-TRA-2	<p>To address trucks turning left from Coyote Bush Road onto Van Buren Boulevard, the March Joint Powers Authority shall adopt a new monetary fine schedule that imposes a penalty of \$2,000 for the first violation, \$5,000 for the second violation, and \$10,000 for the third violation.</p> <p>This mitigation measure is identified on Sheet A0.5 of the architectural drawings and regulated through Ordinance #JPA 21-02 Truck Route Ordinance. Any violations would require payment of penalty as identified above. A truck route sign will be posted at all service driveway points of egress. Additionally, physical counter measures have been installed at the Coyote Bush/Van Buren intersection approach to deter trucks from turning left at this intersection.</p>	X		
MM-TRA-3	<p>Upon approval from the County of Riverside, the proposed Project shall install two display signs (one in each direction) on Van Buren Boulevard which that flash a drivers speed and flash “slow down” to drivers who are exceeding the allowed speed.</p> <p>This mitigation measure has been met. two display signs have been installed by the County of Riverside along Van Buren Boulevard and are in operation to-date. No further action is required.</p>		X	

<p>MM-TCR-1</p>	<p>Prior to issuance of a grading permit, the Project Applicant/Developer shall retain a qualified archaeologist (Project Archaeologist) and a Tribal monitor from the Pechanga Band of Luiseño Indians (Tribe) to monitor all initial ground-disturbing activities, including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition. The Applicant/Developer shall submit a fully executed copy of the contract for the retention of an archaeologist to the Planning Department to ensure compliance. The Applicant/Developer shall also secure an agreement with the Tribe for Tribal monitoring. The Applicant/Developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land owner/Applicant/Developer for the monitoring of the Project to the Planning Department and to the Engineering Department. The Applicant/Developer is also required to provide a minimum of 30 days advance notice to the Tribe of all mass grading and trenching activities.</p> <p>Prior to the commencement of ground-disturbing activities, the Project's qualified archaeological Principal Investigator (Principal Investigator), meeting the Secretary of the Interior's Professional Qualification Standards, in consultation with the Tribe, the March JPA, and construction manager, shall develop a cultural resource monitoring and treatment plan (CRMTP) prior to Project commencement. This CRMTP defines the process to be followed, upon discovery of cultural resources, to ensure the proper treatment, evaluation and management of cultural resources in the Project site, should they be encountered during construction.</p> <p>A) For purposes of CRMTP implementation, the Project area subject to monitoring is defined as:</p> <ul style="list-style-type: none"> • All areas within the Project boundary specifically in which ground-disturbing activities (e.g. including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition) will occur • Any on-site or off-site ancillary Project use areas or facility locations are subject to the protocols outlined in the CRMTP. These include, but are not limited to, access roads, yards/support areas, easements, staging areas, and utility tie-ins. <p>B) The CRMTP shall include a requirement for all construction personnel to complete a Cultural Resources Worker Sensitivity Training (Training) prior to commencement of</p>		<p>X</p>	
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	<p>construction activities. The Training shall be conducted by a qualified archaeologist (Project Archaeologist). The Training shall provide: (1) the types and characteristics of cultural materials that may be identified during construction and explain the importance of and legal basis for the protection of significant cultural resources; (2) proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities, including procedures for work curtailment or redirection; and (3) protocols for the contact of the site supervisor and archaeological and Tribal monitor upon discovery of a resource. All new construction personnel must take the training prior to beginning ground-disturbing activities.</p> <p>C) The following protocols shall be included in the CRMTP:</p> <ul style="list-style-type: none"> i. The Project Archaeologist and the Tribal monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor, shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the March JPA. ii. If during ground disturbance activities, potential cultural resources are inadvertently discovered, the Project Archaeologist and Tribal monitor shall immediately redirect grading operations in a 100-foot radius around the discovery and the following procedures shall be followed: <ul style="list-style-type: none"> 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the Applicant/Developer, the Project's archaeological Principal Investigator, the Tribal representative(s), the Project monitors, and the Planning Director to discuss the significance of the find pursuant to California Public Resources Code Section 21083.2. 2. At the meeting, the significance of the discovery shall be discussed and after consultation with the Project PI, Tribal representative(s), the Project monitors, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the 			
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	<p>cultural resources.</p> <p>3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. 4. Treatment and Disposition of the inadvertently discovered cultural resources shall be carried out in one or more of the following methods:</p> <ul style="list-style-type: none"> • Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for cultural resources. • During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the Project Archaeologist. If removal of artifacts from the Project site is necessary, each artifact shall be catalogued, and an inventory will be provided to the Tribal monitor upon each addition. No recordation of sacred items is permitted without the written consent of the Tribe • Following the completion of the Project, if the cultural resources are determined to be Native American in origin, the Applicant/Developer shall relinquish ownership of all cultural resources that are determined to be of Native American origin to the Tribe. • If the landowner and the Tribe cannot come to a consensus on the significance or the mitigation for the Native American cultural resource, these issues will be presented to the March JPA Planning Director (Director) for decision. The Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the Project archaeological PI and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Director shall be appealable to the March Joint Powers Authority Council. • Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. <p>D) Regardless of discovery, at the completion of all ground-</p>			
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	<p>disturbing activities, an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall prepare a Monitoring Report and submit said report to the March JPA, the Eastern Information Center (EIC) located at University of Riverside, Riverside and the Pechanga Band of Luiseño Indians Tribal Government. The report will document all monitoring efforts and be completed within 60 days of conclusion of all ground-disturbing activities. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Planning Director.</p> <p>This mitigation measure is identified on Sheet A0.4 of the conceptual grading plans for Buildings H and I, and will be complied with prior to the issuance of a grading permit.</p>			
MM-TCR-2	<p>If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural</p>		X	

	<p>groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Planning Director.</p> <p>This mitigation measure is identified on Sheet A0.4 of the conceptual grading plans for Buildings H and I, and will be complied with prior to the issuance of a grading permit.</p>			
Compliance with Approved March Business Center Design Guidelines, adopted November 19, 2003.				
Compliance with Design Guidelines	Complies With Objective	Guideline Not Applicable	Does Not Comply With Objective	
3.0 General Design Criteria				
<p>3.1 For Commercial Retail sites only: Quality to be consistent with Mission Grove Shopping Center and Kohl’s Shopping Center.</p> <p>Meridian Park, LLC (“Applicant”) is proposing the development of two (2) buildings, on a 13.67 acre, Business Park zoned parcel, within the South Campus of the March Business Center Specific Plan Area (SP-1, A8). Building H is proposed as a 119,978 square foot speculative warehouse building on 6.42 acres. Building I is proposed as a 141,810 square foot speculative warehouse building on 7.52 acres. Both buildings are anticipating tenants to operate under the Business Enterprise land use classification which is an allowed use within both the Business Park zoning district of SP-1, A8. The quality and design of the proposed Project is consistent with the March Business Center Design Guidelines. Since this requirement is specific to commercial retail sites only, we have marked this measure as “Not Applicable” since the proposed Project anticipates two (2) warehouse buildings.</p>		X		
4.0 Site Planning				
Site Planning Objective: Clean, pleasant and contemporary. Compatible with adjacent sites.				
<p>4.2 Minimum Landscape Setbacks at Buildings/R.O.W.s</p> <ul style="list-style-type: none"> ▪ 10’ Minimum landscaping between parking and building when adjacent to a street) ▪ 15’ landscape between public ROW & parking ▪ No parking within landscape easements <p>Village West Drive and Krameria Avenue are the adjacent public streets that surround the proposed Project site. The 15’ wide landscaped planting area has been designed along the east elevations of the Buildings H and I per Sheet 1 of the landscape plans. Along Krameria Avenue, a landscaped planting area ranging from 30’ to 60’ has been designed along the southern elevation of Building H, complying with this measure. The proposed development project has met the minimum landscape setbacks, as shown on Sheet L1. Additionally, there is no parking proposed in the Lighting, Landscape and Maintenance District (LLMD) easement area.</p>	X			

<p>4.3 Building Location</p> <p>4.3.1 Locate buildings to enhance visibility and identity while assuring compatibility with adjacent street frontages</p> <p>4.3.2 Loading and Service areas do not face roadways and street frontages</p> <p>4.3.3 Convenient access to building entrances and efficient circulation for vehicles and pedestrians</p> <p>4.3.4 All buildings/site plans shall provide outdoor break area with seating and shade trees</p> <p>4.3.5 Multiple buildings on a single site must be coordinated to separate service areas from more public areas</p> <p>Buildings H and I: Sheet HA3.1 and IA3.1 of the design plans illustrate that each building will have enhanced visibility and identity through use of bold glazing features at the office endcaps. The truck court is proposed along the east elevation of Buildings H and I, off Village West Drive. The truck court will be screened by the Meridian-theme screen wall and an 8' high gate with 80% opacity screen material. The screen wall is planned to provide decorative stone pilasters and a stucco finish. The site provides convenient and efficient access through use of driveways that are spaced more than 300-feet apart. Additionally, the site is not designed to encompass multiple buildings and therefore Section 4.3.5 is not applicable.</p>	X		
<p>4.4 Site Access/Driveway Widths and Locations</p> <ul style="list-style-type: none"> ▪ Vehicular access points limited to minimize disruption of traffic flow and setback zones ▪ Driveway criteria and size locations shall be as outlined in the Development Code <p>Building H and I: Vehicular access to the site will be provided through two driveways, one off Village West Drive to the east, and another off Krameria Avenue to the south. Both driveways are large enough to accommodate both passenger car and trucks. Both driveways are designed as 40' wide driveways with wide curb returns to accommodate trucks. The driveway criteria and size locations conform to what is outlined in the March JPA Development Code.</p>	X		
<p>4.5 Vehicular Circulation</p> <ul style="list-style-type: none"> ▪ Avoid dead-end parking aisles. ▪ Development needs to meet requirements of County Fire Dept. including apparatus turn arounds <p>As per sheet A1.1 of the design plans, the proposed circulation for Buildings H and I are proposed without disruption of the traffic flow. The design avoids dead-end parking aisles and includes Riverside County Fire Department's requirement of a 30-foot-wide fire lane around the perimeter of the buildings, as well as all other County Fire Department requirements.</p>	X		

<p>4.6 Parking</p> <ul style="list-style-type: none"> ▪ Meet number of spaces per Specific Plan ▪ Provide handicapped and carpool parking spaces in convenient locations ▪ Meet parking dimensions of Development Code (9' X 18') ▪ Meet parking landscape requirements of Design Guidelines (See Section 6) <p>Building H: The proposed number of parking spaces meets the parking ratios as identified in the March Business Center Specific Plan (SP-1, A8) – there are a total of 133 auto parking stalls provided, which exceeds the 103 spaces required under the Specific Plan. There are also 17 dock-high doors for trucks. According to Sheet A1.1 of the design plans, there are 18 carpool/electric vehicle parking spaces and 5 handicap stalls proposed on site. The parking dimensions conform to what is depicted in the Development Code (9' X 18'). The parking landscape requirements found in Section 6 of the MBC Design Guidelines are consistent with the proposed landscaping to be in the front yard of the proposed development.</p> <p>Building I: The proposed number of parking spaces meets the parking ratios as identified in the March Business Center Specific Plan (SP-1, A8) – there are a total of 157 auto parking stalls provided, which exceeds the 110 spaces required under the Specific Plan. There are also 17 dock-high doors for trucks. According to Sheet A1.1 of the design plans, there are 21 carpool/electric vehicle parking spaces and 6 handicap stalls proposed on site. The parking dimensions conform to what is depicted in the Development Code (9' X 18'). The parking landscape requirements found in Section 6 of the MBC Design Guidelines are consistent with the proposed landscaping to be in the front yard of the proposed development.</p>	X		
<p>4.7 Pedestrian/Bicycle Circulation</p> <ul style="list-style-type: none"> ▪ Provide pedestrian access from streets to building entrances (ADA) ▪ Minimum of three bicycle parking spaces for each building near entrance <p>Buildings H and I: The project site provides two locations for (ADA) path of travel from Village West Drive to both building entrances. Each (ADA) path of travel location starts at the Village West Drive. In addition, 7 bike parking spaces are proposed for Building H, and 8 bike parking spaces are proposed for Building I, both complying with March JPA requirements.</p>	X		
<p>4.8 Service Areas</p> <ul style="list-style-type: none"> ▪ Service, storage, maintenance, loading and refuse collection areas out of view from streets and adjacent buildings and screened by dense landscape and architectural barriers. These enclosures shall be fully screened by 6' decorative wall and finished opaque screening gates ▪ Landscape used to deemphasize enclosures ▪ All refuse enclosures to be compatible with development architecture 	X		

<ul style="list-style-type: none"> ▪ Service areas may not extend into required setbacks ▪ Service areas do not disrupt vehicular and pedestrian circulation ▪ No loading or unloading permitted on public streets or in front or street side yards ▪ Concrete paving required for all service areas ▪ Backflow preventers screened ▪ Loading bays, tractor trailers and outdoor storage screened <p>Buildings H and I: The service area (service, storage, maintenance, loading, and refuse collection) is located out of view from Village West Drive. The use of 12-foot Meridian-themed masonry wall allows for additional screening of the service area and is positioned in a way that does not disrupt vehicular movements and pedestrian circulation. In addition, an 8' high gate with 80% opacity screen material will help to screen the service area. Trash dumpster enclosures are screened from public streets by the 12' high truck court walls, and then further screened by concrete enclosures around the trash facilities. The service areas do not impact the pedestrian or ADA facilities located near the office areas and they are not visible from the public streets. As identified in Standard condition #33, the Planning Department will review the method of screening transformer cabinets and backflow preventers, prior to issuance of a Certificate of Occupancy.</p>			
<p>4.9 Grading and Drainage</p> <ul style="list-style-type: none"> ▪ Surface drainage and soil erosion designed to prevent flow off-site ▪ On-site grading compatible w/ streetscape grades ▪ Slopes shall avoid the need for ramps with handrails <p>As identified on Sheet 1 of the Conceptual Grading Plan, dated July 20, 2022, one basin, north of Building I, is proposed for treatment of stormwater collected onsite. As a result, storm water flows will not exceed existing conditions. On-site grading is compatible with the adjacent streets and is designed to avoid the need for handrails.</p>	X		
<p>4.10 Utilities</p> <ul style="list-style-type: none"> ▪ All utilities are to be installed underground ▪ Easements that preclude planting of perimeter trees shall not be placed where landscape is required <p>For Buildings H and I, all utilities are required to be underground, as required by the approved Specific Plan and Standard Condition of Approval #10. There are no utility easements (see Final Map 37878) that would prevent the planting of the perimeter trees or other landscaping.</p>	X		
<p>4.11 Walls and Fences</p> <ul style="list-style-type: none"> ▪ Walls, when used, must be an integral portion of the architecture and landscape ▪ No walls are permitted within the street side landscaping setback areas except for 30" parking screening walls 	X		

<ul style="list-style-type: none"> ▪ Side and rear wall not to exceed 8’-0” unless approved by the JPA ▪ Refuse enclosure walls must be 6’-0” high ▪ All walls shall be compatible with building finish and materials ▪ Walls adjacent to Van Buren, Cactus, Alessandro, Barton, Krameria, and Meridian Parkway shall match the development theme wall ▪ Walls adjacent to the open space area located west of the northern campus shall comply with the typical wall/fence requirements in the Design Guidelines. ▪ No chain link fences allowed w/in 100’ of public R.O.W. ▪ Beyond 100’ R.O.W.: Black, commercial grade, vinyl clad chain link fences are permitted ▪ Razor wire and barbed wire are not permitted ▪ Where chain link is used, tree and shrub landscape planting providing 75% opacity is required within two years of development ▪ Other walls and fences shall have a minimum of 30% opacity (2 years) <p>Buildings H and I: The proposed development will include a 12-foot high Meridian-themed wall and an 8’ high gate with 80% opacity screen material, at the entrance off Village West Drive. The screen wall and gate will help to obscure the view of the interior truck court shared by Buildings H and I. All walls and gates comply with the required setbacks.</p> <p>All trash enclosures are located within minimum 6’ high screen enclosure, and are located within the truck court for further screening. No razor or barbed wire is proposed or allowed based on the Design Guidelines. All walls and fences comply with the March Business Center Design Guidelines.</p>			
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5.0 Architecture

5.1 Objective: Designed to express high quality business center which is progressive and enduring. Promotes unified image throughout the business center

<p>5.2 Architectural Character</p> <p>5.2.1 Appropriate Characteristics</p> <ul style="list-style-type: none"> ▪ Clean, smooth, efficient lines ▪ Distinctive yet compatible with ▪ Meridian style and theme <p>5.2.2 Inappropriate Characteristics</p> <ul style="list-style-type: none"> ▪ Trendy, historical, residential styles ▪ Tricky, complicated, arbitrary forms ▪ Sharp contrast w/ surroundings ▪ Inappropriate or no articulation or fenestration <p>The architectural character of Buildings H and I include clean, smooth, and efficient lines. Each building’s architecture includes variations in parapet height and alternating front planes which create areas of variation and shadow lines to further Project interest. The proposed exterior colors are consistent with the color palette identified within the March Business Center Design Guidelines. The prominent use of glazing at the office features is</p>	<p>X</p>		
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<p>distinctive yet compatible with the Meridian style and theme.</p>			
<p>5.3 Building Form and Massing</p> <p>5.3.1 Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Straightforward geometry ▪ Unified composition ▪ Expression of floor levels and structure ▪ Solid parapets <p>5.3.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Complicated forms ▪ Arbitrary, inconsistent composition ▪ Monolithic blocks ▪ Glass box forms <p>The form and massing of the proposed Buildings H and I includes straightforward geometry and unified composition. The proposed buildings are rectangular in nature. To break up the big box appearance, the architect has incorporated variations in parapet height and shifts in the front elevation planes. Both buildings are designed to have prominent entrances/architectural interest features located at the office areas. The color pattern, parapet relief and spandrel glass features are used as a grid module to reinforce the organization of the building design. The parapet features are solid concrete. These features comply with the March Business Center Design Guidelines.</p>	<p>X</p>		
<p>5.4 Facades</p> <p>5.4.1 Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Straightforward, functional design ▪ Expression of structure ▪ Unity and scale reinforced through grid module ▪ Surface delineation through expression of reveals, mullions, recesses, and structure <p>5.4.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Arbitrary, inconsistent forms and decoration ▪ Uninterrupted, floating horizontals ▪ Blank surfaces ▪ Buildings can be designed with a consistent, uniform facade with the <i>center or corners of the façade emphasized</i> <p>Buildings H and I includes pronounced office features. The building elevations use an integrated grid module that features spandrel glass features. The building elevations, found on Sheets H-A3.1 and I-A3.1, of the design plans, illustrate the proposed design of the façade and includes prominent glazing to offer more interest and appeal. The façades for Buildings H and I also include earth-tone beige and gray paint variations to carry out a warmer and inviting appearance.</p>	<p>X</p>		

<p>5.5 Structure</p> <p>5.5.1 Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Visible vertical support ▪ Visible structural base ▪ Functional, straightforward columns ▪ Columns integrated into the façade ▪ Proper structural scale <p>5.5.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Floating horizontal levels ▪ Glazing direct to ground (except at entries) ▪ False, decorative structure <p>The structure of the proposed Buildings H and I is emphasized through use of the gradient color scheme which provides darker colors near the ground and lighter colors near the parapet line. The structure is further reinforced through use of the grid module, which focuses on the repeating projecting features and additional glazing in the grid module. The main entrances also incorporate a scored concrete panel detail which adds further interest to the office endpoints. The Applicant is not proposing to incorporate columns along the exterior of the buildings.</p>	X		
<p>5.6 Fenestration</p> <p>5.6.1 Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Functional glass use and patterns ▪ Glazing delineation by mullions and structure ▪ Balance of wall and glazed surfaces ▪ Tinted or lightly reflective glazing <p>5.6.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Arbitrary, decorative glass patterns ▪ Uninterrupted horizontal glazing ▪ Sloping glass <p>Overly reflective glass (more than 35% reflectance)</p> <p>The fenestration of Buildings H and I is detailed along the façades of each building. Sheets H-A3.1 and I-A3.1 detail the building elevation design with fenestration treatment. The fenestration includes use of a balance of glazing through emphasis at the office corners while repeating the glazing theme within a repetitive grid module, use of building scoring to reinforce the grid module, and of use of an appropriate glazing design that meets the maximum reflectance (25%), while subtly contrasting the building earth tone colors.</p>	X		
<p>5.6.3 Glazing Colors</p> <ul style="list-style-type: none"> ▪ Preferred: earth tone palette ▪ Prohibited: bright or multiple colors inconsistent with the color palette <p>The proposed glazing for Buildings H and I is PPG Solarcool Pacifica</p>	X		

<p>Reflective. The Applicant has chosen this type of glazing/clear color to emphasize the color palette of each building. This option is permissible in the Design Guidelines and is effective in this execution as the subtle contrast helps break up the length of the façade.</p>			
<p>5.6.4 Reflectivity</p> <ul style="list-style-type: none"> ▪ Glass should generally be non-reflective ▪ 25% maximum allowable outdoor reflectance <p>The proposed glazing for Buildings H and I is PPG Solarcool Pacifica Reflective. This glazing has a maximum allowable reflectance of 25%. This finish is identified on Building Elevation, Sheet H-A3.1 and I-A3.1.</p>	X		
<p>5.7 Roofs</p> <p>5.7.1 Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Visible vertical support ▪ Horizontal planes and parapets ▪ Varied parapet height ▪ Roofing materials hidden from off-site view of adjacent roadways/streets <p>5.7.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Gable, hip, and mansard roof forms (may be acceptable at entries) ▪ Metal, tile, shingle and shake roofing (may be acceptable at entries) ▪ Arbitrary decoration <p>The proposed roof design for Buildings H and I includes variation in parapet height to add increased interest in the rectangle-shaped building long with vertical support, emphasized through vertical score lines and a repeating grid module. Rooftop mounted equipment will be screened from off-site view from adjacent roadways/streets. No gabled, hip or mansard roof forms are proposed.</p>	X X		
<p>5.8 Entrances</p> <p>5.8.1 Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Light, open, inviting aspect ▪ Entry space sequence ▪ Recessed, protected doorway ▪ Integration w/ overall building form ▪ Coordinated landscaping <p>5.8.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Exaggerated forms and color ▪ Dark, confined appearance ▪ Abrupt entry (Flush doorways, tacked-on entry alcove) ▪ Each building shall have at least one Building Entrance Element ▪ Located at primary façade or facing street frontage 	X		

<ul style="list-style-type: none"> ▪ Entrance element to be at least 2/3 of overall building height ▪ Entrance element to have large scaled, simple, clean forms ▪ Canopies of contrasting permanent materials encouraged ▪ Highly articulated, large-scale, bold forms encouraged ▪ Entrances can be emphasized with portals and arcades <p>The site plan and building elevations, for buildings H and I, clearly identify the main entrances to the building. Both building entrances include glazing to emphasize an inviting building entrance design and landscaping to accentuate each building entry. The effect of design and coordinated landscaping at the building entrance provides for the coordination and integration of the building form and site landscaping design.</p>			
<p>5.9 Materials</p> <p>5.9.1 Appropriate Materials</p> <ul style="list-style-type: none"> ▪ Smooth, precast or tilt-up concrete ▪ Smooth metal panel systems used as an accent only ▪ Ribbed or rough textured concrete used as an accent ▪ Tinted or lightly reflective glass ▪ Stucco or E.I.F.S. used as an accent or contrast of materials only <p>5.9.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Wood beams and siding ▪ Brick, Spanish tile ▪ Corrugated metal ▪ Highly reflective glass <p>5.9.3 Other Materials</p> <ul style="list-style-type: none"> ▪ All other materials including Drivit®, concrete masonry, wall tile, etc must be approved by the JPA ▪ Pre-fabricated buildings require Joint Powers Commission approval <p>Speculative warehouse Buildings H and I, consisting of smooth, tilt-up concrete walls with tinted and lightly reflective glass along the façade. The building color is composed of earth tones with coordinating landscaping, consistent with the March Business Center Design Guidelines.</p>	X		
<p>5.10 Exterior Color</p> <p>Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Concrete or stone should have natural finish ▪ Other colors may be permitted on special features, reveals or mullions ▪ Service door and mechanical screen colors are to be the same as the adjacent wall color <p>Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Dark natural finishes ▪ Arbitrary patterns, stripes ▪ Garish use of color 	X		

<ul style="list-style-type: none"> ▪ Broad painted band to reflect a corporate theme <p>The Applicant is proposing two (2) speculative warehouse buildings on approximately 13.67 acres (Building H, 6.42 acres and Building I, 7.25 acres). The proposed exterior color palette, for both buildings will incorporate Sherwin Williams paints including Ancient Marble, Svelte Sage, Connected Gray and Basket Beige from the March Business Center Design Guidelines, as well as other compatible earth tone colors. The concrete finish is a natural smooth finish. All exterior color and finishes are consistent with the March Business Center Design Guidelines.</p>			
<p>5.11 Design Details</p> <p>Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Coordinated mullions and details ▪ Expression and alignment of structural connections ▪ Finishes commensurate w/ building materials ▪ Coordinated entry spaces and landscaping <p>Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Insufficient or excessive detailing ▪ Inadequate interface between materials ▪ No indication of scale ▪ Lack of interest <p>The finishes, for Buildings H and I, comply with the design requirements identified in the March Business Center Design Guidelines. The repeating grid module provides the expression of structural alignment and coordinated finishes and details. As identified in Section 5.8 above, landscape and entry features are coordinated with each building design.</p>	X		
<p>5.12 Equipment: All exterior equipment including, but not limited to, mechanical equipment, electrical equipment, electrical equipment, storage tanks, risers, electrical conduit, gas lines, cellular facilities, and satellite dishes must be screened from on-site and off-site views.</p> <p>5.12.1 Appropriate Treatment</p> <ul style="list-style-type: none"> ▪ Rooftop equipment shall be screened from off-site views by a parapet wall exceeding the height of the equipment ▪ Mechanical screen fully integrated into architecture ▪ Ground equipment hidden by screen walls or landscaping ▪ Screen walls or same or similar material as building walls <p>5.12.2 Inappropriate Treatment</p> <ul style="list-style-type: none"> ▪ Improperly located equipment requiring non-integrated walls ▪ Rooftop equipment extending above parapet or screen ▪ Rooftop screen too close to parapet ▪ Screen material contrasting w/ adjacent surfaces ▪ Rooftop screen “hat” 	X		

<p>Buildings H and I are designed in a such a way that all rooftop equipment will be screened by the height of the parapet. Any ground equipment will be screened by landscaping. The project screen walls are integrated into the overall design, consistent with the building design.</p>			
<p>6.0 Landscaping</p>			
<p>6.1 Objective: Promote a pleasant, distinctive, appropriate environment. Augment internal cohesion and continuity within March Business Center. Clean, simple, and straight forward urban design. Promotes water conservation.</p>			
<p>6.2 Water Conservation Measures 6.2.1 Landscape areas to have complete, state-of-the-art, automatic irrigation system</p> <p>Buildings H and I will be equipped with a reclaimed water irrigation system consisting of evapotranspiration weather based smart controller, low flow rotors, bubbler and/or drip systems used throughout. The irrigation water efficiency will meet or surpass the current state mandated AB-1881 water ordinance. All irrigation shall be approved by WMWD and March JPA prior to installation.</p>	<p>X</p>		
<p>6.2.2 Conservation Measures:</p> <ul style="list-style-type: none"> ▪ Site analysis of macro and micro climates, solar exposure, prevailing wind conditions, seasonal temperature patterns, soils and drainage, grades and slopes ▪ Planting zone usage according to plant type, climatic exposure, soil condition and slope to facilitate use of zoned irrigation systems ▪ Use of low water or drought tolerant plant species in landscape areas ▪ Meets peak moisture demand of all plant materials w/in design zones, while avoiding flow rates that exceed infiltration rate of soil ▪ Design to prevent overspray or discharge onto roadways, non-landscaped areas or adjacent properties ▪ Timing of irrigation cycles to be set at night when wind, evaporation and people activities are at a minimum <p>The plant species selected consist of low water use or drought tolerant and non-invasive plant species. A WUCOL’s Plant factor has been determined for each plant species designated for Region 4-south inland valley climate. The selected plant species have an overall WUCOL’s plant factor rating of L-Low Water Needs. Additionally, the project will be equipped with a low flow irrigation system consisting of evapotranspiration weather based smart controller, low flow rotors, bubbler and/or drip systems used throughout. The irrigation water efficiency will meet or surpass the current state mandated AB-1881 water ordinance. All irrigation shall be approved by WMWD prior to installation. The specifics to this measure will be determined during the construction plan review process where irrigation</p>	<p>X</p>		

<p>plans are reviewed to determine compliance with these measures. The Applicant has ensured these measures will be complied with in the detailed project description.</p>			
<p>6.3 Streetscapes</p> <ul style="list-style-type: none"> ▪ Landscape along public streets reinforces unified appearance and street hierarchy ▪ Establishes sense of place, particularly at street intersections <p>The March Business Center Specific Plan establishes a sense of place through use of a double row of trees with a detached sidewalk located between the rows of trees on arterial streets. For Buildings H and I, the streetscape is established along Village West Drive and Krameria Avenue.</p>	X		
<p>6.3.1 General Design Criteria</p> <ul style="list-style-type: none"> ▪ Minimum 24” box size trees planted along all street frontages ▪ Street trees planted 40’ on center or clustered as approved by JPA, clustered trees to average 40’ on center ▪ Hedges on street frontages should be trimmed to a formal, rectangular shape ▪ Hedge minimum sizes at installation is five gallons ▪ If required interior landscape creates an operational hazard, the JPA may allow latitude to shift landscape to larger landscape areas, as approved on a case-by-case basis ▪ Turf area usage should be approximately 20% of the landscape area. (in no case shall it exceed 50%) ▪ Turf shall not exceed 50% of landscape area nor shall it be less than 10% of landscape area. <p>The project site for Buildings H and I will incorporate 24” box trees along Village West Drive and Krameria Avenue. The street trees are existing and within the Landscape Lighting and Maintenance District (LLMD) easement areas on Village West Drive and Krameria Avenue. The LLMD planting areas in the Meridian South Campus are different than the Meridian North Campus in that the landscape design includes a meandering rock swale with natural vegetation and trees. A 30-inch-tall hedge will be installed fronting the parking areas along Krameria Avenue and Bundy Avenue.</p> <p>The turf provisions in the Design Guidelines have been superseded by the irrigation water efficiency mandated by the AB-1881 water ordinance, to reduce water waste in landscape designs. No turf is proposed as part of the onsite landscape design for the project.</p>	X		

6.4 On-Site Landscaping			
6.4.1	Use landscape to reinforce site planning such as trees to define parking lots and drive aisles As shown on the conceptual landscape plan for Buildings H and I, the parking lots and drive aisles include Brisbane Box, Natchez Crepe Myrtle, Aleppo Pine, Chinese Pistache and Fruitless Olive trees.	X	
6.4.2	Plant materials shall be selected from Plant Selection List in Section 6.5 of the Meridian Business Center Design Guidelines. The conceptual landscape plan for Buildings H and I, incorporates plant species selected from Section 6.5 of the March Business Center Design Guidelines.	X	
6.4.3	Parking area trees shall be provided per the Development Code. Parking shall be screened from public streets by naturally contoured landscape berms measuring 2.0' to 3.5', or a 30" parking screening wall. Landscape must be used to supplement or replace the berms or wall. According to the conceptual landscape plan for Buildings H and I, Sheet 1, the parking areas shall be screened from Village West Drive and Krameria Avenue by the existing LLMD planting area, on-site planting which include a continuous screen shrub along parkway curb, assorted drought tolerant back drop, layered accent plants	X	
6.4.4	Comprehensive planting required along building and site perimeters <ul style="list-style-type: none"> ▪ Minimum landscape set back of 15' required along all front yards ▪ Minimum front yard setback is typically 20' or 25' (see Specific Plan) ▪ Minimum landscape setback of 5' required along at least one side of internal property lines Buildings H and I: According to the conceptual landscape plan, Sheet L1, the applicant proposes approximately 16' landscaped front yard setback (Village West Drive) consistent with the Design Guidelines and Specific Plan, though the both building are setback more than 90 feet. All setback and landscape provisions are consistent with the Design Guidelines.	X	
6.4.5	All buildings facing a roadway frontage shall have a foundation planting area As depicted on the conceptual landscape plan for Buildings H and I, each building identify a foundation planting area. The proposed landscaping used for the foundation planting area includes trees, shrubs and groundcover.	X	

<p>6.4.6 Large natural granite boulders are <u>encouraged</u> as part of the landscape theme</p> <p>The use of large, natural granite boulders is not proposed and is not shown on the proposed landscape plan for Buildings H and I. As this was guideline is only encouraged, the proposed landscape plan is still consistent with the Design Guidelines.</p>	X		
<p>6.4.7 Drainage/retention areas should be landscaped with native vegetation in a natural manner w/ minimal use of turf</p> <p>There is one (1) drainage/retention basin proposed on the site. This basin will be landscaped with native vegetation and minimal use of grasses as identified on the conceptual landscape plan. No trees or shrubs are proposed within the proposed basin.</p>	X		
<p>6.5 On-Site Plant Selection List</p> <ul style="list-style-type: none"> ▪ See Design Guidelines <p>The proposed landscaping plan for Buildings H and I is consistent with the plant selection list from the March Business Center Design Guidelines.</p>	X		
<p>7.0 <u>Lighting</u></p>			
<p>7.1 Objective: Exterior lighting is to be provided to enhance the safety and security of motorists, pedestrians, and cyclists. To reinforce identity and unity of March Business Center, all exterior lighting is to be generally consistent in height, spacing, color and type of fixture.</p>			
<p>7.2 Public Street lighting is coordinated throughout March Business Center</p> <p>All public streets, within the March Business Center Specific Plan Area, are illuminated using High Pressure Sodium lighting, consistent with Riverside County Road Standards Ordinance #461 and lighting details #1000 and #1001. Compliance with this guideline is ongoing during Specific Plan Area development.</p>	X		
<p>7.3 General On-Site Lighting Parameters</p> <p>7.3.1 On-site lighting includes parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security, and special effects</p> <p>The Applicant is proposing to include on-site lighting in the parking areas of the site for security and along the building exterior for the purposes of visibility and security. All lighting is HPA, LPS or LED at or within 100 Kevin of 2,700 Kelvin, maximum height 25', full shielded and not to exceed 750 watts, as identified in Standard Condition of Approval # 28.</p>	X		

<p>7.3.2 All exterior on-site lighting must be fully shielded and generally confined w/in site boundaries. Maximum lighting level at the property line of a site is .5 candle/ft. Maximum wattage for exterior lighting shall be 750 watts.</p> <p>Standard JPA Note #5, on site plan sheet A1.1, requires full compliance with this guideline and will be reviewed prior to the issuance of a building permit.</p>	X		
<p>7.3.3 Lighting fixtures are to be of clean, contemporary design All exterior illumination shall be high-pressure sodium or low-pressure sodium. Metal Halide is prohibited</p> <p>This measure is not applicable as the Applicant is proposing LED lighting at or within 2700 Kelvin.</p>	X		
<p>7.3.4 Point-by-point lighting analysis required at construction plan submittal</p> <p>A point-by-point lighting analysis will be completed and reviewed for compliance with this guideline during the building plan check process.</p>	X		
<p>7.3.5 Tilted wall fixtures (emitting light above 90 degree horizontal) are not permitted.</p> <ul style="list-style-type: none"> ▪ Maximum height of building mounted light fixtures is 25’. <p>Compliance with fully shielded light fixtures and 25’ maximum height is assured through sheet A1.1, Standard JPA Note #5.</p>	X		
<p>7.3.6 Wall-mounted utility lights that cause off-site glare are prohibited “Shoobox” or cut-off, glare-controlled lights are preferred</p> <p>This guideline will not be addressed until all requisite lighting plans are submitted during the construction plan review process and the actual details of the light fixtures are determined. All lighting plans will be required to meet the requirements of the March Business Center Design Guidelines.</p>	X		
<p>7.4 Vehicular Circulation and Parking Area Lighting</p> <p>7.4.1 All vehicular circulation and parking lot lighting shall have cut-off fixtures (i.e., bulb/source is not visible above horizontal)</p> <ul style="list-style-type: none"> ▪ Pole and fixture height shall not exceed 25’ overall <p>Compliance with fully shielded light fixtures and 25’ maximum height is assured through sheet A1.1, Standard JPA Note #5 and will be assured during construction plan check review and prior to building permit issuance.</p>	X		

<p>7.4.2 Pole footings in traffic areas shall be above grade and a maximum of 24” high.</p> <p>Light pole footings/specifications are not a component of the design plan review process. Light pole footings/specifications and compliance will be addressed during the construction plan check review process.</p>	X		
<p>7.4.3 All luminaries shall be high-pressure sodium or low-pressure sodium lighting.</p> <p>This guideline will not be addressed until all requisite lighting plans are submitted during the construction plan review process and the actual details of the light fixtures are determined. All lighting plans will be required to meet the requirements of the March Business Center Design Guidelines.</p>	X		
<p>7.4.4 Lighting Levels</p> <ul style="list-style-type: none"> ▪ Vehicle circulation lighting shall maintain an average lighting level of .52 ft/candle, minimum .13 ft/candle and 4:1 uniformity ratio ▪ Parking areas shall have an average lighting level of 1.60 ft/candle, minimum .14 ft/candle and 4:1 uniformity ratio <p>This guideline will not be addressed until all requisite lighting plans are submitted during the construction plan review process. The level of lighting will be confirmed through review of the point-by-point lighting analysis, submitted with the project construction plans. All lighting plans will be required to comply with the March Business Center Design Guidelines.</p>	X		
<p>7.5 Pedestrian Circulation Lighting</p> <p>7.5.1 Pedestrian walkways and building entries shall be illuminated to provide a secure route between parking areas and points of entry to the building</p> <ul style="list-style-type: none"> ▪ Building entries may be lit with soffit, bollard, step or comparable lighting <p>This guideline will not be addressed until all requisite lighting plans are submitted during the construction plan review process. All lighting plans will be required to comply with the March Business Center Design Guidelines.</p>	X		
<p>7.5.2 Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps. Bollard lighting shall not exceed 42”</p> <p>This guideline will not be addressed until all requisite lighting plans are submitted during the construction plan review process. All lighting plans will be required to comply with the March Business Center Design Guidelines.</p>	X		

<p>7.5.3 Courtyards, arcades, and seating areas shall be lighted to promote pedestrian use and safety</p> <p>The employee break areas are called out on the site plan, but the method of illumination has yet to be designed. The lighting plans will be required to comply with the March Business Center Design Guidelines.</p>	X		
<p>7.5.4 Pedestrian lighting shall be high-pressure sodium, low-pressure sodium, or incandescent lamps</p> <p>This guideline will not be addressed until all requisite lighting plans are submitted during the construction plan review process. All lighting plans will be required to comply with the March Business Center Design Guidelines.</p>	X		
<p>7.6 Architectural Lighting</p> <p>7.6.1 Utilize indirect or hidden lighting sources for wall washing, overhead down lighting, and interior lighting that spills outside). All architectural lighting shall be fully shielded to eliminate views of the source of illumination</p> <p>No accent lighting for architectural features, landscape features or pedestrian areas is currently planned as a component of the speculative business park development. However, the future tenant may have an interest in accent lighting. Accordingly, it is premature to address specialized accent lighting until the ultimate tenant is known and the lighting designer has reviewed the March Business Center Design Guidelines.</p>			
<p>7.6.2 Entry areas should be lit to provide an inviting glow from the interior</p> <p>All lighting plans for the proposed project will be required to comply with the March Business Center Design Guidelines. This guideline will not be addressed until all requisite lighting plans are submitted during the construction plan review process.</p>	X		
<p>7.7 Service Area Lighting</p> <ul style="list-style-type: none"> ▪ Lighting must be fully shielded, HPS or LPS type <p>Standard JPA note #5 on site plan sheet A1.1 requires full compliance with this measure. This item follows the March Business Center Design Guidelines.</p>	X		

<p>7.8 Accent Lighting</p> <ul style="list-style-type: none"> ▪ Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas ▪ Accent lighting for landscaping and pedestrian areas shall be shielded and be HPS only <p>Accent lighting for architectural features, landscape features or pedestrian areas is not planned as a component of the speculative business park development at this time. However, the future tenant may have an interest in accent lighting. Accordingly, it is premature to address specialized accent lighting until the ultimate tenant is known and the lighting designer has reviewed the March Business Center Design Guidelines.</p>	X		
<p>8.0 Signage Requirements</p>			
<p>8.2 Materials</p> <ul style="list-style-type: none"> ▪ Contemporary, professional, and creative use of simple, low maintenance materials ▪ Metal or masonry materials of high quality and high longevity industrial/commercial grade <p>Buildings H and I have been designed as speculative warehouses. Any proposed signage will be required to meet the minimum requirements of the March Business Center Design Guidelines. Since a tenant has not been determined at this time, signage requirements are not applicable during the design plan review process. These requirements will be adhered to during the sign permit review process.</p>	X		
<p>8.3 Monument Signs at Lots</p> <ul style="list-style-type: none"> ▪ One monument sign provided per lot. ▪ May be up to 10’ long x 8’ tall x 2’ deep ▪ Monument signs should be perpendicular to the adjacent roadway ▪ Signs of made of prefinished, flat-faced metal panels ▪ Letters 14” high. 1” deep. ▪ Reverse or exterior lit encouraged. ▪ Illumination of the sign copy and logo only, w/ no illumination of sign background ▪ Shall have the numerical street address on sign w/ a minimum 6” high copy <p>Buildings H and I have been designed as speculative warehouses. Any proposed signage will be required to meet the minimum requirements of the March Business Center Design Guidelines. Since a tenant has not been determined at this time, signage requirements are not applicable during the design plan review process. These requirements will be adhered to during the sign permit review process.</p>	X		

<p>8.4 Directional/Informational Signage</p> <p>8.4.1 Building Signs</p> <ul style="list-style-type: none"> ▪ Permitted (1) building mounted illuminated sign on the facade facing the road serving as primary vehicular access to site and one additional sign if located on another street frontage (not to exceed two signs total) ▪ Height of sign shall not exceed 30% of the height of the façade and 10% of the building length ▪ Maximum length of (20) feet and a maximum of (80) S.F. For buildings in excess of 200 feet in length, they can have a maximum of (2) signs on each approved façade. The maximum length of the (2) signs shall not exceed 10% of the building length (or a maximum length of forty (40) feet and a maximum of 160 square feet) <p>Buildings H and I have been designed as speculative warehouses. Any proposed signage will be required to meet the minimum requirements of the March Business Center Design Guidelines. Since a tenant has not been determined at this time, signage requirements are not applicable during the design plan review process. These requirements will be adhered to during the sign permit review process.</p>	X		
<p>8.4.2 Freeway Signs</p> <ul style="list-style-type: none"> ▪ Three freeway signs shall be permitted for the entire March Business Center ▪ Maximum height of 45’, a maximum sign area of 150’ and signage limited to the master project name logo and up to three tenants each <p>Freeway Signage is not proposed for this project. The March Business Center Design Guidelines, on page 10-0, identifies the approved locations for Business Park Signage and Freeway Signs. The project site is located more than 1 mile from the I-215 Freeway.</p>		X	
<p>8.4.3 Multi-Tenant Signage</p> <ul style="list-style-type: none"> ▪ For buildings which house more than one tenant, (1) additional building sign shall be permitted for each tenant, and tenant space ▪ The signs shall not exceed (2) feet in height and not exceed 60% of the width of the tenant’s lease space, up to a maximum of 15’ in length ▪ Permitted monument sign may be constructed in a way to allow identification of each tenant in addition to any identification of the building, up to 8 tenant maximum <p>Buildings H and I have been designed as speculative warehouses. Any proposed signage will be required to meet the minimum requirements of the March Business Center Design Guidelines. Since a tenant has not been determined at this time, signage requirements are not applicable during the design plan review process.</p>	X		

8.5	Not Permitted	X		
<ul style="list-style-type: none"> ▪ Animated Signs ▪ Awning (containing signage) ▪ Automatic Changing Sign ▪ Special Event Sign ▪ Changeable Copy Sign ▪ Flags (Exception: Up to 3 flags/flagpoles may be provided, not to exceed 20' in height. Flags may contain the American flag, California flag, and corporate logo, no marketing information) ▪ Flashing Sign ▪ Marquee Sign ▪ Outdoor Advertising Sign ▪ Portable Sign ▪ Pennant ▪ Rotating Sign ▪ Billboards, searchlights and inflatable signs ▪ Other signs not specifically permitted in this section <p>Buildings H and I have been designed as speculative warehouses. Any proposed signage will be required to meet the minimum requirements of the March Business Center Design Guidelines. Since a tenant has not been determined at this time, signage requirements are not applicable during the design plan review process.</p>				
8.6	Additional Submittal Requirements	X		
<ul style="list-style-type: none"> ▪ All signs must be approved by March JPA. Sign program approval required for multi-tenant sign programs. ▪ Complies with the Uniform Building Code and the National Electrical Code Requirements <p>Buildings H and I have been designed as speculative warehouses. Any proposed signage will be required to meet the minimum requirements of the March Business Center Design Guidelines. Since a tenant has not been determined at this time, signage requirements are not applicable during the design plan review process.</p>				
9.0	Maintenance Requirements			
9.1	Common Areas	X		
<ul style="list-style-type: none"> ▪ Landscaped areas within each lease parcel, including side and rear yards, shall be maintained by individual lease parcel tenants ▪ Maintenance of each individual lease parcel shall conform to standards for common area maintenance <p>The proposed landscape areas within each parcel shall be maintained by the individual lease parcel tenant. This is consistent with the Condition of Approval, Standard Operational Mitigation Measures No. 4, “..all site landscaping is required to be maintained in a healthy and thriving condition, free from weeds, trash and debris..”</p>				

9.2 Landscape			
<p>9.2.1 General</p> <ul style="list-style-type: none"> ▪ Individual tenants shall be responsible for landscaping in their development areas within their property boundaries ▪ If any existing landscape is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the tenant <p>The March JPA has been provided with a conceptual landscape plan, that complies with the March Business Center Design Guidelines. In compliance with the Conditions of Approval, Standard Operational Mitigation Measures, No. 4, “..all site landscaping is required to be maintained in a healthy and thriving condition, free from weeds, trash and debris..”</p>	X		
<p>9.2.2 Irrigation</p> <ul style="list-style-type: none"> ▪ Irrigation systems shall be designed to maintain the proposed vegetation ▪ Irrigation systems shall comply with the March JPA Development Code ▪ Submission of a complete irrigation system design shall be required consistent with Section 2 of these Guidelines and the Development Code <p>As depicted on the conceptual landscape plan, for each building site, the irrigation systems shall be designed to maintain the proposed landscaping. The proposed irrigation systems are designed to comply with the Landscape Water Efficiency Ordinance. Submission of a complete irrigation system design shall be required consistent with Section 2 of these Guidelines and the March JPA Water Efficiency Ordinance #JPA 16-03.</p>	X		

ATTACHMENT 5
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Standard Conditions of Approval:

ATTACHMENT 5
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Standard Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT

General Planning Conditions:

1. The site shall be developed in accordance with the approved Design Plan 22-06 on file in the Planning Department, the March Business Center Specific Plan (SP-1, Amendment #8), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Design Plan. (MJPA 9.14.020)
2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.
3. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)
4. This development is located within Specific Plan SP-1, Amendment #8. Requirements of the March Business Center Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)
5. Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone (AICUZ).

6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV. A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC and have been incorporated into the Specific Plan. (MMRP)
7. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5' loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps, and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes. (MJPA 9.11.040)
8. The development shall incorporate 5% of parking spaces as preferential parking for carpools and vanpools in extremely convenient locations. (MMRP)
9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. If requirements differ, the proposed signage shall meet the stricter of the provisions. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)
10. All new and existing utilities located on the site shall be under grounded. (MJPA 9.13.130)
11. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)
12. All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)
13. Preconstruction surveys will be conducted for burrowing owls prior to grading. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area, then passive relocation measures will be implemented consistent with the survey protocol identified above. (MMRP)

14. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal. Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area Plot Plan to the March JPA for review and approval. (MMRP)
15. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP)
16. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP)
17. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)
18. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

Planning Conditions to be Performed Prior to Issuance of a Building Permits:

19. Prior to the issuance of a building permit, the Applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) providing for shared parking, reciprocal access, shared maintenance of common areas and detention basin. The CC&R's shall be approved by the March JPA Commission and recorded on the property title prior to the issuance of a building permit.
20. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not exceed 45dB Ldn or CNEL for all new noise sensitive receptors (inclusive or transient lodging, educational facilities, and childcare facilities) which are identified in Figure IV. H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV. H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

21. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)
22. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 shall comply with the Hazards and Hazardous Materials Mitigation Measures identified in the Meridian Subsequent EIR (SCH#2009071069).
23. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)
24. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).
25. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Specific Plan Chapter IV. B-1-3. (MMRP)
26. Prior to issuance of building permits, the developer shall provide to the Planning Manager written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.
27. Prior to issuance of building permits, screening details for roof top equipment shall be submitted for Planning Division review and approval as a component of the construction plan review. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. (MJPA Design Guidelines)
28. Prior to issuance of building permits, the Planning Division shall review and approve a computer generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of outdoor areas shall be limited to high pressure or low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot² illumination beyond the property line. (MJPA 9.08.100)
29. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

30. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all developments emitting stationary source air pollutants. In addition, all developments involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

31. Prior to the issuance of a Certificate of Occupancy and once a tenant is known, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30” x 42” wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site and off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)
32. Prior to issuance of a Certificate of Occupancy, the developer or developer’s successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance. (MJPA Ord.)
33. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained. (MEIR)
34. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets and commercial gas meters shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)
35. Prior to Certificate of Occupancy, each development incorporating truck docks or roll-up doors shall provide a minimum 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)
36. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one a 6-sq/ft. sign for each four roll-up dock doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building at eye level in a manner to clearly convey the maximum diesel idling time. (CARB)

Landscape Provisions (Timing Varies)

37. All landscape located adjacent to parking areas shall be protected by a raised 6” curb. (MJPA Design Guidelines)
38. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD #09-05).
39. All on-site parking shall be screened by one of the following methods: 1) 30” parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).
40. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.
41. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or landscape areas.
42. Prior to certificate of occupancy, the Applicant/Developer shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. #16-03 (Water Efficient Landscape Ordinance) including but not limited to:
 - a) Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.5.
 - b) All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.
 - c) Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.
43. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)
44. If any existing landscape (including existing or new plantings, hardscape, landscape features, etc.) is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the tenant, unless prior agreement is obtained with the District. (MJPA Design Guidelines, 9.2.1)

Interwest Additional Landscape Conditions of Approval

In a letter dated June 30, 2022, Interwest provided the following additional Landscape Conditions of Approval for Design Plan 22-06:

45. Trees, shrubs, ground cover and mulch missing in the existing LLMD on Village West Drive and Krameria Avenue must be replaced with matching plant genus and species. Replacement trees must be 24" box or larger. (MJPA Design Guidelines, 6.3.1)
46. Projects necessitating the removal of existing trees (in the LLMD) with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MJPA 9.17.030)
47. Each lot developer is to remove the temporary plastic border separating on site landscape from the LLMD area and install a 6" X 6" concrete mow curb.
48. On-site trees must be 60% 24" box size located close to the building and 40% 15 gallons.
49. Parking lot trees shall be planted to align with the ends of parking lot stripes (between cars) and away from light standards, to create adequate shade canopies, and avoid damage to tree trunks. (MJPA 9.17.030)
50. The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. Within a maximum of ten (10) years, parking lot trees shall shade a minimum of fifty (50) percent of parking space pavement during the summer months, between 1:00 and 4:00 in the afternoon. A maximum of fifty (50) percent of the parking lot trees may be deciduous unless otherwise approved by the Planning Director. (MJPA 9.17.030)
51. The selection of parking lot trees shall avoid trees with excessive litter, sap or fruit that could damage vehicles. (MJPA 9.17)
52. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) manager at (951) 656-7000 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager.
53. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 80 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be in separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire

connection box and must be branded on the valve box lid with “SW” for future identification.

54. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an “as built” drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.
55. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty-four (24) hours to ensure LLMD plant material does not incur additional damage or loss.
56. All LLMD landscape and irrigation improvements and on-site landscape and irrigation must be maintained for 90 days and warranted for 12 months from the date of final construction inspection.

NPDES Provisions (Timing Varies)

57. Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owners or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.
58. Prior to the issuance of grading or building permits, the developer shall submit evidence of an approved Storm Water Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.
59. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be in the construction office, and available for review of development compliance.
60. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.
61. Prior to the issuance of building permits, the developer or developer's successor-in-interest applicant shall submit and receive approval of a Storm Water Management Plan addressing long term development storm water mitigation measures.
62. The future site user is responsible for obtaining a NPDES General Industrial Activities Permit (Order No. 97-03-DWQ, CAS000001) for businesses that have applicable Standard Industrial Codes (SIC code).
63. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and

other details for the proposed structural BMPs including the *grass lined bio-swales*. The Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies)

64. Employers with 250 or more employees shall comply with SCAQMD Rule 2202 necessitating development of trip reduction plans, including peak commute trip reduction, ride share programs, and implementing compressed work week schedules. (SCAQMD)
65. Employers with over 250 employees shall provide on-site food vending machines, refrigerator, microwave oven and mail facilities and use reasonable effort to provide an ATM, on-site computer, internet connection, and other services to reduce the need for employees to leave for services during business hours. (MMRP)
66. All cold storage facilities shall install conduit to all loading dock doors accessing the cold storage warehouse in order to accommodate future use plug-in electrical outlets. Additionally, all cold storage facilities shall have a minimum of 20% of the loading dock doors activated for plug-in use prior to the issuance of the certificate of occupancy. The trailer fleets of all cold storage warehouses shall be 100% plug-in ready within 10 years of the certificate of occupancy. (MMRP)
67. The operator shall cooperate with March JPA in pursuit of Carl Moyer clean air grants. Grants shall be used to pursue clean air technology inclusive of clean burning engines, alternate fuel vehicles, diesel particulate traps, alternate fuel refrigeration units, and electrification of dock ramp positions.
68. Projects shall provide short- and long-term bicycle facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). Project shall also provide “end-of-trip” facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces). (MMRP)
69. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)
70. Project shall include permanent TMA membership per the Specific Plan Amendment. (MMRP)
71. Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between the project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). (MMRP)

72. Project shall install Energy Star labeled roof materials. (MMRP)
73. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)
74. Developer shall consider an increase of exterior wall insulation and roof insulation over Title 24 requirements; however, a specific percent increase is not required. (MMRP)
75. Prior to issuance of grading or building permit, the Construction Contractor shall submit a Construction Management Plan identifying compliance with all construction mitigation measures identified in the Meridian South Campus Specific Plan and Village West Drive Extension Final Subsequent EIR (SCH#2020059028). (MMRP)
76. All construction activities shall be limited to between 7:00 a.m. and 8:00 p.m. as feasible. (MEIR)

MJPA PUBLIC WORKS DEPARTMENT, TRILAKE ENGINEERING

In a letter dated June 30, 2022, Trilake Engineering provided the following Conditions of Approval for Design Plan 22-06:

With respect to the Conditions of Approval for the above referenced project, it is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. The following conditions are essential parts and requirements occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the March JPA Engineer's office.

In the even of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the March JPA shall prevail.

General Conditions:

77. This project is part of previously approved Meridian South Campus Parcel Map 37878. The site has been mass graded and streets, sidewalks, and storm drain improvements have been previously constructed.
78. The developer/property owner shall secure March JPA's and appropriate agencies clearances and approval of the improvement plans.
79. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent

property owners and March JPA Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

80. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the March JPA Engineer's office.

Prior to issuance of a Grading Permit:

81. Any connection to an outlet maintained by Riverside County Flood Control and Water Conservation District (RCFC&WCD) will require an encroachment permit.
82. Truck access to the site shall be limited to Krameria Avenue to Village West Drive, and then east on Van Buren Boulevard consistent with the approved truck route in accordance with Ordinance #JPA 21-02.
83. The driveways shall be per County of Riverside Standard no. 207A and shall include west set concrete truncated domes. Truck access driveways shall be concrete unless study demonstrates asphalt is acceptable.
84. The developer/property owner shall submit the following to the March JPA Engineer, and RCFC&WCD as applicable, for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan - Plans shall show the approved WDID No.
 - b. Street Improvement Plans
 - c. Signing and Striping Plans
 - d. Final Drainage Plans, Hydrology and Hydraulic Report
 - e. Final WQMP
 - f. Street Light Plans prepared by an Electrical Engineer per March JPA Standards.

The design shall be in compliance with WMWD, RCFC&WCD, Riverside County Transportation Department, Caltrans, March JPA and ADA's most recent standards, criteria and requirements in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

Prior to Issuance of a Building Permit:

85. Fire Department and WMWD approvals of the Water Improvement Plans are required prior to March JPA Engineer's approval.
86. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
87. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until March JPA or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the March JPA Engineer.

88. Submit Water and Sewer Plans to the March JPA Engineer for review and approval. Fire Department and WMWD approvals of onsite and offsite water and sewer plans are required prior to the March JPA Engineer approval of the plan.
89. Paved access shall be provided to the proposed building per the Precise Grading Plan.
90. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical /soils report.

Prior to Issuance of Certificate of Occupancy:

91. The existing pavement shall be analyzed and shall be removed and replaced if substandard. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the March JPA Engineer.
92. The developer/property owner shall provide for utility trench surface repair as directed by the March JPA Engineer.
93. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the March JPA Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.
94. In the event of a conflict between any conditions stated above/below those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the March JPA shall prevail.

MJPA BUILDING AND SAFETY DEPARTMENT, WILLDAN

In a letter dated April 29, 2022, the March JPA Building and Safety Department, provided the following Conditions of Approval for Design Plan 22-06:

Regarding the Meridian South Campus Buildings H and I Warehouse Project, please contact March JPA Building and Safety at 951-656-7000 for direction on how to submit your building application as well as how to submit plans for electronic plan review. Please visit www.marchjpa.com to download the appropriate form(s) for building permit application. Please provide the following sets of plans and documents:

Building and Safety electronic submittal's required at first plan review.

- (1) Architectural Plans
- (1) Structural Plans
- (1) Structural Calculations
- (1) Plot/Site Plans
- (1) Electrical Plans

- (1) Electrical Load Calculations
- (1) Plumbing Plans/Isometrics, Water, Sewer and Gas
- (1) Mechanical Plans
- (1) Mechanical Duct Layout Plans
- (1) Roof and Floor Truss Plans
- (1) Title 24 Energy Calculations
- (1) Rough and Precise Grading Plans
- (1) Disabled Access Plan Shown on Precise Grading Plan
- (1) Water Quality Management Plan, (WQMP) and Erosion Control Plan
- (1) Stormwater Pollution Prevention Plan

Building & Safety General Information

95. All structures shall be designed in accordance with the 2019 California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019 California Electrical Code, and the 2019 California Green Buildings Standards adopted by the State of California. The State of California code change cycle is 2022 which will bring a new code adoption July 1, 2022. If plans are submitted before the code change adoption the plans will be reviewed under the 2019 Model California Codes listed above. If plans are submitted after the adoption day, the plans must comply with the newly adopted codes.
96. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.
97. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection.
98. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained always to protect pedestrians.
99. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI requirements.
100. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department.
- a. Installation of a construction trailer, or,
 - b. Security fenced area where the electrical power will be located.
101. Installation of construction/sales trailers must be located on private property. No trailers can be placed in the public street right-of-way.

102. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sections, 11A and 11B.
103. March JPA enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
104. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.
105. Separate plan submittals and permits are required for all accessory structures; example would be trash enclosures, patios, block walls, play equipment and storage buildings. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.
106. Building & Safety, (Willdan Engineering) will review plans, inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for light standards as well as accessibility from the right-of-way to the building and the disabled parking stalls. Signage will be inspected by the Building & Safety as well as trash enclosures and other ornamental structures on the site.
107. Engineering, (Tri Lake Engineering) will review rough and precise grading plans on site as well as all improvements in the public right of way. Trilake Engineering will inspect onsite utilities starting 5 feet outside of the building as well as all the curb, gutter, and sidewalk construction.
108. Storm Water, (CG Recourse Management) will inspect the Storm Water requirements on and off site.
109. Western Municipal Water District inspects all water service installations on site and off site as well as any sewer connections to grease interceptors on site.

Building & Safety Conditions

110. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this also includes school fees and outside agency fees such as sewer

water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

111. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or March JPA.
112. Prior to issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.
113. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and setbacks of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.
114. Prior to issuance of building permits, provide Building & Safety with a will service letter from Western Municipal Water District.
115. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).
116. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of their certifications as well as a copy of their driver's license before they start work as an inspector on the project. Special inspectors are to provide daily reports to Building & Safety by e-mail to the inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspectors use. The special inspectors shall make all necessary and required inspections before the March JPA provides periodic inspections.
117. A Certificate of Occupancy will be granted to the Developer/Owner when the shell building is 100 percent complete, and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement to start work in the shell building if all other agencies agree to allow the permit to be issued and the plans are approved.

MARCH JPA RESOURCE MANAGEMENT ENGINEER, CGRME

In a Memorandum, dated October 31, 2022, the March JPA Resource Management Engineer, CGRME, provided the following Conditions of Approval for Design Plan 22-06:

118. The development shall be subject to all provisions of March Joint Powers Authority General Plan Section 1.8, which establishes requirements to meet all local, state, and federal

environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto. This project is included into the South Campus Master WQMP.

119. The structural BMPs selected for this project have been approved in concept only. The owner shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the underground detention system, Modular Wetlands System, self-treating/retaining landscaping, roof drains to vegetation and trash enclosure. The Engineering Department shall review and approve the final WQMP text, plans and details.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

In a letter dated October 31, 2022, the Riverside County Fire Department provided the following Conditions of Approval for Design Plan 22-06. Riverside County Fire Department, Office of the Fire Marshal has reviewed the submitted plans for the referenced project and they are approved with the following conditions:

120. Adverse Impacts:
The proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.
121. Access:
Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Office of the Fire Marshal's Standards. Plans must be submitted to the Office of the Fire Marshal for review and approval prior to building permit issuance.
122. Water:
Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code and Riverside County Office of the Fire Marshal's Standards. Plans must be submitted to the Office of the Fire Marshal for review and approval prior to building permit issuance.
123. Conditions Timeframe:
Conditions of approval are subject to change with adoption of new codes, ordinances, laws, or when building permits are not obtained within twelve months.
124. Construction shall remain accessible and exposed for inspection purposes until approved by the Fire Department. The approval of plans and specifications does not permit the violation, deletion, omission, or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances.

125. Should you have additional questions, please contact Adria Reinertson at (951) 955-4777 or email at Adria.Reinertson@fire.ca.gov.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

126. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.
127. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
128. The following uses shall be prohibited:
- a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b) Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
 - c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction, and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - e) The following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-interest are encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working therein:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b) (13) (A)

- f) Any retention basin shall be designed to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- g) Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior office noise levels from aircraft operations are at or below 45 CNEL.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated June 22, 2022, Riverside County Flood Control and Water Conservation District provided the following Conditions of Approval for Design Plan 22-06:

- 129. This project is located within the limits of the District's Perris Valley Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- 130. An encroachment permit may need to be obtained for any construction related activities occurring within District right of way facilities, namely Krameria North Storm Drain and Perris Valley West Drive, Stage 2. For further information, contact the District's Encroachment Permit Section at (951) 955-1266.

General Information

131. This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.
132. If this project involves a Federal Emergency Management (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and Letter of Map Revision (LOMR) prior to occupancy.
133. The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e. Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.
134. If natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

WESTERN MUNICIPAL WATER DISTRICT

In a letter dated June 21, 2022, the Western Municipal Water District provided the following Conditions of Approval for Design Plan 22-06:

135. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.
136. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and Regulatory compliance approved prior to the installation of a water meter.
137. Proposed facilities for water, sewer, and recycled water service as well as onsite irrigation must be designed by a Registered Civil Engineer and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

138. Western, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.
139. The property is located within the 1900 Pressure Zone. Currently, Western has existing 18" water pipeline located on Village West Drive for service connection to the proposed Project. The available Fire Flow will be determined by a flow test or fire flow model.
140. The proposed fire services show 12-inch Reduced Pressure Detector Assemblies (RPDA's). If 12-inch RPDA's are not available per Western standards or approved by Western, the project will be required to install parallel RPDA's of a smaller size.
141. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required.
142. Western has an existing recycled water pipeline in Village West Drive for future service to the proposed Project. Project landscape designed shall be for future recycled water and reviewed, approved, inspected, and tested by Western.
143. Western has an existing 15" sewer pipeline in Village West Drive for service connection to the proposed Project. The connection shall be shown on the plans as a private sewer lateral and connected to Western's main at an existing or proposed manhole. Manhole base channels shall be modified as needed to meet Western's standards.
144. Developer to submit a 22"x34" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer, and and/or Recycled Improvement Plans.
145. Preliminary water, sewer, and/or recycled water plans shall show the following items:
 - a. Delineate existing utility facilities (ie. pipe diameter, pipe material, manholes, water meters, air/vac, blow off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within the Project boundaries.
 - b. Delineate all easements within the project boundaries.
 - c. Delineate all proposed and existing lots, streets and storm drains.
 - d. Delineate all proposed water, sewer, and/or recycled water facilities within the project boundaries. Include pipeline diameters and type of material.
146. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer, and/or Recycled Water Improvement Plans.

147. Water, Sewer, and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at: <http://www.wmwd.com/162/Developer-Handbook>
148. Water, Sewer, and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at: <http://www.wmwd.com/DocumentCenter/Home/View/237>
149. Developer to submit grading plans for Western's review and approval before grading permit is issued.
150. Water, Sewer, and/or Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western.
151. The developer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer, and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property, then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.
152. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).
153. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions" and all applicable "Rules, Regulations, and General Policies of Western at the time of construction.
154. Developer's civil engineer shall update Western's mylar record drawings for these additional connections prior to Notice of Final Inspection and acceptance of improvements.
155. Contact the Western's Development Services Department at (951) 571-7100 for further information.

UNITED STATES POSTAL SERVICE

156. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

EXHIBIT A

Standard March JPA Operation Mitigation Measures To be placed on the cover sheet of all construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.
2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.
3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.
4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.
6. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

**MERIDIAN PARK, LLC
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR THE
SOUTH CAMPUS BUILDINGS H AND I WAREHOUSE PROJECT
DESIGN PLAN 22-06**

The March Business Center Implementation Committee considered and **APPROVED** the South Campus Buildings H and I Warehouse Project, with **CONDITIONS OF APPROVAL**, on _____.

Meridian Park, LLC, acknowledges and accepts the Conditions of Approvals for the South Campus Buildings H and I Warehouse Project, as approved by the March Business Center Implementation Committee. Upon signature and return of this Acceptance to the March Joint Powers Authority, Meridian Park, LLC, will be allowed/authorized to submit construction plans for South Campus Buildings H and I Warehouse Project.

MERIDIAN PARK, LLC

Owner/Applicant Signature

Date

Owner/Applicant Printed Name

Owner/Applicant Title/Position

ATTACHMENT 6
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

VRPA Approval Letter
October 26, 2022

October 26, 2022

Jeffrey Smith, Principal Planner
March Joint Powers Authority
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

Re: Review of Buildings H and I Traffic Consistency Memo

Dear Jeff:

VRPA Technologies, Inc. (VRPA) has reviewed the Traffic Consistency Memo for the Buildings H and I Project dated April 27, 2022.

The Traffic Consistency Memo adequately analyzes traffic conditions related to the project and we have no comments or requested changes.

If you have any questions regarding this letter, please feel free to contact me. I can be reached by email at eruehr@vrpatechnologies.com or by phone at (858) 361-7151.

Sincerely,



Erik O. Ruehr, P.E., Director of Traffic Engineering
VRPA Technologies, Inc.

ATTACHMENT 7
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Traffic Consistency Memorandum
April 27, 2022

April 27, 2022

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

MERIDIAN SOUTH CAMPUS BUILDINGS H & I TRAFFIC CONSISTENCY MEMO

Mr. Timothy Reeves,

Urban Crossroads, Inc. is pleased to provide the following Traffic Consistency Memo for Meridian South Campus Buildings H & I development (**Project**) which is located on the northwest corner of Village West Drive and Krameria Avenue 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 H and Building I) totaling 261,788 square feet of warehousing use (see Exhibit 1). Building H is a 119,978 square foot warehouse building and Building I is a 141,810 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 466 two-way trips per day, with 63 trips generated during the AM peak hour and 66 trips generated during the PM peak hour. The proposed Project is anticipated to generate 166 daily truck trips (in actual vehicles).

EXHIBIT 1: PRELIMINARY SITE PLAN

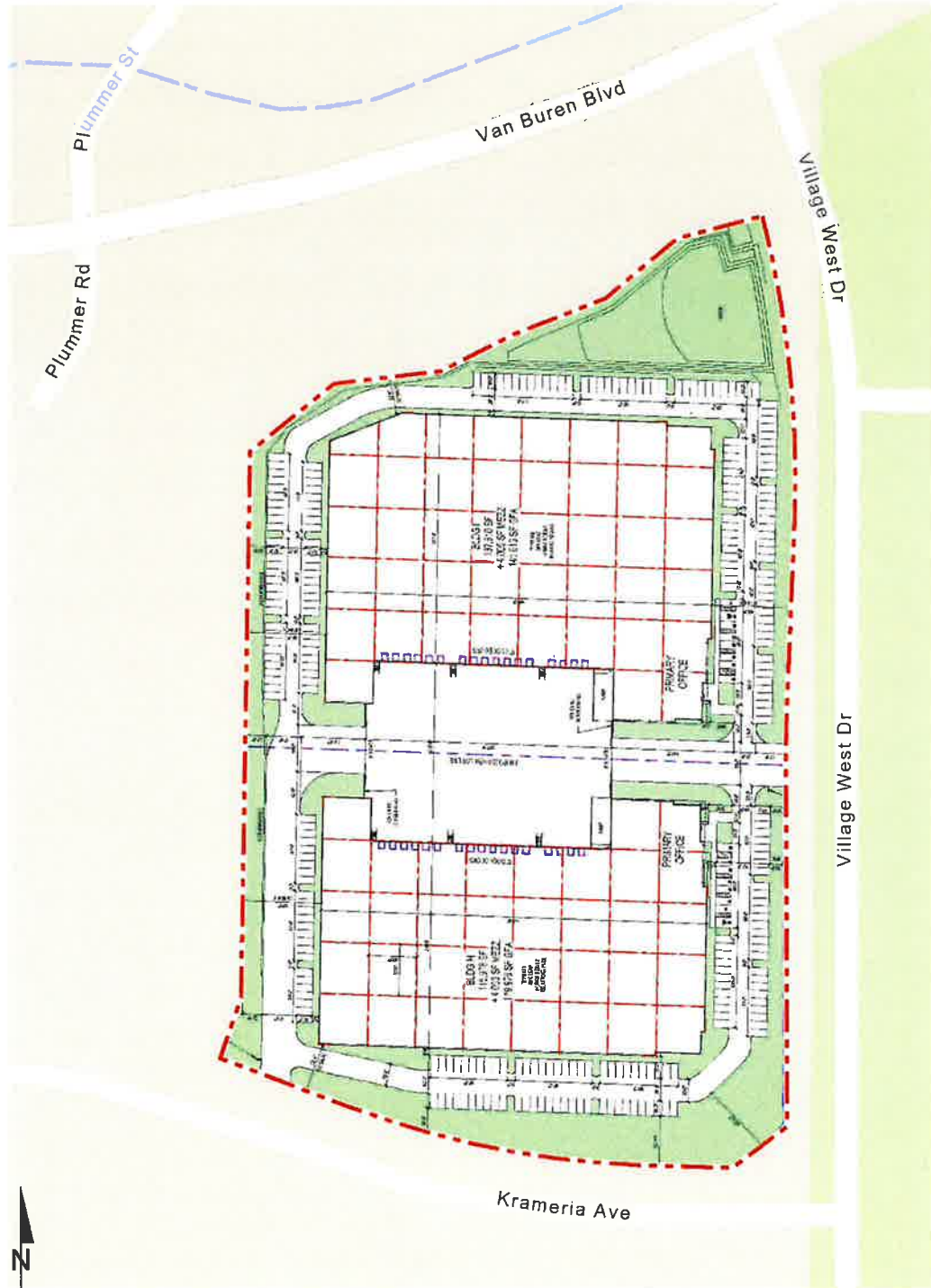


TABLE 1: TRIP GENERATION RATES

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 (200,000 TSF)			0.183	0.055	0.238	0.071	0.182	0.252	1.771

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 H: Warehousing	119,978 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		19	6	25	7	18	25	138
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		3	1	4	1	4	5	76
Building H Total Trips		22	7	29	8	22	30	214
Building I: Warehousing	141,810 TSF							
Passenger Cars (88.2% AM, 83.3% PM, 64.9% Daily):		23	7	30	8	22	30	162
Truck Trips (11.8% AM, 16.7% PM, 35.1% Daily):		3	1	4	2	4	6	90
Building I Total Trips		26	8	34	10	26	36	252
Buildings H & I Total Trips		48	15	63	18	48	66	466

¹ TSF = Thousand Square Feet

CONSISTENCY WITH TRAFFIC PLANNING DOCUMENTS

The currently approved Project for the industrial area on which Building H and Building I lie assumed 13.7 acres of business park uses on the northwest corner of Village West Drive and Krameria Avenue. 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): 187,983 square feet
- Office (30% of total square footage): 80,564 square feet
- Total square footage of Business Park use = 268,547 square feet

As such, the currently approved Project for the Building H and Building I property evaluated 268,547 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	25	4	25	5	138	76
M. Proposed Project (Buildings H & I)	63	8	66	11	466	166
Remaining After Project	1,402	68	1,927	53	20,084	1,076

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

SITE ACCESS

The proposed Building H and Building I have shared access points. There is one driveway on Krameria Avenue 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 Krameria Avenue to access Van Buren Boulevard via Village West Drive. Trucks on Village West Drive are restricted to exit towards the east on Van Buren Boulevard via a physical overhang that exists along Village West Drive (no trucks to go to the west).

The driveway on Village West Drive is 50-feet in width and will provide right-in/right-out access only to serve both passenger cars and trucks. This driveway will be utilized by ingress trucks to access both Buildings H and I. The driveway on Village West Drive provides access to the primary office parking for both buildings.

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 261,788 square feet (Building H and Building I).

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	65	56	121	66	71	137	1,534
Commercial Passenger Cars (98%)			64	55	119	65	70	135	1,502
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)

ATTACHMENT 8
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

FAA Notice of No Hazard to Air Navigation Determinations
July 6, 2022

Building H
FAA Notice of No Hazard to Air Navigation Determinations
July 6, 2022



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9381-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Meridian South Campus Bldg H
 Location: Riverside, CA
 Latitude: 33-52-58.42N NAD 83
 Longitude: 117-17-22.05W
 Heights: 1631 feet site elevation (SE)
 45 feet above ground level (AGL)
 1676 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/06/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-9381-OE.

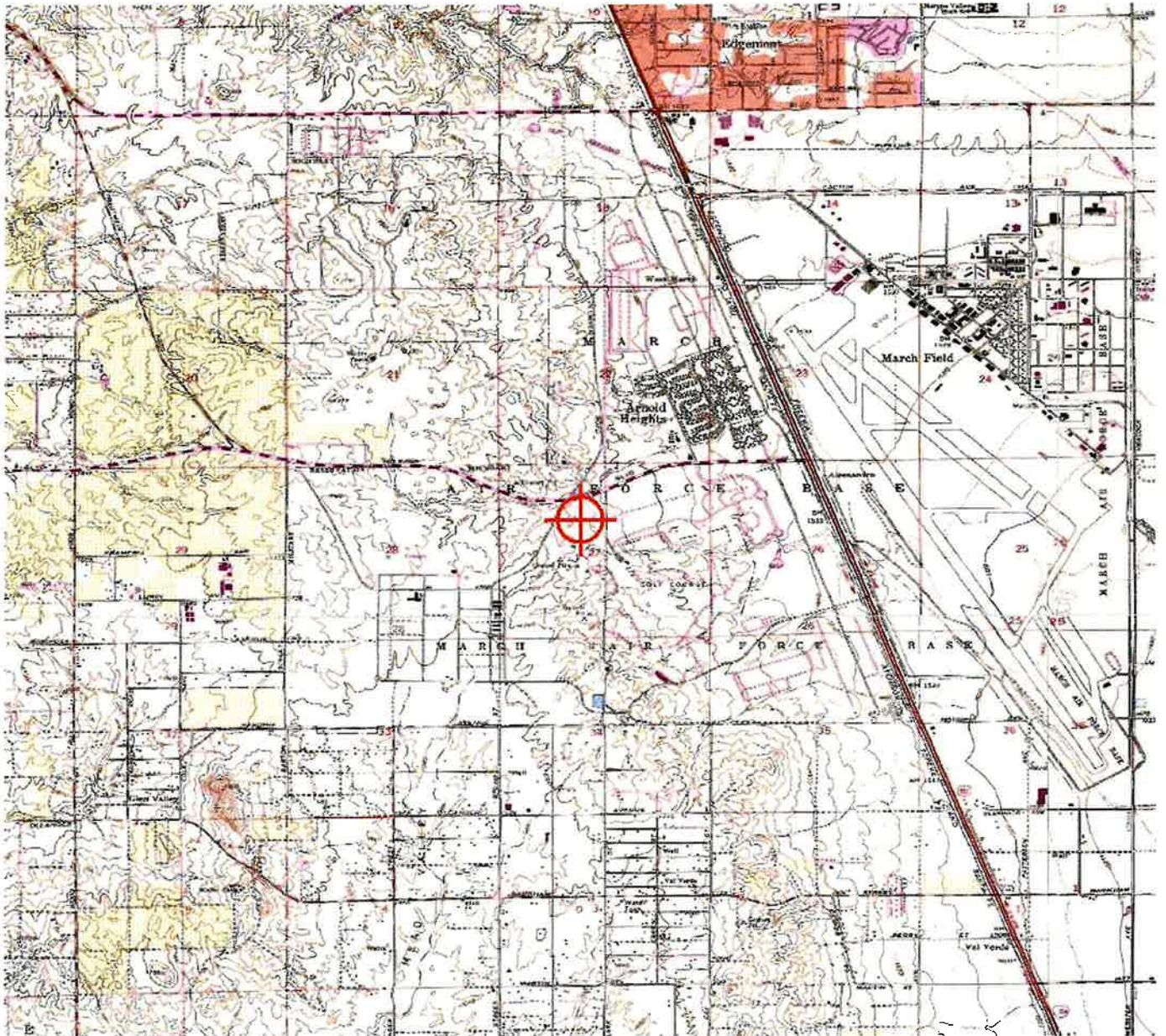
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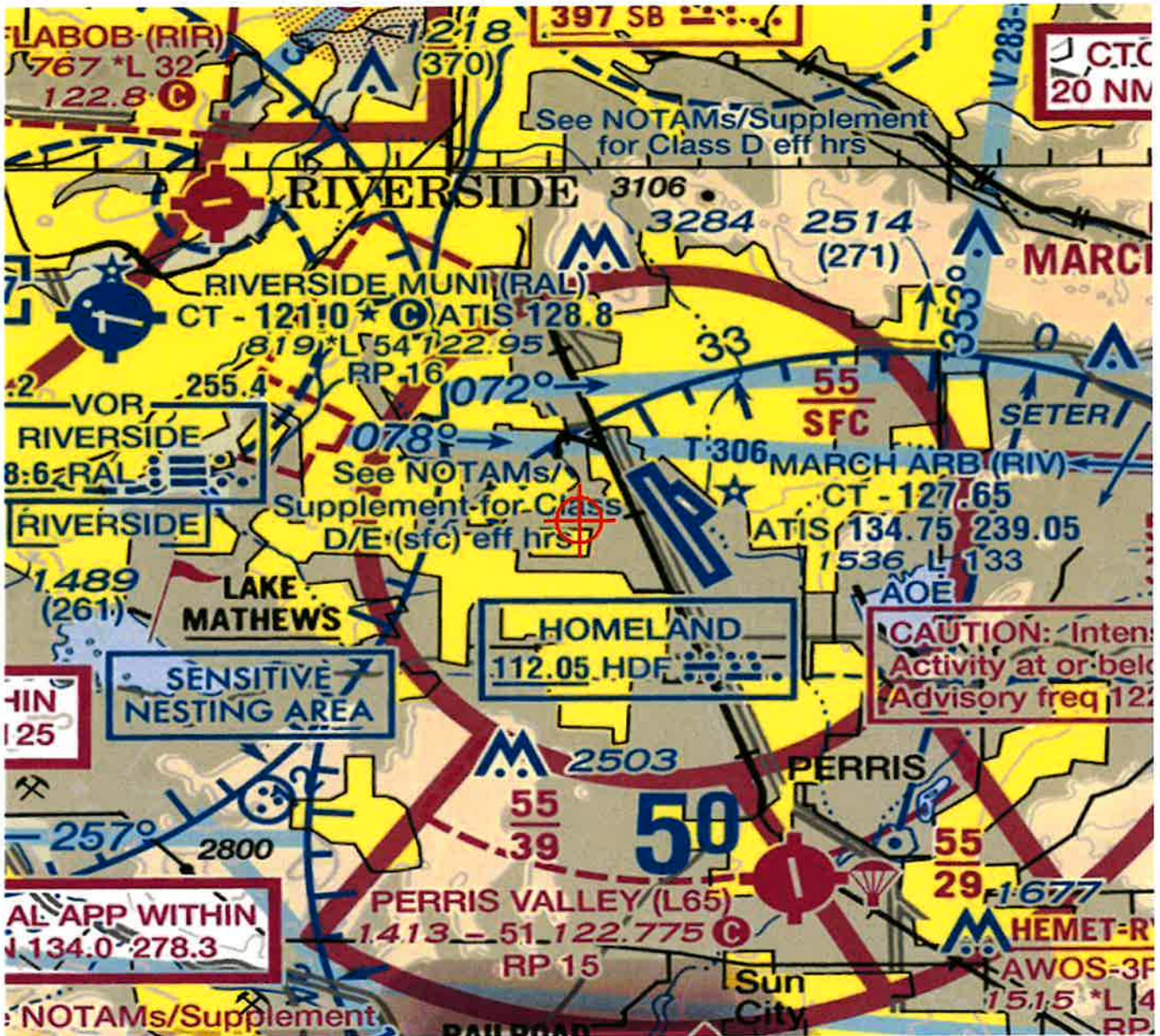
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9381-OE



Sectional Map for ASN 2022-AWP-9381-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9382-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

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Structure: Building Meridian South Campus Bldg H
 Location: Riverside, CA
 Latitude: 33-52-58.42N NAD 83
 Longitude: 117-17-22.05W
 Heights: 1631 feet site elevation (SE)
 45 feet above ground level (AGL)
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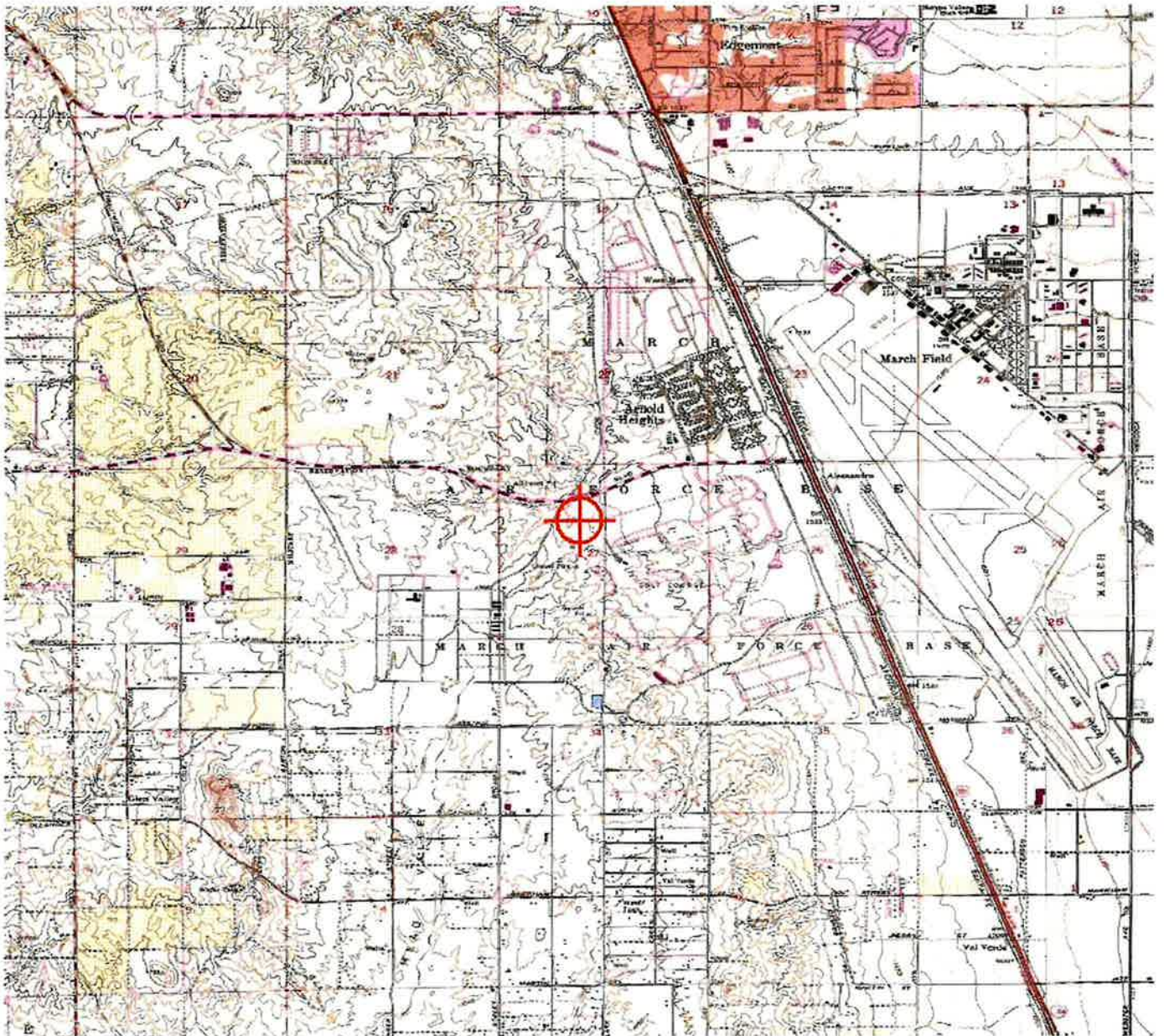
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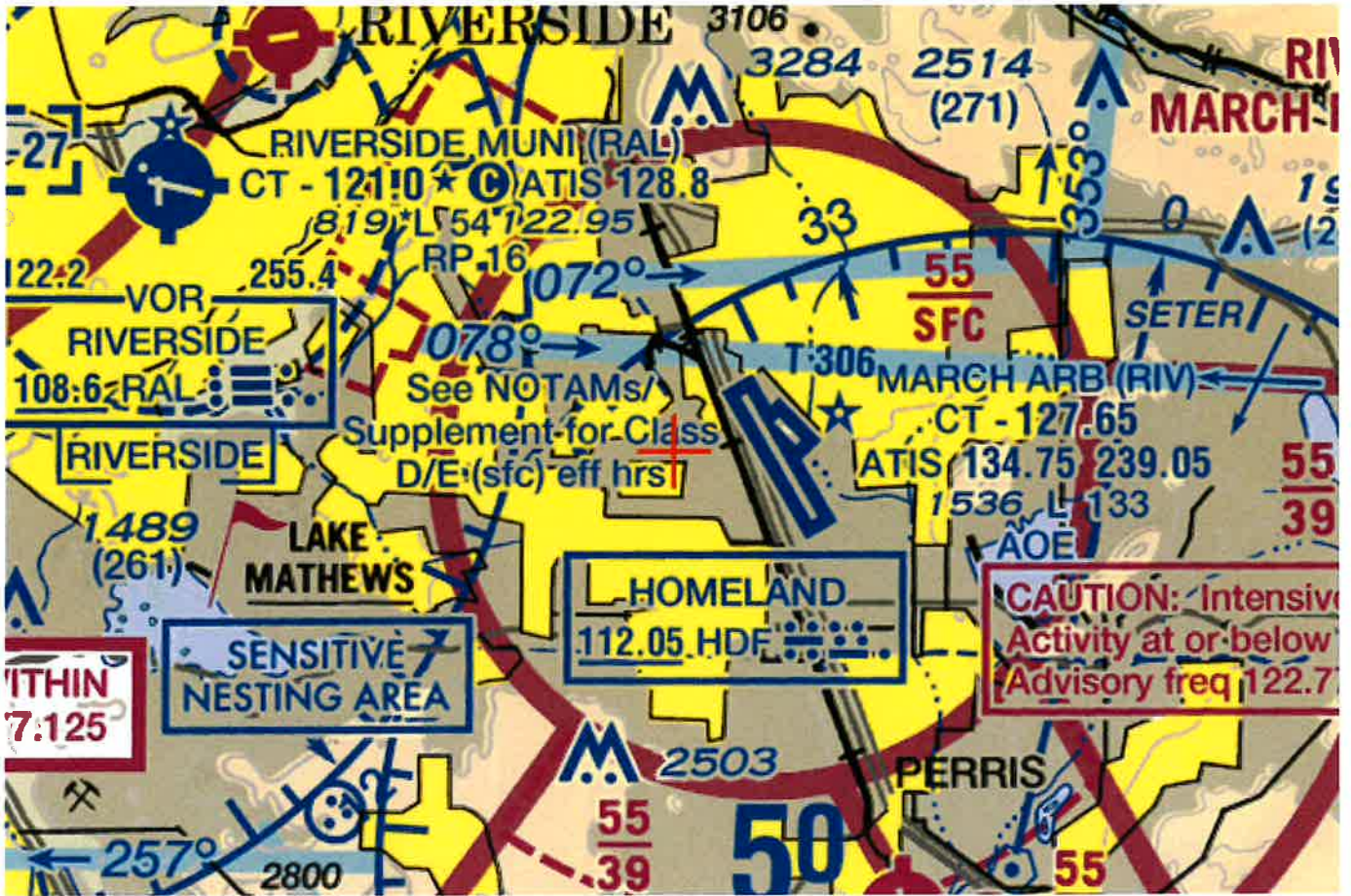
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9382-OE



Sectional Map for ASN 2022-AWP-9382-OE





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 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9383-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

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Structure: Building Meridian South Campus Bldg H
 Location: Riverside, CA
 Latitude: 33-52-55.53N NAD 83
 Longitude: 117-17-16.75W
 Heights: 1631 feet site elevation (SE)
 45 feet above ground level (AGL)
 1676 feet above mean sea level (AMSL)

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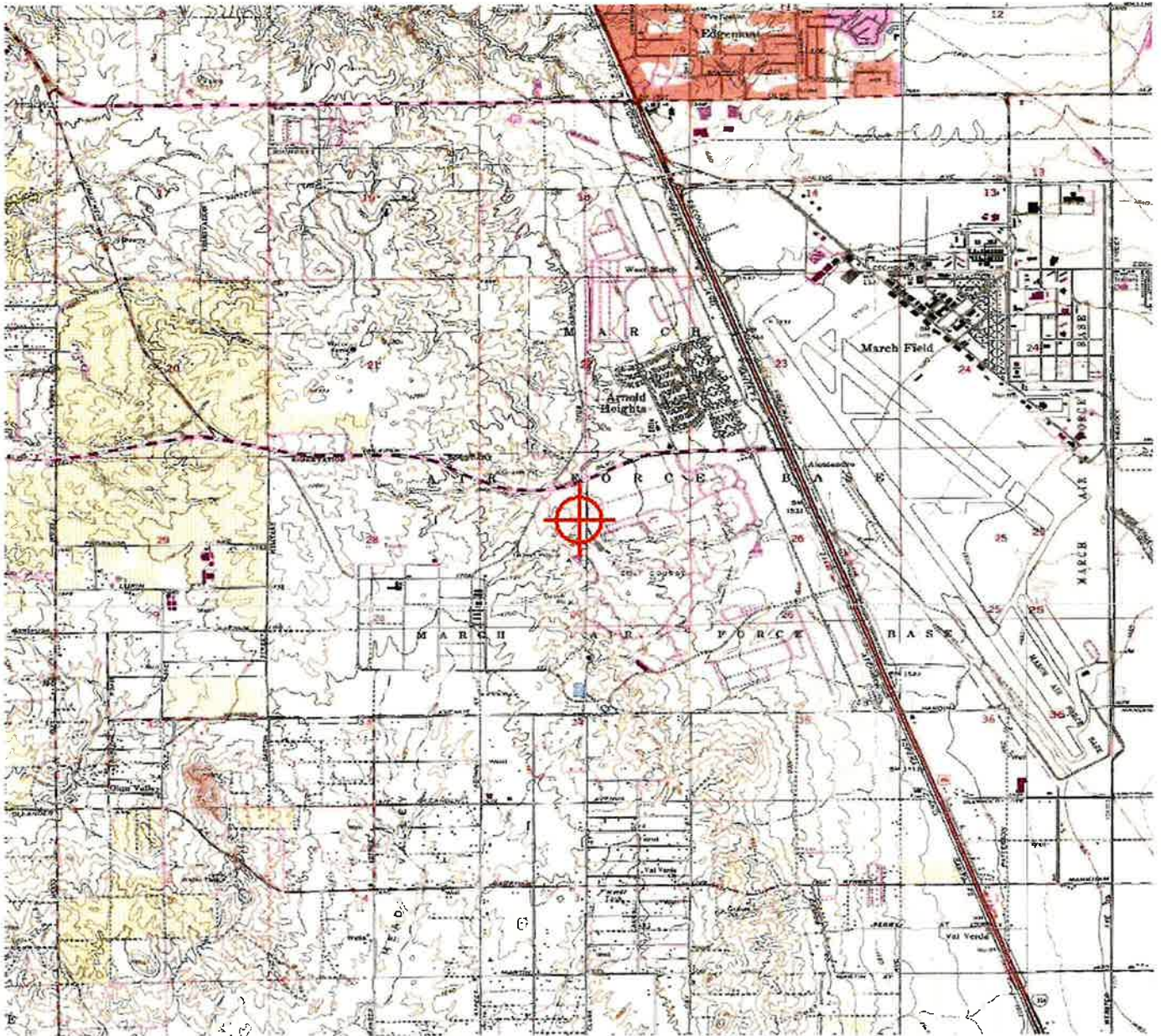
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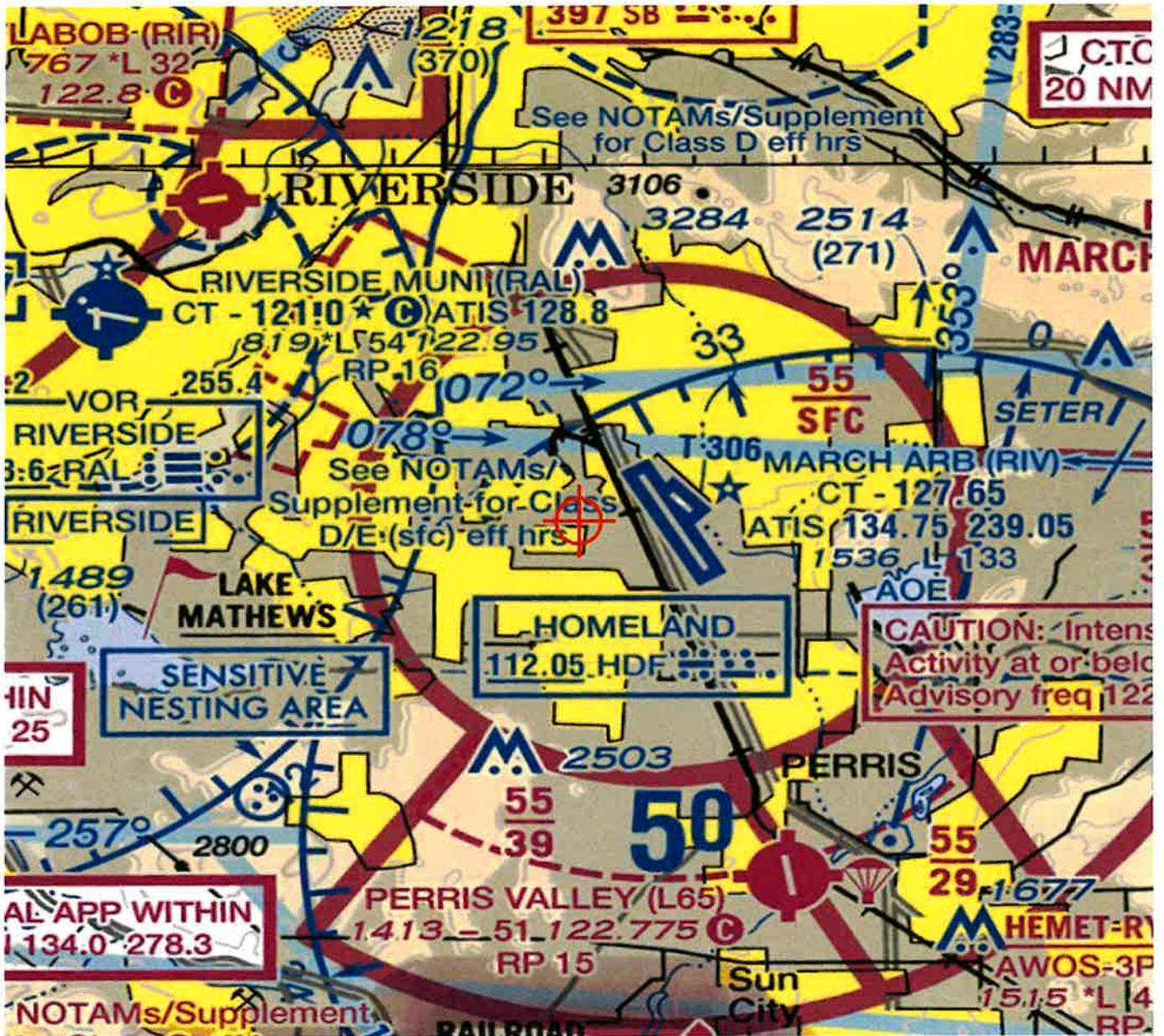
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9383-OE



Sectional Map for ASN 2022-AWP-9383-OE





Mail Processing Center
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 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9384-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Meridian South Campus Bldg H
 Location: Riverside, CA
 Latitude: 33-52-55.55N NAD 83
 Longitude: 117-17-22.07W
 Heights: 1631 feet site elevation (SE)
 45 feet above ground level (AGL)
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NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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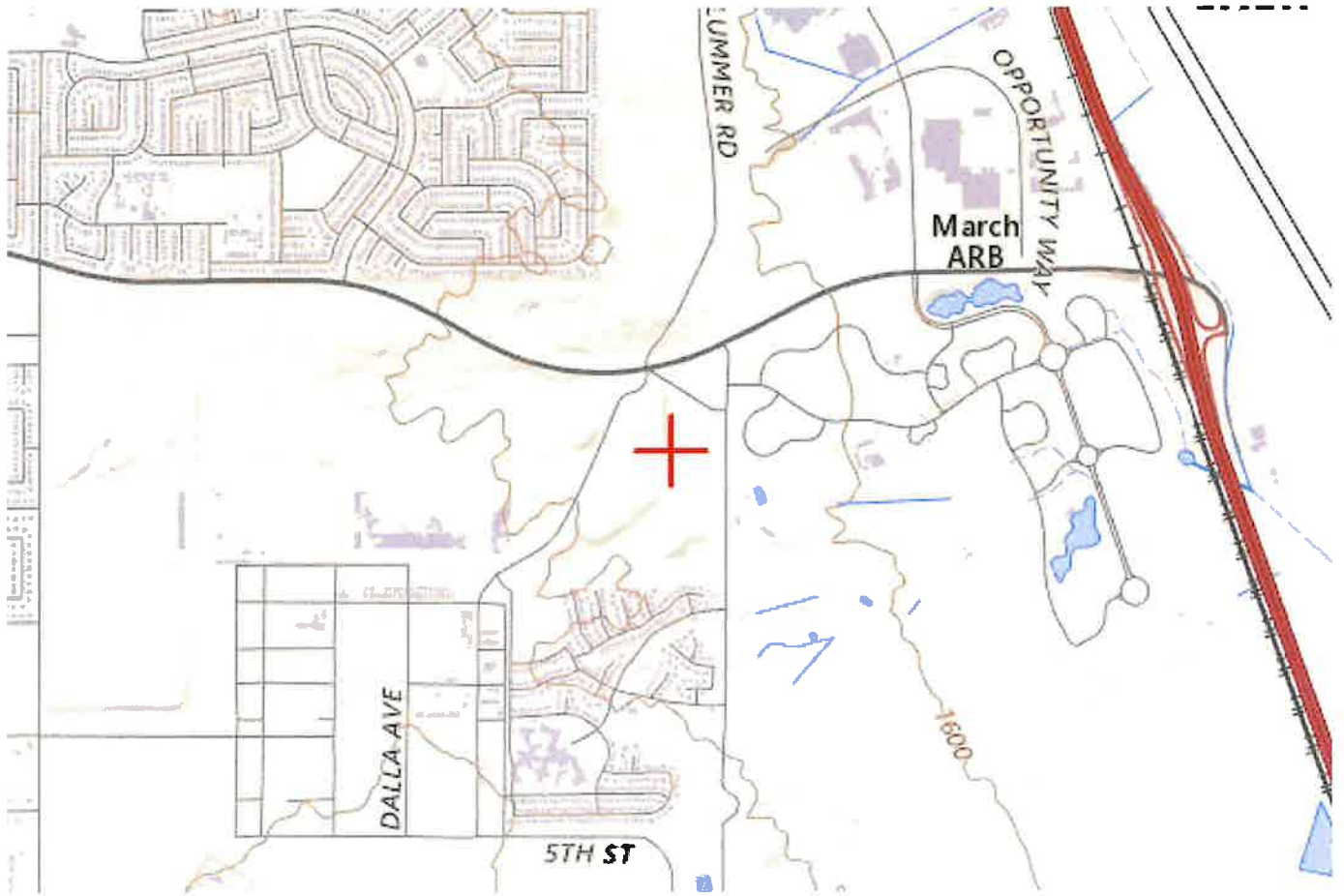
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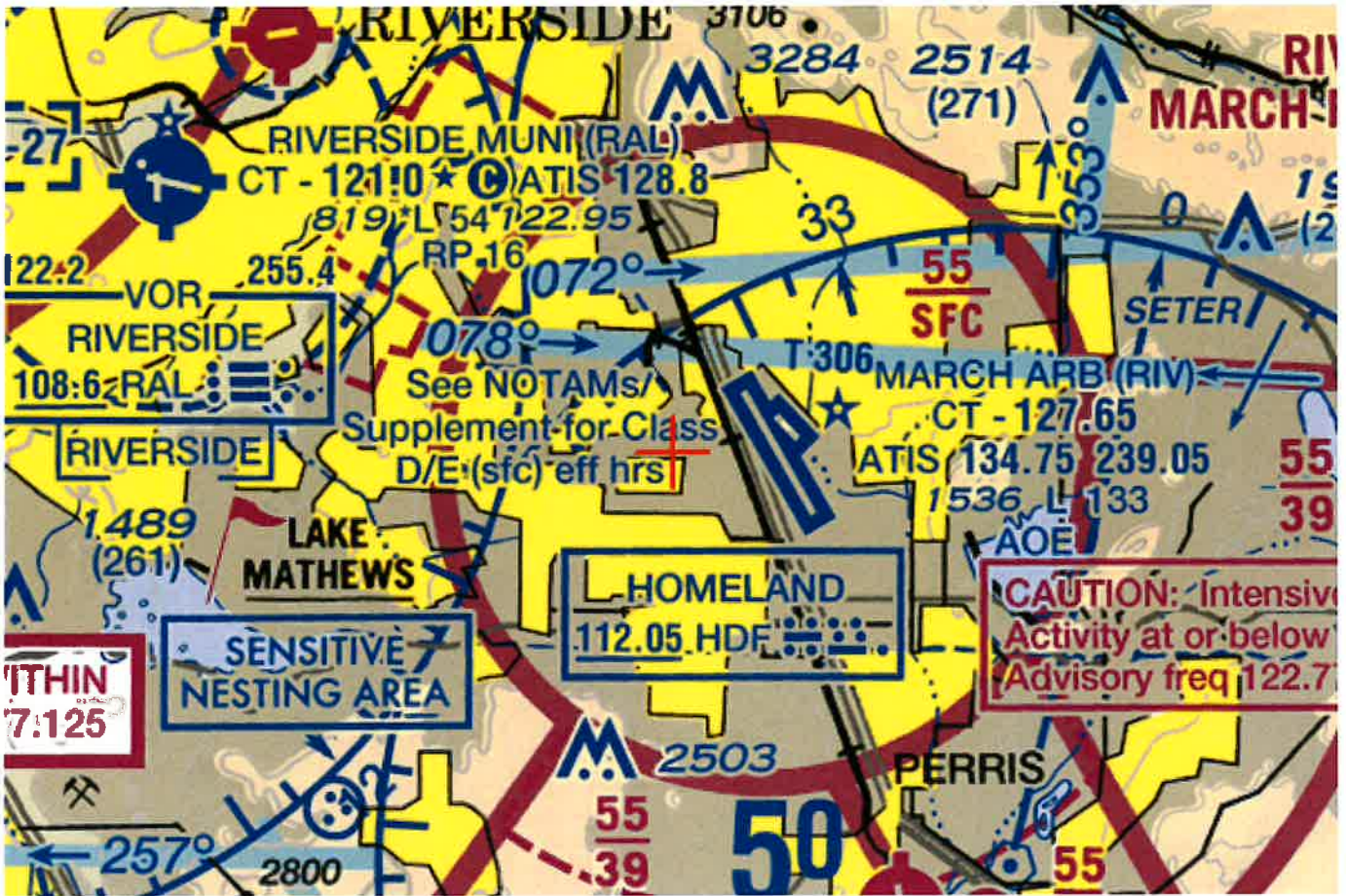
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9384-OE



Sectional Map for ASN 2022-AWP-9384-OE



Building I
FAA Notice of No Hazard to Air Navigation Determinations
July 6, 2022



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9401-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Meridian South Campus Bldg I
 Location: Riverside, CA
 Latitude: 33-53-02.53N NAD 83
 Longitude: 117-17-22.03W
 Heights: 1630 feet site elevation (SE)
 45 feet above ground level (AGL)
 1675 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/06/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-9401-OE.

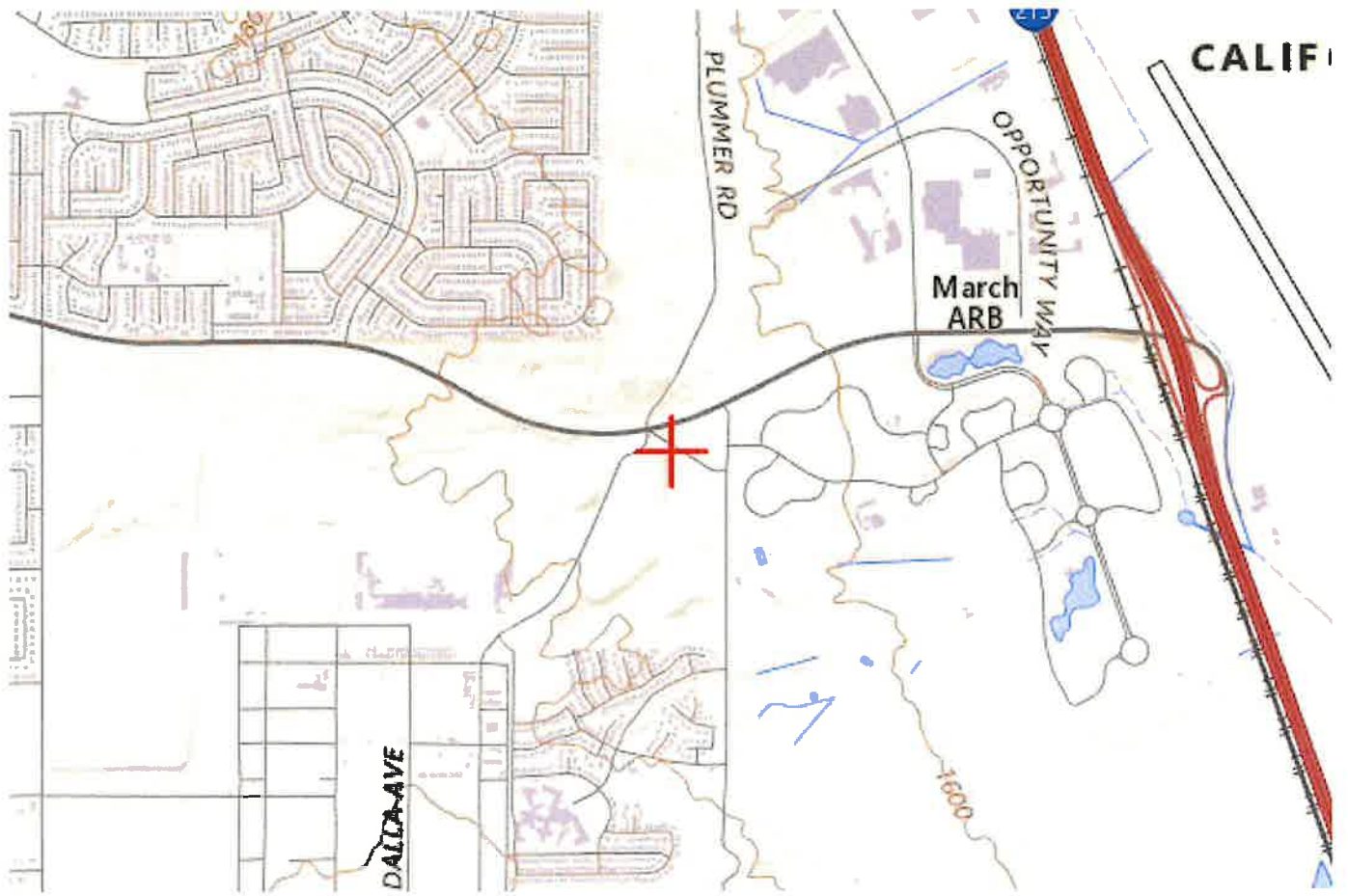
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(DNE)

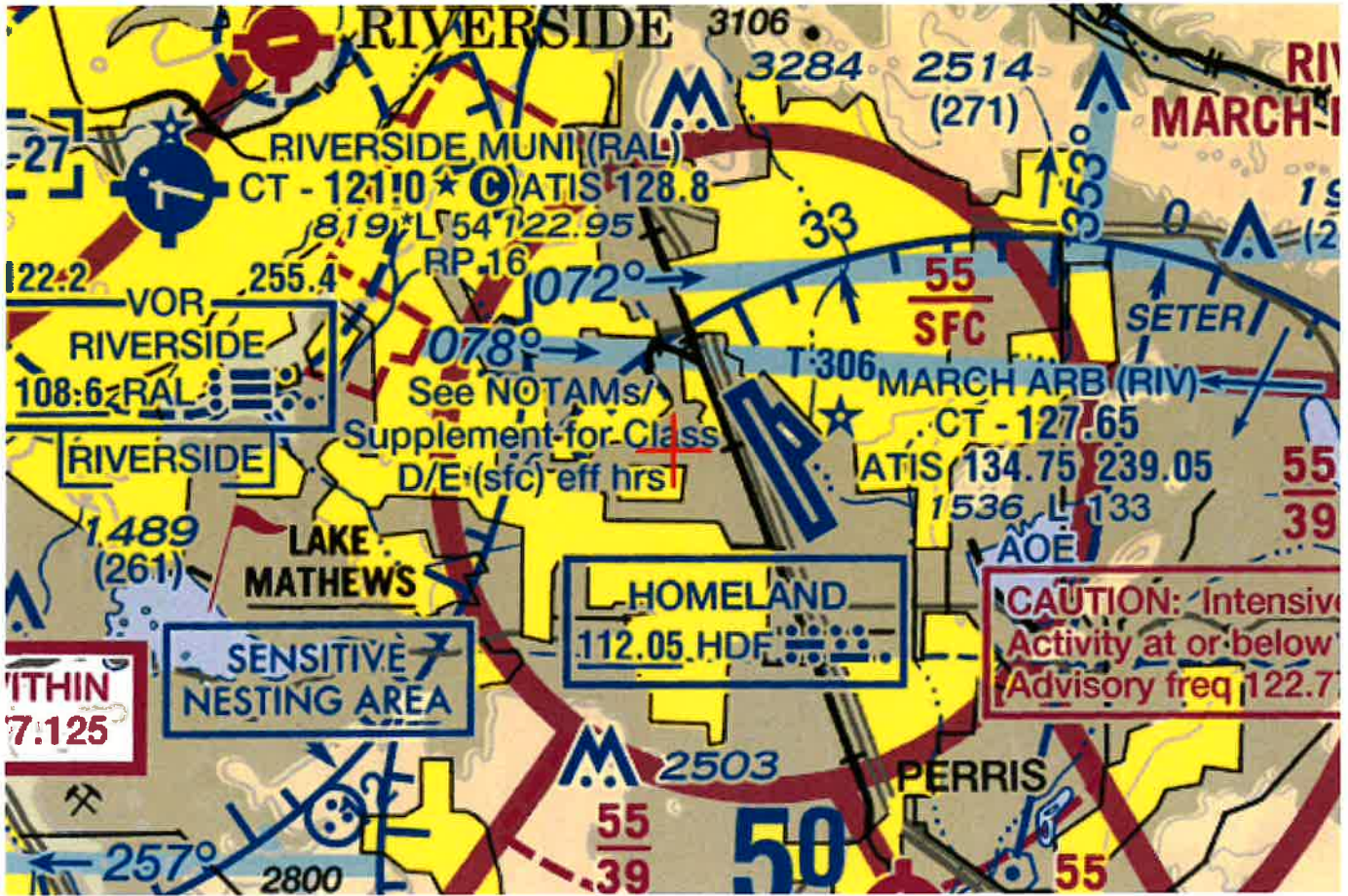
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9401-OE



Sectional Map for ASN 2022-AWP-9401-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9402-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Meridian South Campus Bldg I
 Location: Riverside, CA
 Latitude: 33-53-02.87N NAD 83
 Longitude: 117-17-16.71W
 Heights: 1630 feet site elevation (SE)
 45 feet above ground level (AGL)
 1675 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-9402-OE.

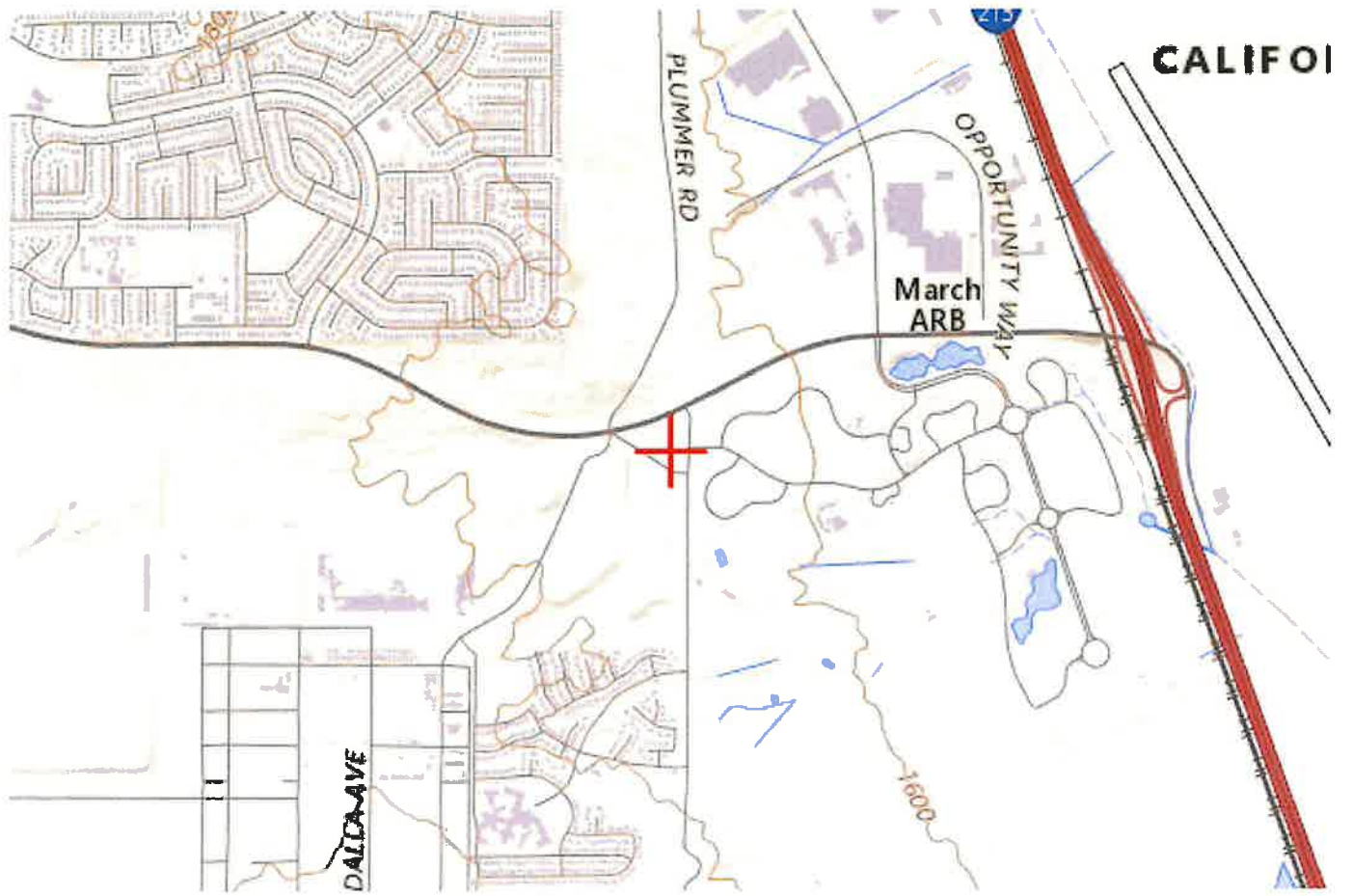
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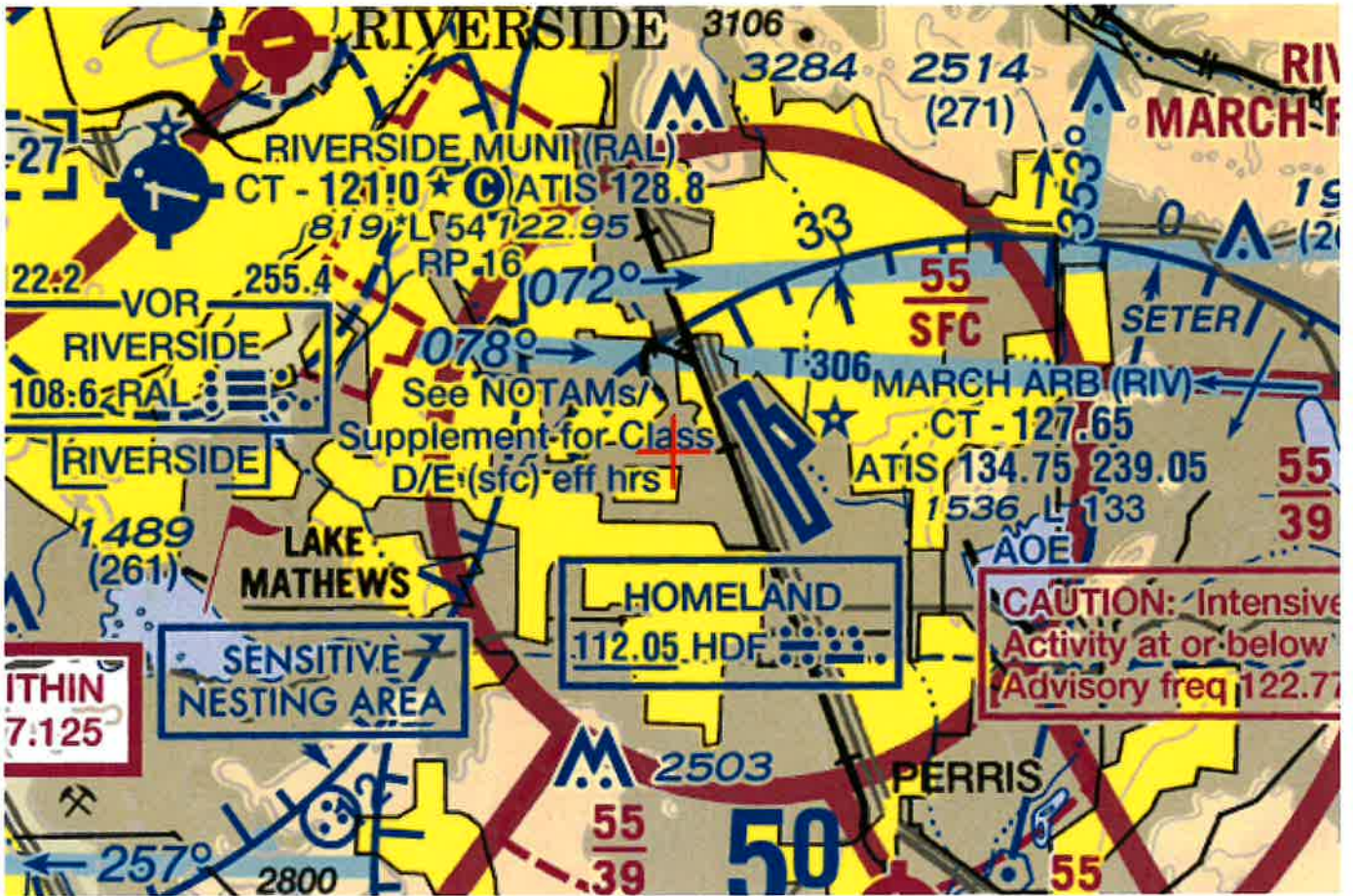
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9402-OE



Sectional Map for ASN 2022-AWP-9402-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9403-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Meridian South Campus Bldg I
 Location: Riverside, CA
 Latitude: 33-52-59.42N NAD 83
 Longitude: 117-17-16.73W
 Heights: 1630 feet site elevation (SE)
 45 feet above ground level (AGL)
 1675 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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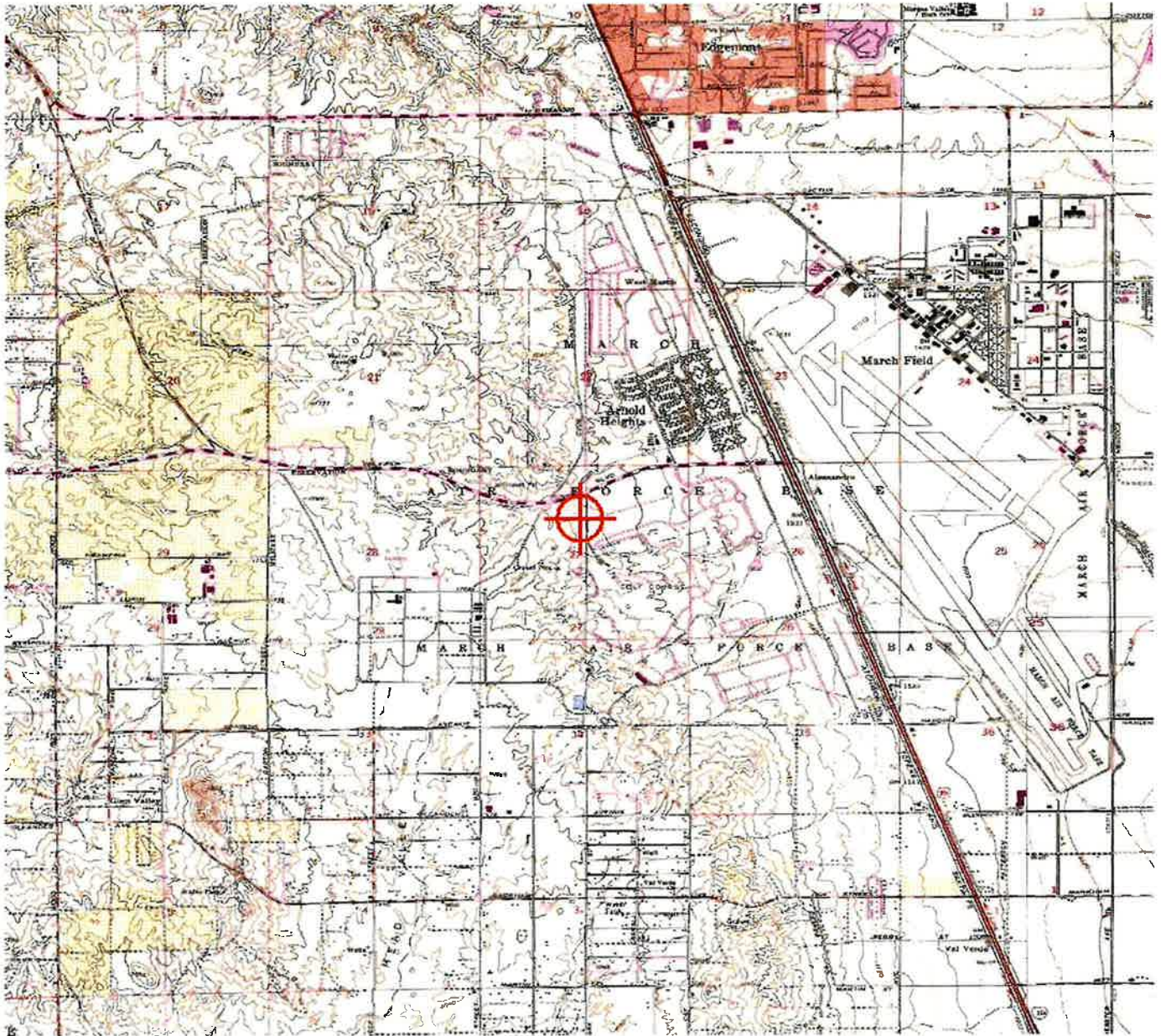
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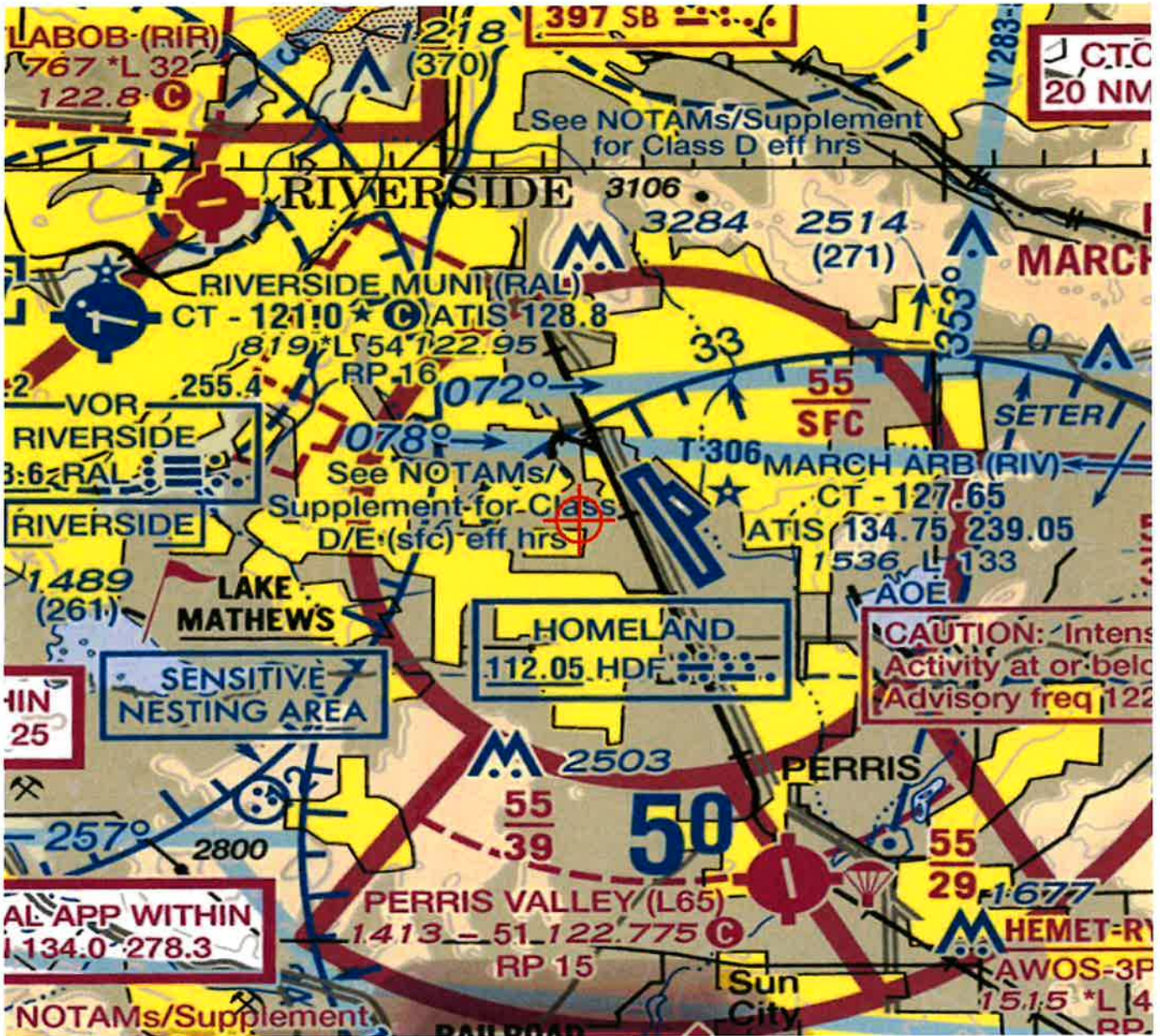
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9403-OE



Sectional Map for ASN 2022-AWP-9403-OE





Mail Processing Center
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 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-9404-OE

Issued Date: 07/06/2022

Timothy Reeves
 MERIDIAN PARK LLC
 1156 N. MOUNTAIN AVENUE
 Upland, CA 91786

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Commercial Use Building Meridian South Campus Bldg I
 Location: Riverside, CA
 Latitude: 33-52-59.50N NAD 83
 Longitude: 117-17-22.05W
 Heights: 1630 feet site elevation (SE)
 45 feet above ground level (AGL)
 1675 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
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If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-9404-OE.

Signature Control No: 528584269-541698990

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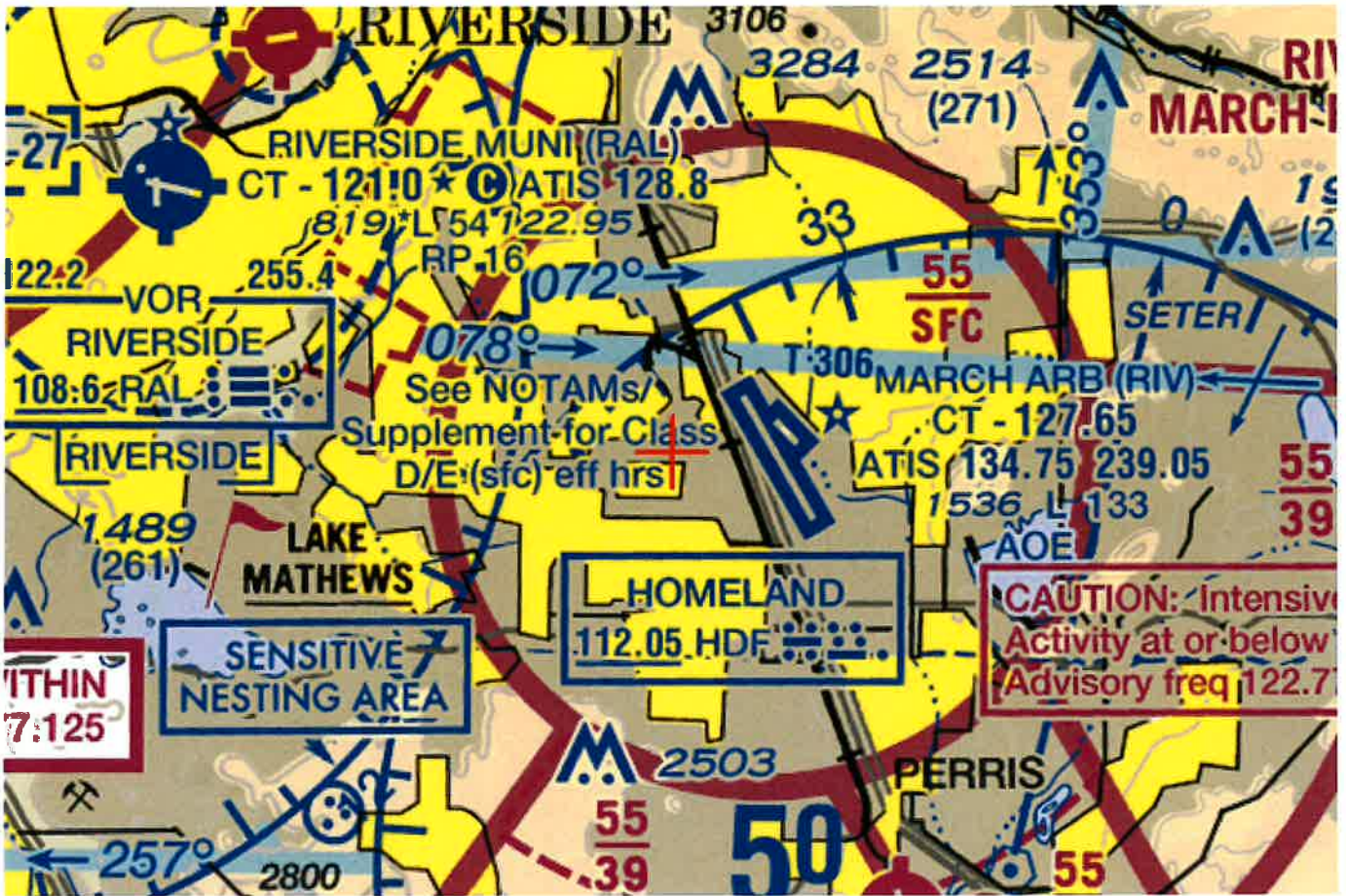
Vivian Vilaro
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2022-AWP-9404-OE



Sectional Map for ASN 2022-AWP-9404-OE



ATTACHMENT 9
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

ALUCP Density Calculations
Design Plan 22-06
Building H, Building I

ATTACHMENT 9
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

ALUCP Density Calculations
Design Plan 22-06
Building H, Building I

Project Location

The Meridian South Campus Buildings H & I Warehouse Project (“Project”) site is located on a 13.67-acre Business Park zoned site that was previously mass graded along with the overall Meridian Park South Campus Phase I Project, at the northwest corner of Village West Drive and Krameria Avenue, within the Meridian/March Business Center Specific Plan Area, March Joint Powers Authority (March JPA) jurisdiction, within unincorporated Riverside County, California. Specifically, the project is located on Parcels 21 and 23 of Final Map 37878 and is zoned Business Park in the March Business Center Specific Plan (SP-1, A8).

Project Description

The proposed Project consists of two speculative warehouse building with an approximate building square footage total of 261,800 square feet.

Building H is a 119,978 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform. The maximum building height is 44 feet. The parcel size for Building H is 6.42 acres.

Building I is a 141,810 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform. The maximum building height is 44 feet. The parcel size for Building I is 7.25 acres. The proposed Project site is within the Business Park land use designation of the March Business Center Specific Plan.

The following application has been submitted for consideration:

- Design Plan (Plot Plan 22-06)

Guiding Document

March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan (November 13, 2014)

Airport Compatibility Zone Location

The Project is proposed in Airport Compatibility Zone C2 (Flight Corridor Zone) and in a High Terrain Zone.

Airport Compatibility Zone Factors

1) **Noise Impact**

- a. Noise impact is Low because Project is in High Terrain Zone
- b. Outside 60-CNEL contour, but regularly overflowed in mostly daytime flight training
- c. Single-event noise may be disruptive to noise sensitive land use activities; aircraft <3,000 feet above runway elevation on arrival
- d. Individual noised events slightly louder because high terrain reduces altitude of overflights.

2) **Safety and Airspace Protection Factors:**

- a. Distant (beyond 5 miles) portion of instrument arrival corridor; or
- b. Closed-circuit flight training activity corridors
- c. Moderate risk because high terrain constituents' airspace obstruction
- d. Concern is tall single objects (e.g. antennas):

3) **Density/Intensity Standards:**

- a. ≤ 6.0 residential d.u./ac permitted in zone
- b. The average persons per acre is limited to 200.**
- c. The Single-Acre Land use intensity is limited to 500 persons per acre.**

4) **Prohibited Uses:**

- a. Highly noise-sensitive outdoor nonresidential uses (see note 15 of Plan for example uses)
- b. Hazards to Flight (see note 8 of Plan for example uses).

5) **Other Development Conditions:**

- a. Children schools are discouraged.
- b. Airspace review required for objects > 35 feet tall in the height caution zone.
- c. Electromagnetic radiation notification
- d. Deed notice and disclosure
- e. Avigation easement dedication and disclosure for projects in the Height Caution Zone.

Building H: Office & Warehouse Use

CBC Method Factor (Single-Acre Intensity)	
Office : 1 person/100 square feet	
Building H	8,000 SF
Total	8,000 SF
Calculation	$(8,000 \text{ SF}/100 \text{ SF}) = 80 \text{ Persons}$

CBC Method Factor (Single-Acre Intensity)	
Warehouse : 1 person/500 square feet	
Building 1	36,100 SF
Total	36,100 SF
Calculation	$(36,100 \text{ SF}/500 \text{ SF}) = 72 \text{ Persons}$

CBC Method (Single-Acre Intensity)	
Total Persons/Single-Acre = 152 Persons (Compliant)	

Vehicle Occupancy Method	
Calculation	$(133 \text{ parking stalls} \times 1.5 \text{ factor} + 18 \text{ dock doors} / 6.42 \text{ acres}) = 33.87 \text{ Persons}$
Total	34 Persons (Compliant)

CBC Method (Average Intensity)	
Calculation	Office: $(8,000 \text{ SF}/100 \text{ Factor}) = 80$ Warehouse: $(36,100 \text{ SF}/500 \text{ Factor}) = 72$ Total: $(152/6.42 \text{ acres}) = 23.67 \text{ Persons}$
Total	24 Persons (Compliant)

Building I: Office & Warehouse Use

CBC Method Factor (Single-Acre Intensity) Office : 1 person/100 square feet	
Building I	8,000 SF
Total	8,000 SF
Calculation	$(8,000 \text{ SF}/100 \text{ SF}) = 80 \text{ Persons}$

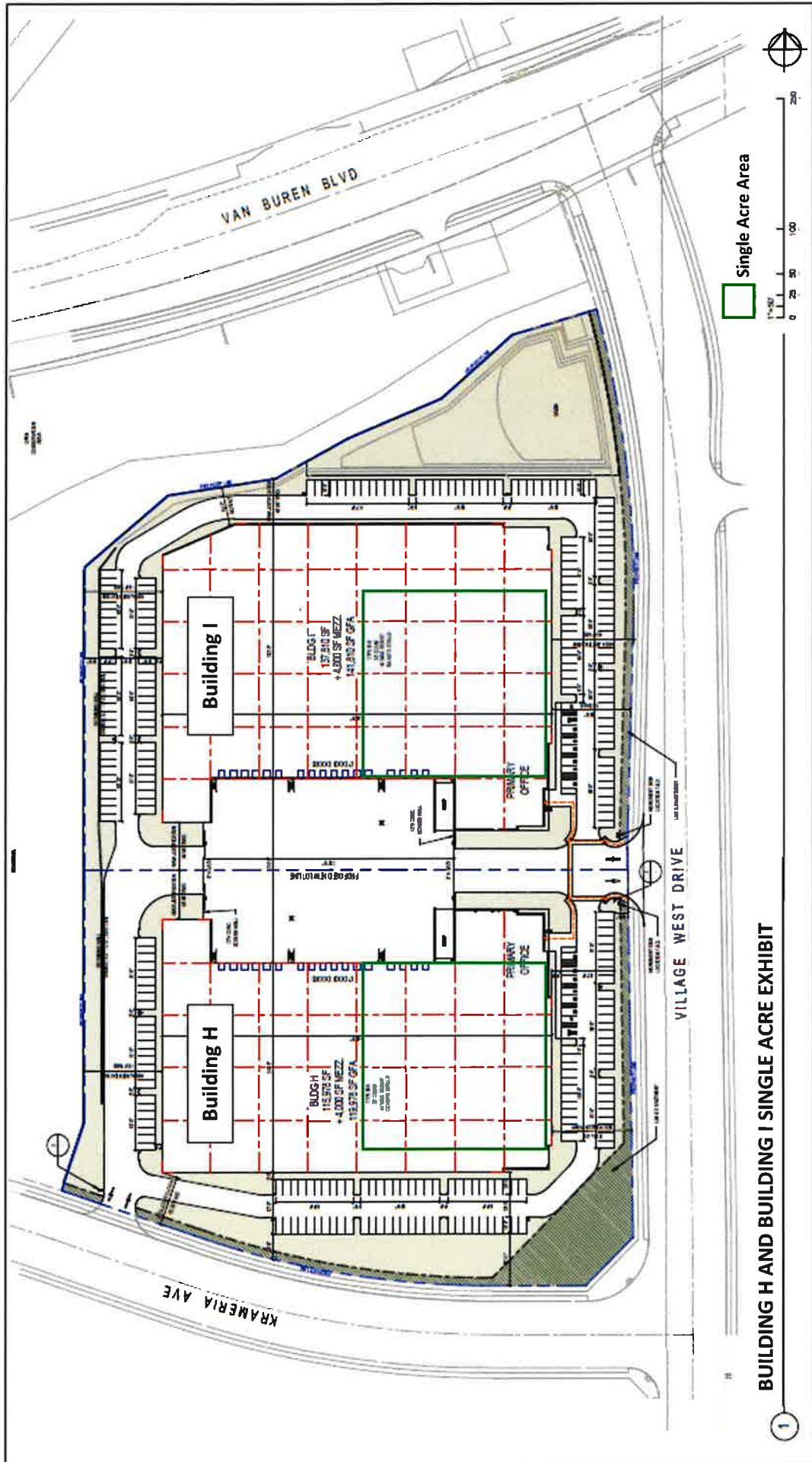
CBC Method Factor (Single-Acre Intensity) Warehouse : 1 person/500 square feet	
Building 1	36,100 SF
Total	36,100 SF
Calculation	$(36,100 \text{ SF}/500 \text{ SF}) = 72 \text{ Persons}$

CBC Method (Single-Acre Intensity)	
Total Persons/Single-Acre = 152 Persons (Compliant)	

Vehicle Occupancy Method	
Calculation	$(157 \text{ parking stalls} \times 1.5 \text{ factor} + 18 \text{ dock doors} / 7.25 \text{ acres}) = 34.96 \text{ Persons}$
Total	35 Persons (Compliant)

CBC Method (Average Intensity)	
Calculation	Office: $(8,000 \text{ SF}/100 \text{ Factor}) = 80$ Warehouse: $(36,100 \text{ SF}/500 \text{ Factor}) = 72$ Total: $(152/7.25 \text{ acres}) = 20.96 \text{ Persons}$
Total	21 Persons (Compliant)

Single Acre Exhibit: Buildings H and I



BUILDING H AND BUILDING I SINGLE ACRE EXHIBIT

ATTACHMENT 10
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Meridian Park Commitment Letter – Solar Power
May 05, 2022



Lauren Sotelo
Senior Planner
March JPA
14205 Meridian Parkway
Riverside, CA 92518

Ms. Sotelo,

With regards to MM-GHG-1, we are committed to providing 40% of the power to those buildings we construct by solar. Attached is the break down of those buildings we will constructing the in the next two years. To meet the 40% power requirements required by the mitigation measure, we need to provide 5,700 KW of solar power.

Referring to the attached solar power by building sheet, Meridian Park will need to provide solar for 4 of the 6 buildings we currently have left to construct. We are committing to provide solar on 4 of the 6 buildings by this letter.

Any questions or comments please let me know,

Timothy Reeves
Meridian Park, LLC
VP Retail Project Development
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91786

Projected Power Usage by all Proposed Buildings in South Campus

Building	Building Size	Electric Service in AMPS	Max kilowatt Hrs. 277/480 (AMPS x 480)	Annual KW Hours	Avg. Usage 33%	Total Solar System Size Kilowatts (KW)	40% Offset KW
Building E	200,000	2,500	1,200,000	10,512,000	3,468,960	1,850	
Building F	163,000	2,500	1,200,000	10,512,000	3,468,960	1,850	
Building G	116,000	2,500	1,200,000	10,512,000	3,468,960	1,850	
Building H	116,000	2,500	1,200,000	10,512,000	3,468,960	1,850	
Building I	137,000	2,500	1,200,000	10,512,000	3,468,960	1,850	
DJT6	219,928	2,500	1,200,000	10,512,000	3,468,960	1,850	
Totals:	951,928						5,700

Notes:

- 1) Mitigation measure states 40% of the projects power must be solar
- 2) Total Solar KW size using all Buildings is 14,251 KW
- 3) 40% of that number for overall power usgaage is 5,700 KW

ATTACHMENT 11
South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Notice of Exemption



MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518
 (951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF EXEPTION

TO: <input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: March Joint Powers Authority (Public Agency)
<input checked="" type="checkbox"/> Riverside County Clerk 2724 Gateway Drive Riverside, CA 92507	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92506

1. Project Title:	Design Plan 22-06: South Campus Buildings H and I Warehouse Project
2. Project Applicant:	Meridian Park, LLC.
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	The proposed South Campus Buildings H and I Warehouse Project (Project) is located south of Van Buren Boulevard and west of Village West Drive, specifically at the northwest corner of Village West Drive and Krameria Avenue, as depicted in the attached map below
4. Project Location	County of Riverside
5. Description of nature, purpose, and beneficiaries of Project:	<p>On November 9, 2022, the March Joint Powers Authority, through its March Business Center Implementation Committee, granted ministerial design approvals for Design Plan 22-06 for South Campus Buildings., which consist of two speculative warehouses on approximately 13.67 acres zoned Business Park as specified in the March Business Center Specific Plan (SP-1, A8). The project site also includes a 06-acre above ground detention basin</p> <p>South Campus Buildings H and I were previously approved in January 2021 and analyzed in the Subsequent Environmental Impact Report for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH #2020059028. Under that approval, South Campus Buildings H and I were entitled to incorporate the following improvements:</p> <ul style="list-style-type: none"> • Building H: construction of 119,978 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform on 6.42 acres in the Business Park zoning district of the March South Campus Specific Plan. • Building I: construction of a 141,810 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform ing on 7.25 acres in the Business Park zoning district of the March South Campus Specific Plan.

6. Name of Public Agency approving project:	March Joint Powers Authority
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Timothy Reeves Meridian Park, LLC. 1156 N. Mountain Avenue Upland, CA 91786
8. Exempt status: (check one)	
(a) <input checked="" type="checkbox"/> Ministerial project.	Pub. Res. Code § 21080(b)(1); State CEQA Guidelines §15268 (a)
(b) <input checked="" type="checkbox"/> Not a project.	Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15369
(c) <input type="checkbox"/> Emergency Project.	
(d) <input type="checkbox"/> Categorical Exemption. State type and section number:	
(e) <input type="checkbox"/> Declared Emergency.	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	<p>South Campus Buildings H and I were previously approved in January 2021 and analyzed under the Subsequent Environmental Impact Report for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH #2020059028). Approval of Design Plan 22-06 for South Campus Buildings H and I is a ministerial approval because it involved little or no personal judgment as to the wisdom or manner of carrying out construction of South Campus Buildings H and I and instead applied fixed standards and objective measurements. Approval of the Design Plan is this a ministerial activity and not a project within the meaning of CEQA. (Public Res. Code § 21080(b)(1); State CEQA Guidelines § 15369.)</p> <p>Further, the approval of the Design Plan is exempt from environmental review because it is a ministerial activity. (State CEQA Guidelines § 15268(a).) The Design Plan underwent a ministerial review process and was found consistent with the development standards under the March Business Center Specific Plan (SP-1, Amendment No. 8), the March Business Center Design Guidelines, and the adopted Mitigation Measures for the Meridian South Campus Specific Plan and Village West Drive Extension SEIR (SCH 20200059028). All services and access to the project site is made available through the Specific Plan (SP-1, A8).</p> <p>The determination that the Design Plan 22-06 was consistent involved no discretionary judgement by the March Business Center Implementation Committee and involved only the use of fixed and objective standards rather than subjective decision making.</p>

10. Lead Agency Contact Person:	Jeffrey Smith, AICP Principal Planner March Joint Powers Authority
Telephone:	(951) 656-7000
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public meeting held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public meeting was: November 9, 2022	

Signature: _____ **Date:** November 9, 2022 **Title:** Principal Planner
Jeffrey M. Smith

Signed by Lead Agency **Signed by Applicant**

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code



South Campus Buildings H and I Warehouse Project Location:

The South Campus Buildings H & I Warehouse Project is located on a 13.67-acre Business Park zoned site that was previously mass graded along with the overall Meridian Park South Campus Phase I Project. The Project site is located south of Van Buren Boulevard and west of Village West Drive, specifically at the northwest corner of Village West Drive and Krameria Avenue in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.