

**NOTICE OF ADJOURNMENT AND CONTINUATION OF MEETING**  
**of the**  
**MARCH JOINT POWERS COMMISSION**  
**of the**  
**MARCH JOINT POWERS AUTHORITY**  
**and the**  
**MARCH INLAND PORT AIRPORT AUTHORITY**  
**and the**  
**SUCCESSOR AGENCY - MARCH JOINT POWERS AUTHORITY**  
**of the**  
**FORMER MARCH JOINT POWERS REDEVELOPMENT AGENCY**  
City of Moreno Valley • City of Riverside • City of Perris • County of Riverside  
**and the**  
**MARCH JOINT POWERS COMMISSION**  
**of the**  
**MARCH JOINT POWERS UTILITY AUTHORITY**  
City of Moreno Valley • City of Riverside • City of Perris

***Regular Meeting of Wednesday, December 14, 2022 at 3:00 p.m.***  
***Adjourned and Continued to***  
***Monday, December 19, 2022 at 1:00 p.m.***

**NOTICE IS HEREBY GIVEN** to the public and members of the March Joint Powers Commission that the Regular Meeting on December 14, 2022 of the March Joint Powers Commission of the March Joint Powers Authority is hereby adjourned to **MONDAY, December 19, 2022 at 1:00 p.m.**, due to lack of quorum, at:

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

**MEETING MINUTES**

- 1. Call to Order**  
Chair Hewitt called the meeting to order at 1:02 p.m.
- 2. Roll Call**  
Present: Delgado, Perry, Vargas, Rogers, Conder, Hewitt  
Absent: Gutierrez, Jeffries
- 3. Invocation**  
Pastor Diane Gardner provided the invocation.

**4. Pledge of Allegiance**

Member Rogers led the group in the pledge.

**5. Presentation**

Vice Chair Conder thanked and presented Chair Hewitt an appreciation plaque.

All of Chair's constituents wished him the best.

Dr. Martin thanked Chair Hewitt for his leadership and mentorship and added that he will be missed.

**6. Approval of Minutes of the Regular Meeting held on November 9, 2022.**

No questions or comments.

Motion to approve the JPC Meeting Minutes for the meeting held on November 9, 2022

Motion: Perry

Second: Rogers

Ayes: Delgado (2 votes), Perry, Vargas, Rogers, Conder, Hewitt (2 votes)

Noes: None

Absent: Gutierrez, Jeffries

Abstain: None

**7. Matters Subsequent to Posting Agenda**

*Approval of Agenda Additions or Corrections, as Necessary.*

Dr. Martin stated that there are two matters subsequent to posting the agenda. Agenda Item 11 (2), page 139, is a duplicate of page 138 of the packet and would like that page removed. Also, there were 53 comments added to agenda item 11 (2) and those printed email comments had been provided on the dais as well as posted on the website for public view.

**8. 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.

***January 11, 2023 - Matters Subsequent to Posting Agenda***

Mike McCarthy, Orangecrest resident and member of Riverside Neighbors Opposing Warehouses on December 10<sup>th</sup> sent an email to JPC with an attached SCAG study. Stated that the study outlined negative impacts of the warehousing industry to the regional economy. McCarthy stated that this is a pro-development group and MJPA has a choice to pick high value development and not low value development. Asked Commission to consider developments with higher economic value.

**9. Consent Calendars**

**MJPA - Operations**

1. Report: Update on JPC Actions, Legislation, Property Transfers and Staff Activities
2. Report: Update on Planning Activities
3. Action: Re-Authorize Remote Teleconference meetings of the Legislative Bodies of March Joint Powers Authority
4. Report: Receive and File Financial Status Reports
5. Action: Approve October 2022 Disbursements
6. Action: Approve a professional services agreement with DeGuire Weed Abatement for landscaping services within the March JPA Planning Area and authorize the Executive Director to execute the agreement

No questions or comments.

Motion to approve Consent Calendar – MJPA Operations, Items 9 (1-6).

Motion: Vargas

Second: Delgado

Ayes: Delgado (2 votes), Perry, Vargas, Rogers, Conder, Hewitt (2 votes)

Noes: None

Absent: Gutierrez, Jeffries

Abstain: None

## **10. Reports, Discussions and Action Items**

### **MJPA-SA**

1. Report/Action: Adopt Resolution #JPA-SA 22-04 a Resolution of the Successor Agency, approving and adopting a Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2023 through June 30, 2024, pursuant to Health and Safety Code Section 34177(o)

*Doug Anderson, Urban Futures provided an update on this item.*

No questions or comments.

Motion to approve Reports, Discussions and Action Items – MJPA-SA Operations, Item 10 (1).

Motion: Conder

Second: Vargas

Ayes: Delgado (2 votes), Perry, Vargas, Rogers, Conder, Hewitt (2 votes)

Noes: None

Absent: Gutierrez, Jeffries

Abstain: None

## **11. Public Hearing**

### **MJPA**

1. Action: 1) Adopt Resolution #JPA 22-19, making findings under CEQA Guidelines 15162 that no further review is required and approving Conditional Use Permit CUP 22-02, to allow the sale of alcoholic beverages for on-site consumption of beer and wine at a restaurant, located at 20641 Van Buren

Boulevard, Suite 104, Riverside, California, subject to conditions of approval, and  
2) Direct staff to file a Notice of Determination pursuant to the March Joint  
Powers Authority local CEQA Guidelines

*Jeffrey Smith, Principal Planner provided the report for this item.*

Chair Hewitt opened the Public Hearing at 1:21 p.m.

No public questions or comments.

Chair Hewitt closed the Public Hearing at 1:25 p.m.

Member Delgado asked if the permit they are applying for allows for both offsite and onsite alcohol consumption. Mr. Smith said no, onsite consumption only.

Vice Chair asked if this applicant has applied for or is holding liquor licenses elsewhere. Mr. Smith answered that he believes the applicant does have liquor licenses with other establishments that he has. Vice Chair Conder asked if there were any negative comments about this applicant. Mr. Smith stated no, there is not.

Motion to approve Public Hearing – MJPA, Item 11 (1).

Motion: Rogers

Second: Vargas

Ayes: Delgado (2 votes), Perry, Vargas, Rogers, Conder, Hewitt (2 votes)

Noes: None

Absent: Gutierrez, Jeffries

Abstain: None

2. Action: 1) Adopt Resolution #JPA 22-20 adopting an addendum to the Meridian South Campus Specific Plan and Village West Drive Extension Project Final Subsequent Environmental Impact Report (SCH #2020059028) 2) Adopt Resolution #JPA 22-21 approving Tentative Parcel Map 38414 (TPM 22-01) and Plot Plan 22-02 (PP 22-02) for the development of two speculative warehouse buildings on 15.33 acres in the Business Park zoning district of the March Business Center Specific Plan (SP-1, Amendment No. 8), subject to Conditions of Approval, and 3) Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines

*Dan Fairbanks, Planning Director provided the report for this item.*

Chair Hewitt opened the Public Hearing at 1:28 p.m.

Timothy Reeves, Meridian Park, LLC, provided an additional update on this item and stated he was available to answer any questions.

Member Delgado asked Mr. Reeves if they have an idea of who the tenant will be at this time. Mr. Reeves answered there are some people looking and they all fit within the current zoning plan.

Mike McCarthy, Orangecrest and Riverside Neighbors Opposing Warehouses resident spoke to the Commission regarding the Matter Subsequent packet of comments by residents in opposition of the West Campus Upper Plateau project.

Chair Hewitt closed the Public Hearing at 1:47 p.m.

Member Perry asked for someone to provide an overview of the WRCOG Good Neighbor Guidelines. Mr. Fairbanks stated that March JPA did not adopt the WRCOG Good Neighbor Guidelines for Siting Warehouses. He added that the guidelines were referenced in the March JPA truck route ordinance. Mr. Fairbanks stated that when the truck route ordinance was adopted, the JPA cited that objectives within the WRCOG Good Neighbor guidelines were incorporated, but those were strictly limited to separating truck traffic from residential neighborhoods and residential streets. There were very specific details as to where trucks could go and penalties in deviating the truck route.

Member Perry asked if the Technical Advisory Committee (TAC) had a recommendation on this after their discussion. Dr. Martin responded that when this item went before the TAC, they heard the same presentation as heard at this meeting and they recommended that a matrix that outlines staff responses to comments by the City of Riverside and residents. Attorney Thomas Rice, BB&K, March JPA Legal Counsel, added that the TAC is not a recommending body and function more like planning commissions do in cities. He added that within the JPA they have a very limited advisory role.

Member Perry asked what the distance is on Caroline Road between Gless Ranch Road and Coyote Bush Road. Mr. Fairbanks responded approximately a quarter mile. Member Perry asked what is going to prevent trucks from getting on to Gless Ranch Road and on to Barton. Mr. Fairbanks stated that there are separators at Meridian Parkway and Van Buren Blvd. to force trucks not to make that turn. He added there is also signage along with the truck route enforcement that is funded as a mitigation measure to the specific plan. Member Perry stated that he would like to see a diagram of what it looks like.

Member Perry asked what the distance was between the north building and Van Buren. Mr. Fairbanks stated that on page 102 of the packet, it shows the closest distance from the site to the residences to the north are slightly less than 200 feet. He added that the distance from the residential lots to the truck court is about 450 feet.

Member Perry asked if Mr. Reeves had been provided a copy of the letter that the City Planning Department sent. Mr. Fairbanks said 'yes'. Member Perry asked if there was any conversation about incorporating some of the guidelines as part of this project moving forward. Chair Hewitt re-opened the Public Hearing at 1:55 p.m. Mr. Reeves answered that the City of Riverside was very much involved in the Specific Plan process and no comments were received from the City or the surrounding neighborhoods with the concerns with regard to the . Member Perry asked Mr. Reeves if there has been any outreach to the community. Mr. Reeves answered that they reached out during the Specific Plan process. Member Perry asked if there were

public community meetings. Mr. Reeves answered that there was one in February (2020) for the re-entitlement and EIR. Chair Hewitt closed the Public Hearing at 1:56 p.m.

Member Perry asked for information regarding the elementary school buffer zone. Mr. Fairbanks stated that the elementary school buffer zone is intended to restrict uses primarily that have a hazardous materials component. The elementary school district overlays the northern most portion of the north building and there are requirements that prohibit that site from being involved in any activities that would treat hazardous waste activities or other chemicals of concern.

Vice Chair Conder stated that he wanted to reiterate that no trucks will be entering the facility on Gless Ranch from Barton Road. Mr. Fairbanks concurred with Vice Chair Conder's statement. Vice Chair Conder stated that the project before the Commission today is due to the reduction in project size from the originally approved project. Mr. Fairbanks stated that the reason that this is before the Commission is because there is a tentative parcel map that requires approval by the March Joint Powers Commission. Mr. Fairbanks added that if the applicant had come in for a 300,000 square foot building, they would have been directed towards the Implementation Committee because it was consistent with the EIR.

Member Vargas asked for information on the buffer between the north end of the project and the nearest elementary school. Mr. Fairbanks answered that being consistent with the CEQA guidelines there is a quarter mile distance from the development to the schools and within that distance hazardous materials are greatly regulated. Member Vargas asked to confirm that there is no elementary school north of the project. Mr. Fairbanks answered that there is an elementary school to the northeast approximately 1,000 feet.

Chair Hewitt stated that looking at the comments from the City of Riverside, they were referring to industrial zoning and this is business park zoning. He asked Mr. Fairbanks to explain the difference. Mr. Fairbanks stated that industrial development allows fairly expansive warehouses, manufacturing facilities and any different number of uses that occur in large facilities.

Attorney Rice asked Mr. Fairbanks to address the comment about the land use policies in the general plan. Mr. Fairbanks stated that general plan policy 2.3 deals with approving uses that are consistent with the services that are provided by the JPA, the infrastructure limitations and other parameters that are identified regarding infrastructure communications and street capacity. Furthermore, the infrastructure on Barton and Van Buren were constructed specifically for business park on this site, plus the whole specific plan development area which allows for a mix of office, business park and industrial. Mr. Fairbanks added that general plan policy 2.4 talks about approving uses that conflict with adjoining jurisdictions and the protection of adjacent development. This is a case where this specific plan and the Good Neighbor Guidelines by the City of Riverside went to approval at the same time. This particular project is part of a bigger picture that included open space conservation, a dog park and a veterans themed park. On this particular corner, there is business park use

located at Barton and Van Buren. The proposal is consistent with guidelines that are in place to put the most sensitive uses adjacent to Van Buren. The smaller business park lots, the office, the mixed use and the commercial properties of which are being developed now are located on Van Buren. Attorney Rice added that on policy 2.3 it deals with conflicting land use patterns and it's in the staff report so the copies to the neighbors east and south are similar land use and 2.4 also talks about commitments to neighbors. Attorney Rice added that the general policies are general in nature and when the commission makes this determination it's free to identify which polices it believes it's compliant with and how it's compliant with those policies.

Motion to approve Public Hearing – MJPA, Item 11 (2), CEQA.

Motion: Delgado

Second: Vargas

Ayes: Delgado (2 votes), Vargas, Conder, Hewitt (2 votes)

Noes: Perry, Rogers

Absent: Gutierrez, Jeffries

Abstain: None

Motion to approve Public Hearing – MJPA, Item 11 (2), balance of the report.

Motion: Delgado

Second: Vargas

Ayes: Delgado (2 votes), Vargas, Conder, Hewitt (2 votes)

Noes: Perry, Rogers

Absent: Gutierrez, Jeffries

Abstain: None

## **12. Reports, Discussions and Action Items**

### **MJPA**

#### **1. Report: Receive and file yearend review report**

*Dr. Grace Martin, Executive Director and Rodney McCraine, Deputy Director provided updates on this item*

No questions or comments.

#### **2. Report: Receive and file the monthly Technical Advisory Committee - Regular Meeting reports for November 7, 2022 and December 5, 2022**

*Tisa Rodriguez, TAC Chair provided an update on this item.*

No questions or comments.

## **13. Consent Calendar**

### **MIPAA – Operations**

1. Report: Update on JPC Actions, Legislation, Property Transfers, Planning Activities and Staff Activities
2. Action: Re-Authorize Remote Teleconference meetings of the Legislative Body of March Inland Port Airport Authority
3. Report: Receive and File Financial Status Reports
4. Action: Approve October 2022 Disbursements

5. Action: Approve a professional services agreement with Mission Property Advisors, Inc. for an appraisal of the D-1 Parcel at the March Inland Port Airport, and authorize the Executive Director to execute the agreement

No questions or comments.

Motion to approve Consent Calendar – MIPPA Operations, Items 13 (1-5).

Motion: Perry

Second: Rogers

Ayes: Delgado (2 votes), Perry, Vargas, Rogers, Conder, Hewitt (2 votes)

Noes: None

Absent: Gutierrez, Jeffries

Abstain: None

#### **14. Consent Calendar**

##### **MJPUA – Operations**

1. Action: Re-Authorize Remote Teleconference meetings of the Legislative Body of March Joint Powers Utilities Authority
2. Report: Receive and File Financial Status Reports
3. Action: Approve October 2022 Disbursements

No questions or comments.

Motion to approve Consent Calendar – MJPUA Operations, Item 14 (1-3).

Motion: Vargas

Second: Rogers

Ayes: Delgado (2 votes), Perry, Vargas, Rogers, Conder

Noes: None

Absent: Gutierrez, Jeffries

Abstain: Hewitt

#### **15. Commission Members Oral Reports/Announcements**

Member Rogers wished everyone a wonderful holiday season and an even better 2023.

#### **16. Staff Oral Reports/Announcements**

Dr. Martin stated that the January 11<sup>th</sup> meeting will be an evening meeting to allow the public to come in and provide public comments to the commission. It will be held at the Moreno Valley Community Center at 6:30 p.m. in anticipation of the number of residents that may appear for that meeting.

#### **17. Calendaring of Future Agenda Items**

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

None

#### **18. Adjournment**

The meeting adjourned at 2:27 p.m.



## Meeting Schedule

March Joint Powers Commission Meeting	January 11, 2023 – 6:30 p.m.
March Joint Powers Commission Meeting	January 25, 2023 – 3:00 p.m. <b>DARK</b>
March Joint Powers Commission Meeting	February 8, 2023 – 3:00 p.m.

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