

MARCH JOINT POWERS AUTHORITY

NOTICE OF A REGULAR TAC MEETING

THE TECHNICAL ADVISORY COMMITTEE
OF THE
MARCH JOINT POWERS AUTHORITY

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

WILL BE HELD ON

Monday, December 4, 2023 from 3:30 p.m. to 5:00 p.m.

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

I hereby certify that the foregoing notice is a full, true and correct copy of a notice that was sent to the following locations:

1. County of Riverside
County Administrative Center
4080 Lemon Street
Riverside, CA
2. City of Perris
City Hall
101 North D Street
Perris, CA
3. City of Riverside
City Hall
3900 Main Street
Riverside, CA
4. City of Moreno Valley
City Hall
14177 Frederick Street
Moreno Valley, CA
5. March Joint Powers Authority Office
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

I hereby further certify that a copy of the foregoing notice was dispatched by me on November 30, 2023 to each member of the Technical Advisory Committee of the March Joint Powers Authority.

Cindy Camargo

Cindy Camargo, Secretary to the TAC

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

Monday, December 4, 2023 at 3:30 p.m.

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

AGENDA

1. Call to Order

2. Roll Call

3. Matters Subsequent to Posting Agenda

Approval of Agenda Additions or Corrections, as Necessary.

**4. Approval of the Minutes of the Special TAC Meeting held on September 6, 2023 - Page 4
TAC Meetings for October and November were cancelled.**

5. Public Comments

Any person may address the Technical Advisory Committee on any subject pertaining to March Joint Powers Authority, March Inland Port Airport Authority, Successor Agency/former March Joint Powers Redevelopment Agency, and March Joint Powers Utilities Authority business not listed on the Agenda during this portion of the Meeting. A limitation of three (3) minutes shall be set for each person desiring to address the Commission.

6. Reports, Discussions and Actions

a) Report: GP 23-02 March JPA Environmental Justice Element – Page 7

Dan Fairbanks, Planning Director

b) Report: US Vets Initiative Transitional Housing Program Specific Plan (SP 6)
Specific Plan (SP 6) Amendment 1, Plot Plan 10-02, Amendment 1 – Page 25

Jeff Smith, Principal Planner

c) March Inland Port Airport Capital Improvement Plan – Page 38

Dr. Grace Martin, Chief Executive Officer

d) A Resolution of the Successor Agency, approving and adopting a Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2024 through June 30, 2025, Pursuant to Health and Safety Code Section 34177(o) – Page 52

Dr. Grace Martin, Chief Executive Officer

e) March JPA Year-End Review – Page 53

Dr. Grace Martin, Chief Executive Officer

f) Report: Military Compatibility Use Study (MCUS) Update – Page 58

Simon Housman, ALUC

g) Report: Rolling Calendar and Future Agenda Items – Page 59

Dr. Grace Martin, Chief Executive Officer

**7. TAC representation and report at the next scheduled JPC Regular Meeting –
December 13, 2023**

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

9. Adjournment

In accordance with Government Code section 65009, anyone wishing to challenge any action taken by the members appointed by the March Joint Powers Commission of the entity listed in this agenda above in court may be limited to raising only those issues raised at the public hearing described in the notice or raised in written correspondence delivered to the hearing body, at or prior to the public hearing. Any written correspondence submitted to one or more of the March JPA Commissioners regarding a matter on this Agenda shall be carbon copied to the Commission Clerk and the project planner, if applicable, at or prior to the meeting date first referenced above.

Copies of written documentation relating to each item of business described above are on file in the office of the March Joint Powers Authority (March JPA), 14205 Meridian Parkway, Ste. 140, Riverside, California and are available for public inspection during regular office hours which are 7:30 a. m. to 5:00 p.m., Monday through Thursday, Friday-Closed. Written materials distributed to the March Joint Powers Technical Advisory Committee (TAC) within 72 hours of the TAC meeting are available for public inspection immediately upon distribution in the March JPA office at 14205 Meridian Parkway, Suite 140, Riverside, California (Government Code Section 54957.5(b)(2)). Copies of written materials may be purchased for \$0.20 per page. Pursuant to State law, this agenda was posted at least 72 hours prior to the meeting.

I hereby certify under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated: November 30, 2023

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

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

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

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

Wednesday, September 6, 2023 at 3:30 p.m.

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

MEETING MINUTES

Present: Tisa Rodriguez, Chair
Juan Perez, County of Riverside
Rafael Guzman, City of Riverside
Mike Lee, City of Moreno Valley
Kenneth Phung, City of Perris

Absent: None

Others in Attendance:

Jeffrey Smith, March JPA	Tina Grande, County of Riverside
Dr. Grace Martin, March JPA	Michele Patterson, City of Moreno Valley
Lauren Sotelo, March JPA	Jeremy Holm, BB&K
Cindy Camargo, March JPA	Dan Fairbanks, March JPA
Simon Housman, MCUS	Mike McCarthy
Dr. Qisheng Pan (via zoom)	

1. Call to Order

Chair Rodriguez called the meeting to order at 3:30 p.m.

2. Roll Call

Guzman, Perez, Lee, Phung, Chair Rodriguez

3. Matters Subsequent to Posting Agenda

Approval of Agenda Additions or Corrections, as Necessary.
None.

4. Approval of the Minutes of the Regular TAC Meeting held on August 7, 2023

No questions or comments.

Motion to approve: Lee

Second: Phung

Abstain: None

5. Public Comments

Any person may address the Technical Advisory Committee on any subject pertaining to March Joint Powers Authority, March Inland Port Airport Authority, Successor Agency/former March Joint Powers Redevelopment Agency, and March Joint Powers Utilities Authority business not listed on the Agenda during this portion of the Meeting. A limitation of three (3) minutes shall be set for each person desiring to address the Commission.

The following provided public comments.

1. Mike McCarthy

6. Reports, Discussions and Actions

a) Report: Economic Impact Analysis Update

Dr. Grace Martin, CEO, and Dr. Qisheng Pan, (via zoom) provided an update for this item.

Member Guzman inquired about specific job numbers related to direct, indirect and induced jobs. Dr. Pan explained the SCAG methodology used to determine the numbers. Member Guzman inquired about the sources of job data. Dr. Pan responded that data was derived from information provided by March JPA and March ARB staff members.

No further questions or comments.

b) Report: Foreign Trade Zone 2022 Annual Report and Expansion Requests

Dr. Grace Martin, CEO, provided an update on this item.

Member Perez believes a discussion will be needed at a later time about the MIPAA budget and it would be a good time to include the Foreign Trade Zone discussion.

No further questions or comments.

c) Report: Military Compatibility Use Study (MCUS) Update

Mr. Housman was unable to attend this meeting.

No further questions or comments.

d) Report: Rolling Calendar and Future Agenda Items

Member Lee asked what project represented "MJ-134". Dr. Martin responded that it was the capital improvement project for the March JPA's Lighting, Landscape and Maintenance District No. 1, (LLMD) for sidewalks and the Notice of Completion (NOC) on the Commission agenda is to acknowledge the completion of the job.

Member Phung asked what the targeted timeframe was for the West Campus Upper Plateau project. Dr. Martin responded that there is no set date yet as the applicant and staff are still working through responses to comments on the DEIR. Dr. Martin stated that October 11th may be the estimated timeframe for a public hearing, but it's not yet clear. Member Phung asked how information will be disseminated. Dr. Martin responded that project information is published on the JPA website; sent to a list of respondents and residents; and email notices to parties of interest. Dan Fairbanks, JPA Planning Director stated there are over 160 email addresses for individuals that are notified of the project. He added that there is also a property owners list utilized for public meeting notifications.

No further questions or comments.

**7. TAC representation and report at the next scheduled JPC Regular Meeting –
September 27, 2023**

Chair Rodriguez stated she would provide an update at the next JPC meeting.

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

Chair Rodriguez requested that the TAC be updated before the October 11th meeting as to the percentage of the progress and if it is going to affect that date.

Member Guzman stated that Greater Riverside Chamber of Commerce is having their Good Morning Riverside, September 14th and the keynote speaker is the Chief Executive Officer of the Ontario International Airport.

Member Guzman stated that the City of Riverside is undergoing a search for a comprehensive general plan update consultant. It will be brought to their city council by the end of this year. It will take two to three years to overhaul their general plan and will also include a climate action and adaptation plan. They will make sure to share that with the TAC and would love to hear their thoughts and ideas.

9. Adjournment

This meeting adjourned at 3:56 p.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
TECHNICAL ADVISORY COMMITTEE
OF THE
MARCH JOINT POWERS AUTHORITY**

***Reports, Discussion and Action
Agenda Item No. 6a***

Meeting Date: December 4, 2023

Report/Discussion: GP 23-02: March JPA Environmental Justice Element

Applicant: March Joint Powers Authority

Background:

March Joint Powers Authority (March JPA) is preparing an Environmental Justice Element to the March JPA General Plan. According to the State of California, Environmental Justice is defined as “the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”

Upon completion, the Environmental Justice Element will be included as part of the March JPA General Plan, and it will reflect the agency’s commitment to reducing environmental burdens and ensuring all residents have the opportunity to access public facilities and services that improve their quality of life.

Consistent with the recently adopted 14th Amendment to the Joint Powers Agreement by and between the Cities of Moreno Valley, Perris, Riverside and the County of Riverside, the March Joint Powers Authority is planned to sunset on July 1, 2025. As the March JPA planning jurisdiction will be absorbed by Riverside County, with the County fully responsible for future land use reviews and approvals after July 1, 2025, March JPA is reviewing the adoption of an Environmental Justice Element based on Riverside County’s adopted Environmental Justice Element.

The March JPA Environmental Justice Element would be applicable within the existing March JPA planning jurisdiction. Other nearby land, including the adjacent March Air Reserve Base and Riverside National Cemetery would not be subject to the provisions of the Environmental Justice Element.

In California, state law requires every local jurisdiction to prepare and adopt a comprehensive and long-range general plan to guide its growth and physical development. The General Plan provides a consistent framework for land use and development decisions in accordance with an established community vision. In 2016, the State of California passed Senate Bill 1000 - the Planning for Healthy Communities Act requiring cities and counties to address environmental justice within their general plans.

Environmental Justice Element will include objectives and policies:

The March JPA Environmental Justice Element will include objectives and policies as required by Government Code section 65302(h) that have as a goal:

- a) Promote Civic Engagement
- b) Health Risk Reduction (e.g., Food Access, Safe and Sanitary Homes, Physical Activity, and Reduce Pollution exposure)
- c) Public Facilities and Health Care Facilities
- d) Other Environmental Justice Objectives (e.g., stormwater capture, solar and renewable energy, and implementation of climate action plans)

Community Workshop:

Community participation is an important component in the development of the March JPA’s Environmental Justice Element. The March JPA will schedule workshops to provide opportunities for the public to participate in the development of the element.

During the development of the Environmental Justice Element, the March JPA will host the first of two workshops, identified below, to support the Environmental Justice Element planning process.

**Workshop 1: Tuesday, December 19, 2023, 6:30 – 8:00 PM at
March Field Air Museum, 22550 Van Buren Boulevard, Riverside, CA 92518**

CEQA:

March JPA has completed a task order to contract with Environmental Science Associates to analyze and prepare documents regarding the environmental review for the March JPA Environmental Justice Element.

SB 18 - Tribal Consultation:

The Project includes amending the General Plan, thus, tribal consultation under SB 18 is required. On November 14, 2023, staff sent thirty letters to local Tribes to initiate consultation.

ALUC Review:

On October 26, 2023, the Riverside County Airport Land Use Commission issued a determination of consistency with the March ARB/IP Airport Compatibility Plan.

Attachment(s):

- 1. March JPA Planning Area Exhibit
- 2. Draft March JPA Environmental Justice Element (November 2023)



GP 23-02 March JPA Environmental Justice Element

Approximately 4,400 acres of the former March Air Force Base now within the March Joint Powers Authority

GENERAL PLAN
of the
MARCH JOINT POWERS AUTHORITY
Environmental Justice Element

2nd Draft \ November 2023

SECTION 7: ENVIRONMENTAL JUSTICE ELEMENT

SUMMARY

Under Government Code Section 65302(h), if a jurisdiction includes a disadvantaged community, an environmental justice element is a required element of that jurisdiction's general plan. The March JPA planning area is within a disadvantaged community (Census Tract 6065046700) as identified by CalEnviroScreen 4.0. Environmental Justice Element Exhibit 7-1 identifies that the full March JPA planning area is contained within a disadvantaged community. In addition, an irregular shaped portion of the City of Moreno Valley, generally located north of Cactus Avenue, south of Allesandro Boulevard and Cottonwood Avenue, east of Old 215 Road and Elsworth Street, and west of Frederick Street, is located within Census Tract 6065046700, but is not a part of March JPA and is not subject to the March JPA Environmental Justice Element. Finally, March Air Reserve Base and Riverside National Cemetery are within the same census tract, but Federal facilities and are not subject to the March JPA Environmental Justice Element.

This Environmental Justice Element incorporates the environmental justice policies of the County of Riverside Healthy Communities Element pursuant to Government Code Section 65301(a). The County environmental justice policies apply to the unincorporated territory within the County of Riverside. When March JPA's land use authority reverts back to the County on July 1, 2025, in accordance with 14th amendment to the March Joint Powers Agreement, the March JPA planning area will be recognized as unincorporated territory within the County of Riverside and subject to the County environmental justice policies. The County environmental justice element is sufficiently detailed, and its policies are appropriate to apply to the March JPA planning area in compliance with Government Code Sections 65301(a) and 65302(h).

The County Board of Supervisors adopted the environmental justice policies by Resolution 2021-182 on September 21, 2021.

Background

The March JPA planning area is an approximate 4,500-acre area formerly part of March Air Force Base. This area was declared surplus as part of the 1996 Base Realignment and Closure Commission (BRAC) process and transferred to March JPA for reuse, redevelopment and/or joint use with the United States Air Force Reserve. The March JPA planning area includes two residential communities: (1) Green Acres, a 111-unit historic housing area originally part of the base and excessed to March JPA as part of the 1996 BRAC process; and (2) Westmont Village, an approximate 550-unit retirement community, originally developed as a continuum of care facility for retired military officers, and subsequently purchased and modified to a market rate housing development with a majority of senior citizens.

Environmental Justice

Environmental justice is "the fair treatment of people of all races, cultures, and incomes with respect to development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." (Gov. Code, § 65040.12). To this end, the state legislature approved Senate Bill (SB) 1000 in 2016 that

requires local general plans to address environmental justice and include related policy, if a “disadvantaged community” is identified within the area covered by the general plan. In order to fully address environmental justice, the general plans must include new or existing policies intended to: (1) reduce unique or compounded health risks in disadvantaged communities; (2) promote civic engagement in public decision-making process; and (3) prioritize improvements and programs that address the needs of disadvantaged communities. (Gov. Code, § 65302(h)).

A disadvantaged community or environmental justice community (“EJ Community”) is defined as a “low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation” or a geographic area that is identified by the California Environmental Protection Agency (“CalEPA”) based on the area’s socioeconomic, public health, and environmental hazard criteria. (Gov. Code, § 65302). Using an environmental health screening tool, CalEnviroScreen 4.0, CalEPA has identified and designated EJ Communities throughout the state that are burdened by multiple sources of pollution. The March JPA Planning Area is within a disadvantaged community (Census Tract 6065046700) as identified by CalEnviroScreen 4.0.

The goal of the Environmental Justice Element is to ensure the consideration of environmental justice policies, in order to improve public health and the environment within the March JPA Planning Area. Policies and new land use development proposed within the March JPA Planning Area will be evaluated for promoting all environmental justice policies. The land use entitlement process provides a key opportunity to address environmental justice policies through the creation of safe, healthy, and environmentally sustainable communities.

Application of Environmental Justice Policies

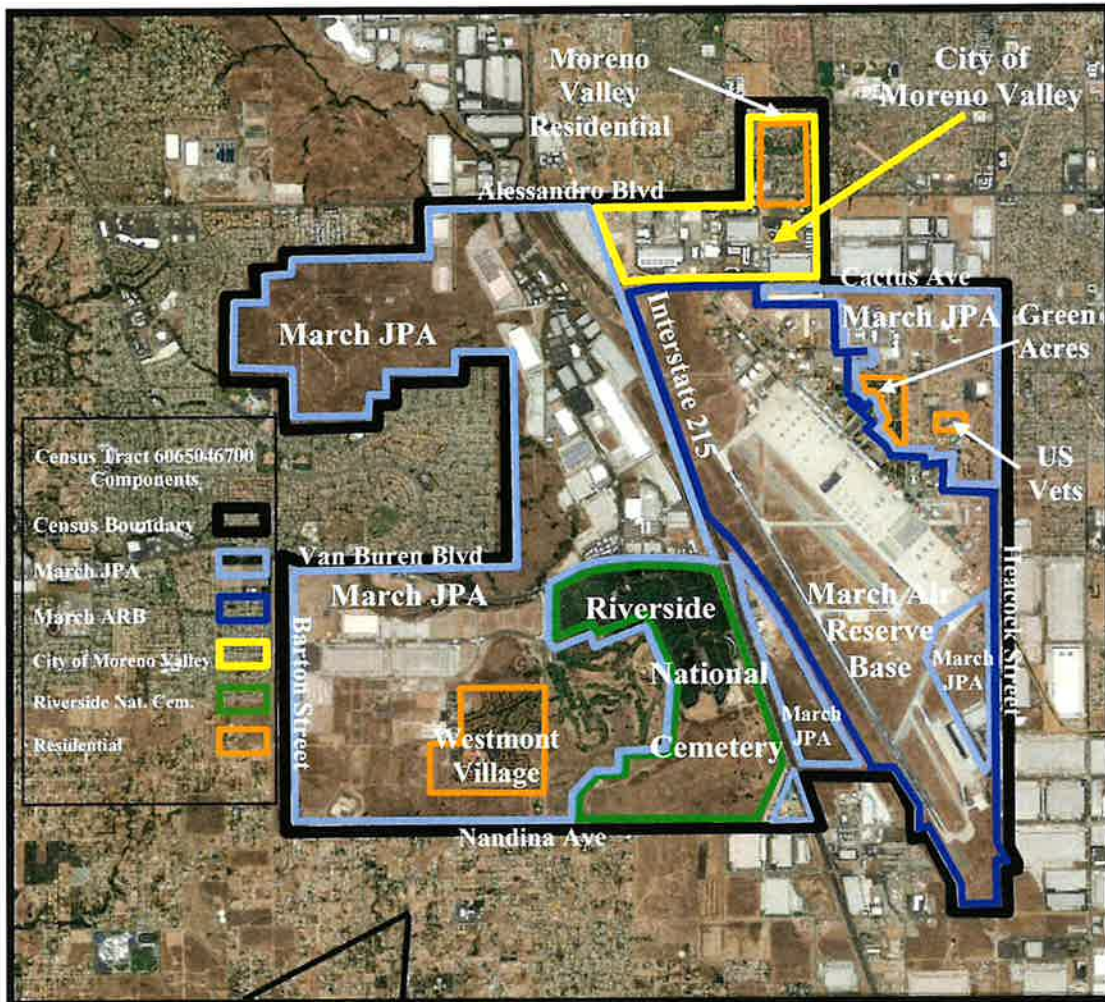
The General Plan represents the build-out vision of March JPA. It not only addresses what March JPA envisions to be achieved from new development, it also provides a framework for the collective living and working environment of its residents. Policies applicable to new development will be implemented by March JPA. Other policies to be implemented require cooperation with non-profits, community-based organizations, foundations, other government agencies, as feasible.

To be clear, the General Plan is a document consisting of goals and policies. Such goals and policies are evaluated as a continuum of direction within broad interpretation parameters. They are not regulations in the manner that a zoning code consists of regulations with which compliance must be achieved. Goals and policies are interpreted and if the direction set by the goal or policy is met, a level of compliance is achieved such that the direction set by the goal or policy is met within a continuum framework. EJ Policies are evaluated in the same manner as all other General Plan goals and policies - subject to interpretation with appropriate determinations of compliance.

In addition to the General Plan Amendment noticing requirements, future amendments to the Environmental Justice Element will be reviewed for comment and input with the residents of the March JPA Planning Area. Environmental justice policies address topics under the following categories:

Civic Engagement: this category includes policies that promote civic engagement in the decision-making process.

**Exhibit 7-1
March JPA Planning Area Boundaries Within Census Tract 6065046700**



SB535 Disadvantaged Communities shown in red.
See enlargement of Census Tract 6065046700.

Health Risk Reduction: this category addresses pollution prevention in the day to day living environment that are grouped under the following headings:

- Pollution Exposure
- Food Access
- Safe and Sanitary Homes
- Physical Activity

Public Facilities: this category includes policies that prioritize improvements and programs for public facilities.

- Health Care Facilities

Other: this category includes policies that do not fall under one of the above sections.

The objectives of these environmental justice policies are to increase civic engagement, reduce unique and compounded health risks, and prioritize improvements and programs for public facilities within EJ Communities. Meeting these objectives involves collaboration and coordination with the unincorporated communities and constituents, stakeholder groups, other government agencies, service districts, and the development community.

The environmental justice policies are provided below grouped under the headings discussed above.

Civic Engagement

This category includes policies that promote civic engagement in the decision-making process.

Policies:

- HC 15.1 In coordination with community-based organizations and community members, develop an outreach and engagement plan using multiple means for increasing public awareness and participation in the local planning process in furtherance of environmental justice planning.
- HC 15.2 Encourage collaboration among the March JPA, county, community, and community-based organizations, as well as local stakeholders, and environmental justice focus groups in promoting environmental justice.
- HC 15.3 Work with local community-based organizations and environmental justice focus groups to promote civic engagement activities in furtherance of environmental justice as set forth in the General Plan and related programs established within environmental justice communities.
- HC 15.4 Coordinate with environmental groups, Native American tribal groups, the business community, special interests, county and non-county agencies and the general public in the

development of programs that effectively reduce greenhouse gas emissions and air pollution, and as applicable pursuant to the Community Air Protection Program (AB617).

- HC 15.5 Develop a sustainability plan for siting hazardous waste and hazardous materials facilities, including solid waste and recycling facilities, through the local planning processes utilizing public outreach and engagement pursuant to policies HC 15.1, HC 15.2 and HC 15.3. The plan shall increase waste reduction measures, address illegal dumping, and increase access and affordability to composting and recycling facilities.
- HC 15.6 Utilize multilingual staff personnel to assist in evacuation and short-term recovery activities and meeting general community needs.
- HC 15.7 Establish a far-ranging, creative, forward-thinking public education and community-oriented outreach campaign, to inform the environmental justice communities about the following in conjunction with implementation of policy HC15.1:
- a. Potential hazards.
 - b. The costs of not mitigating hazards and the health and environmental implications associated therewith
 - c. Facts about each hazard.
 - d. Methods to ameliorate health and environmental constraints.
 - e. Opportunities and constraints the March JPA has to address regarding environmental justice criteria.

Health Risk Reduction

This category includes policies that work towards reducing unique and compounded health risks. The following policies address pollution exposure and access to food and encourage safe and sanitary homes and an environment conducive to engaging in physical activity.

Pollution Exposure Policies:

- HC 16.1 In cooperation with affected federal state, local agencies, county departments, and impacted community residents, monitor changes to the Salton Sea and other bodies of water that impact air quality and water quality and seek and pursue opportunities to address impacts to the maximum extent possible, and make public the data and other information related to the status of the effort.
- HC 16.2 Pursue funding and other opportunities from state, federal, and local government and non-government sources and allocate March JPA general funds to improve public health and limit pollution exposure and promote efforts to ameliorate environmental justice constraints in environmental justice communities.

- HC 16.3 Assist communities in seeking funding for community initiated clean air projects including the installation of on-site air monitoring equipment in areas of high exposure to air contaminants.
- HC 16.4 Pursue funding to connect low-income residents and communities to municipal water and wastewater services. In the interim, seek financial assistance for septic system repair in order to limit groundwater contamination by poorly maintained septic systems or to provide for connections to wastewater systems as a viable alternative if such systems can be made readily available.
- HC 16.5* Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.
- HC 16.6* When developing and siting large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019 and as may be subsequently amended.
- HC 16.7 Evaluate public and private facilities for health hazards or major sources of contamination and identify and implement alternatives for removal of contamination.
- HC 16.8 Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.
- HC 16.9 Explore the feasibility of creating a partnership with the South Coast Air Quality Management District (SCAQMD) to establish a mitigation program to reduce the impact of air pollution as well as assist with the implementation of air quality programs.
- HC 16.10* Plan for compact development projects in appropriate locations, including in existing communities and the clustering of affordable and mixed income housing therein, that make the most efficient use of land and concentrate complementary uses in close proximity to transit or non-transit mobility options and advocate for expanded transit and non-transit mobility options to serve such areas.
- HC 16.11 Implement development of bicycle and pedestrian facilities to reduce dependency on fossil fuel-based transportation and pursue funding to implement mobility plans and projects.
- HC 16.12 Plan and implement complete streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists where such facilities are well separated from parallel or cross through traffic to ensure pedestrian and cyclist safety and rehabilitate/expand existing to achieve same or similar design features.
- HC 16.13 Provide buffer spaces and vegetative barriers between high-volume roadways/ transportation and train track corridors and sensitive land uses.

- HC 16.14* Assure that sensitive receptors are separated and protected from polluting point sources, as feasible, including agricultural businesses that produce or use pesticides and chemical fertilizers.
- HC 16.15* Assure that site plan design protects people and land, particularly sensitive land uses such as housing and schools, from air pollution and other externalities associated with industrial and warehouse development through the use of barriers, distance, or similar solutions or measures from emission sources when possible.
- HC 16.16* Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.
- HC 16.17 Landscape by planting of trees on a community basis that removes pollutants from the air, provides shade and decreases the negative impacts of extreme heat on the community.
- HC 16.18* Promote new development that emphasizes job creation and reduction in vehicle miles traveled in job-poor areas and does not otherwise contribute to onsite emissions in order to improve air quality.
- HC 16.19 Promote reduction of vehicle miles traveled (VMT) by encouraging expanded multi-modal facilities, linkages between such facilities, and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes.
- HC 16.20 Facilitate an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies in the development of mutual policies and funding mechanisms to increase the use of alternative transportation modes. All new development should contribute and invest in increasing access to public transit and multimodal active transportation infrastructure.
- HC 16.21 Require the creation of programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles and facilities supporting the use of such vehicles including charging stations.
- HC 16.22* Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other standing bodies of water.
- HC 16.23* Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.

- HC 16.24* Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.
- HC 16.25* Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.
- HC 16.26 Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following:
- a. Ensure March JPA businesses comply with federal, state, and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.
 - b. Require and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.

Food Access Policies:

- HC 17.1 Cooperate with transit providers in the review of transit routes to provide service to jobs, shopping, schools, libraries, parks, healthcare facilities, grocery stores, markets, food distribution centers, and healthy restaurants that provide whole grain, low fat, low salt and fresh and cooked vegetable options. This policy must also coordinate with transit policies to ensure stronger connectivity and accessibility for residents.
- HC 17.2* Orient buildings closer to streets or provide landscaped promenades that connect buildings to bus stops with routes that provide access to shopping centers, grocery stores, and areas where farmers markets are held.
- HC 17.3* Encourage site design for new development to accommodate interior spaces for recreational and other neighborhood uses, such as community gardens and farmer’s markets in order to increase access to fresh and healthy foods; and to render such spaces convenient and available to neighboring streets, neighborhoods, and other nearby facilities to fill the void or lack of small grocery stores and increase access to fresh and healthy foods within EJ Communities.
- HC 17.4 Work with community organizations to develop a food recovery plan which minimizes wasting of edible food products prioritizing after school sites and other community centers as spaces to distribute recovered food.
- HC 17.5* Encourage the development of diverse food establishments prioritizing mom and pop healthy food establishments and community kitchens for homemade foods to be sold in areas with a high concentration of fast-food establishments, convenience stores and liquor stores.

- HC 17.6* Work with local farmers and growers to develop a program to provide affordable access to fruits and vegetables grown in the area to the EJ communities. Identify and establish the location of grocery stores, healthy corner stores, farmers markets all which carry a complement of healthy foods to be located in close proximity to transit nodes and other active transportation system links.
- HC 17.7* Promote edible landscaping and community gardens for suitable public and private land as well as for residential and mixed-use projects.

Safe and Sanitary Home Policies:

- HC 18.1 Promote code compliance inspections to also identify any observed pollution sources or safety hazards and establish rehabilitation and weatherization programs to assist various housing types.
- HC 18.2 Identify funding sources for an education program for housing related hazards, such as lead, asbestos, mold and pests with guidance on how to upgrade these safely, including available assistance programs.
- HC 18.3 Assist and provide support to service agencies in their application for state and federal funding to upgrade water infrastructure, including wastewater and electric infrastructure giving priority to disadvantaged communities that have contaminated or vulnerable water sources.
- HC 18.4 In cooperation with service agencies, ensure that sources of potable water are protected from contamination. Codevelop plans for updating dated water infrastructure and have contingency plans for when contamination occurs under unforeseen circumstances. Develop and implement a water quality testing program applicable to small water systems and domestic wells.
- HC 18.5 In cooperation with service agencies, seek funding to develop the use of innovative potable water and wastewater systems in areas of diminished water quality.
- HC 18.6 In cooperation with service agencies, encourage the consolidation of public potable water systems or the extension of water service from existing systems, especially for communities that lack access to clean drinking water.
- HC 18.7* Discourage industrial, agricultural and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure that community members are properly notified and involved in the decision-making process for new land use proposals.

- HC 18.8* Work with the development community including small property and mobile home park owners so new residential development, particularly for low-income households, is designed to limit their exposure to high noise levels, pesticide and fertilizer exposure, dust pollution, and other potential impacts associated with adjacent industrial and agricultural uses.
- HC 18.9* Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.
- a. Using design standards of the appropriate Specific Plan land use category.
 - b. Construction of structures in accordance with the requirements of March JPA's zoning, building, and other pertinent codes and regulations.
 - c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
 - d. Use of drought tolerant landscaping that incorporates adequate drought-conscious irrigation systems.
 - e. Application of energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy.
 - f. Application of water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.
 - g. Encourage innovative and creative design concepts.
 - h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.
 - i. Include consistent and well-designed signage that is integrated with the building's architectural character.
 - j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.
 - k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.
 - l. Mitigate noise, odor, lighting, pollution exposure and other impacts on surrounding properties.
 - m. Provide and maintain landscaping in open spaces and parking lots.
 - n. As feasible, maximize landscape coverage with emphasis on drought-tolerant landscaping.
 - o. Preserve, as feasible, natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.
 - p. Require, as feasible, that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.
 - q. Design parking lots and structures to be functionally and visually integrated and connected.
 - r. As feasible, site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity where such pass-through areas include wayfinding signage, street trees, grade, and lateral separation from roads, all with consideration given to adequate safety lighting, and landscape screening.

- s. Encourage safe and frequent pedestrian crossings and ensure that sidewalks and other pedestrian walkways provide continuity between land uses essential to a functional lifestyle, and as needed such sidewalks and pedestrian walkways should provide sufficient lighting and signage to ensure public safety.
- t. Encourage creation of a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.
- u. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.
- v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.

HC 18.10 Work with local service and utility providers to monitor and expand the capacities of infrastructure and services in coordination with outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service and that such capacity analysis also addresses the infrastructure and service needs of existing disadvantaged communities. Develop contingency plans for growing areas that are near or exceeding the current infrastructure capacity.

HC 18.11 In coordination with service agencies, limit or prohibit new development or activities in areas lacking water and access roads in the absence of a plan to address such deficiencies to meet the needs of both new development and within existing disadvantaged communities. Work with community partners and service agencies to establish future plans to meet needs for potential community growth in areas lacking water and road infrastructure.

HC 18.12* Prioritize the development of safe and affordable housing in EJ Communities while at the same time minimizing the displacement of existing residents consistent with the March JPA Housing Element and the County Housing Element, Goal 2, Action 2.1h and as may be amended by the 6th Cycle Housing Element. Affordable housing projects should include various housing types that respond to community priorities and input.

HC 18.13 Plan for the removal or remediation of hazardous material from older homes and mobile homes including but not limited to asbestos and lead containing material.

Physical Activity Policies:

HC 19.1 Collaborate with the relevant agencies to promote opportunities to provide recreational facilities for residents, including bodies of water, as applicable, that are accessible via public transit and active transportation, including pedestrian friendly local roads with sidewalks and bikeways. Other projects and amenities should be developed as identified by community members.

HC 19.2* Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.

- HC 19.3 Promote pedestrian and bicycle access to parks and open space through infrastructure investments, education and improvements.
- HC 19.4 Promote the preparation of a pedestrian network plan that allows for safe travel between all areas and destinations of the community to include as feasible shade structures, street furniture, signage, and exercise areas such as par courses.
- HC 19.5 Paseos, pedestrian and bicycle paths should be provided between residential structures and nonresidential structures.
- HC 19.6* Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.
- HC 19.7* Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics to improve the quality of life.
- HC 19.8 Paseos and pedestrian/bicycle connections should be provided between the highest density residential uses and those nonresidential uses so that the local population can safely connect with ease. Alternative transportation mode connections should also be provided to the public facilities in the vicinity, including schools, libraries, and community facilities.
- HC 19.9 Pursue joint use agreements with school districts for park and recreational facility use, especially when access to comparable public facilities is not available.

Public Facilities

This category includes policies that prioritize improvements and programs for public facilities.

Policies:

- HC 20.1* New development should provide for public services including but not limited to solar street lighting, shading structures at bus stops, other supporting infrastructure, and extension of trash and recyclables pickup routes.
- HC 20.2* New development should promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood and connecting with existing adjacent developed areas, and as applicable consistent with the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy, and amendments thereto.
- HC 20.3 Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the March JPA’s capital improvement program and requiring residents and landlords to maintain their properties in good condition and seek opportunities,

particularly funding, to enhance quality of life conditions in existing mobile home parks particularly those which are affected by deteriorating infrastructure and hardscape.

- HC 20.4* New development and conservation land uses should not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities.
- HC 20.5 In working with transit service providers and developers of residential projects, promote better and safer connections between residential areas and services to include local and regional transportation hubs as well as ancillary components such as sidewalks and shade structures as being associated with these connections for better access to parks, schools, and employment areas.
- HC 20.6 With the availability of funding and pursuant to health and safety considerations, ensure that surface drainage is properly captured and disposed and does not mix or otherwise interface with septic systems.
- HC 20.7 Ensure that health and safety facilities such as fire stations and sheriff substations are adequately sited, improved and staffed to serve affected communities. Identify which communities need services to be built in close proximity to reduce the amount of time it takes to respond to an emergency.
- HC 20.8 Review the location and extent of community recreational facilities to ensure maximum use by children and adults and use that information to develop new recreational facilities and opportunities for the community, including indoor and outdoor facilities.
- HC 20.9 Ensure that safe and potable drinking and cooking water is available in the EJ communities.

Health Care Facilities Policies

This category encompasses the need for facilities to maintain community health.

- HC 21.1 Review and analyze the location of medical, dental and vision clinics and staffing to ensure that community health can be maintained for routine and complex health issues and ensure that facilities have cooperative agreements in place with similar facilities in the area. Locate interim facilities and mobile clinics until permanent facilities can be built.

Other EJ Related Policies

This category includes policies not directly related to the SB1000 categories but will help improve the quality of life in EJ communities.

- HC 22.1 Increase coordination and collaboration with the implementation of existing climate action plans such as the county’s 2020 Climate Action Plan update, resilience action plans, mobility plans and AB 617 plans, as may be amended.
- HC 22.2 Develop a stormwater capture system in areas that do not have the appropriate curb and gutter infrastructure.
- HC 22.3 Work with community residents to identify a pathway for community solar projects and other renewable energy projects that do not harm the natural habitat, resources, and environment of the community.
- HC 22.4 Utilizing public outreach and engagement pursuant to policies HC 15.1, HC 15.2 and HC 15.3, update specific plans, and create new plans to be determined, located in the environmental justice communities adapting the polices contained herein to address local needs including in conjunction with the County’s development of an Unincorporated Communities Initiative.
- HC 22.5 New specific plans or existing specific plans that includes a substantial revision that are within “disadvantaged communities,” as identified by CalEPA should address Environmental Justice goals and include appropriate policies similarly to this section.

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

Agenda Item No. 6b

Meeting Date: December 4, 2023

Subject: U.S. Vets Initiative Transitional Housing Program Specific Plan (SP 6)
Specific Plan (SP-6) Amendment 1, Plot Plan 10-02, Amendment 1

Applicant: United States Veterans Initiative (US Vets)

Background:

On November 2, 2011, the March Joint Powers Commission considered and adopted:

- Resolution #JPA 11-36, Certifying a CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH#2008071021); Resolution #JPA 11-37, approving General Plan Amendment GP 11-01; Resolution #JPA 11-38, approving Plot Plan PP 10-02 and Conditions of Approval, in support of U.S. Vets Transitional Housing Program Specific Plan. Waived the First Reading of Ordinance #JPA 11-05, approving Specific Plan-6 (SP-6) and amending the JPA Zoning Map to reflect “SP-6” for the U.S. Vets Transitional Housing Campus site and directing staff to place this item on a future Commission agenda for the second reading and formal adoption; and

On November 16, 2011, the March Joint Powers Commission considered and:

- Waived the second reading and adopted Ordinance #JPA 11-05, approving the U.S. Vets Transitional Housing Specific Plan on a 7.75-acre property located at 15305 6th Street within the March JPA Planning Area and amending the March JPA Zoning Map to reflect “SP-6” on the Site

The approved Specific Plan (SP 6) and Plot Plan (PP 10-02) allowed for the development of a 323 unit, 401 bed transitional housing campus, within eight buildings, for homeless U.S. Veterans. The approval included the development of approximately 269,000 square feet of transitional housing facilities that includes administrative support facilities, recreation facilities, a campus cafeteria and multipurpose facility, along with landscaping and 246 parking spaces. The project was approved to be developed in three phases. Currently, Phases 1 and a portion of Phase 2 have been completed, as summarized below:

- Phase 1:
 - Building 2: Completed in December 2017, three story, 116 studio apartment units.
 - Building 3: Completed in February 2018, three story, 6-one-bedroom units, 16-two-bedroom units, administrative offices

- Phase 2:
 - Building 1: Completed in February 2022, three story, 15-two-bedroom units, 1-one bedroom managers unit, administrative offices, multi-purpose space

The remainder of Phase 2 and Phase 3, would include the following:

- Phase 2:
 - Building 4: Cafeteria/Multipurpose Building, to include supportive services office space, multipurpose community room/dining area, case management offices, and kitchen.
 - Building 6: Efficiency Housing Building, 69-one-bedroom units
- Phase 3:
 - Building 5: Family Housing Building, 21-one-bedroom units, 3-two-bedroom units
 - Building 7: Efficiency Housing Building, 68-one-bedroom units
 - Building 8: Proposed Family Housing Building, 21-one-bedroom units, 3-two-bedroom units

On July 14, 2022, US Vets provided the MJPAC Commission an update on US Vets March Vets Village Campus and concept to add a multi-tenant transitional housing building, along with permanent supportive housing units on Campus.

Proposed Project:

On August 18, 2022, the March Joint Powers Authority held a Pre-Application Meeting for a proposed two-story, 24-unit transitional housing building and 44-permanent supportive housing units, for a total of 68-units, to be developed at March Veterans Village Campus, where the remainder of Phase 2 and Phase 3 development would take place, within the U.S. Vets Initiative Transitional Housing Program Specific Plan Area.

On February 14, 2023, US Vets (the “Applicant”), submitted an application to develop a two-story, 24-unit transitional housing building and 44-permanent supportive housing units, on the remaining 3.05 acres of the March Veterans Village Campus. Specifically, the 7.75-acre Campus is located at the southwest corner of N Street and 6th Street, just south of the March Life Care Specific Plan Area, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries. The proposed 3.05-acre Project site is located at the southeast corner of N Street and 4th Street.

The proposed Project consists of a Specific Plan Amendment and Plot Plan Amendment, as summarized below:

Specific Plan, Amendment 1 (SP-6, A1): Amend/update SP-6 to include the proposed housing and unit types and corresponding updates to text, exhibits/figures, appendices, including, but not limited to, unit and building square footages, number of units, landscape, parking, site circulation.

Plot Plan, Amendment 1 (PP 10-02, A1): The proposed Plot Plan Amendment would allow for the development of the following:

Transitional Housing Building

This building will consist of 24-studio apartment units. Each unit will be approximately 375 square feet. The building will also have administrative offices, a computer room, laundry facility and community space. This two-story building is proposed to have a maximum height of 32 feet. This building will be similar to Building 1, in terms of architecture and operations. The Transitional Housing Building square footage is approximately 12,000 square feet. Access to this building will be mainly off of 4th Street but can be accessed from 6th Street.

➤ Comfort Homes

Forty-four (44)-permanent supportive housing units are proposed to be developed where Buildings 5-8 were to be built on the Campus. These individual “Comfort Homes” will be approximately 500 square feet, and include a bedroom, bathroom, kitchen and living area. The maximum height of the typical Comfort Home is approximately 16 feet. At this time, construction methods, either modular or stick built, depending upon cost and timing, is being considered. In addition, the architectural style and building color/materials will be compatible with the other Campus buildings. Access to the Comfort Homes will be mainly off 4th Street but can be accessed from 6th Street.

On April 3, 2023, MJPA Staff introduced the proposed US Vets Project to the March Joint Powers Authority Technical Advisory Committee.

CEQA:

In accordance with the CEQA guidelines, an Initial Study was prepared to evaluate any potential significant impacts that were not previously analyzed in the Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH#2008071021) in support of U.S. Vets Transitional Housing Program Specific Plan. There are no new circumstances that would result in new or more severe significant environmental impacts. It has been determined that an Addendum is the appropriate level of documentation for approval of the SP-6, A1 under CEQA.

SB 18 - Tribal Consultation:

The proposed Project includes amending the Specific Plan, thus, Tribal Consultation under SB 18 was required. On March 1, 2023, Staff sent fourteen letters to local Tribes to initiate consultation. One Tribe requested consultation, and consultation concluded on July 13, 2023.

ALUC Review:

On July 13, 2023, the Riverside County Airport Land Use Commission determined that the proposed project was “Consistent” with the March ARB/IP Airport Compatibility Plan.

Current Review Status:

Staff has completed their review and have no further comments for the Applicant. March JPA staff will start preparing the necessary notices, staff report, resolution, ordinance, and other documentation for Commission consideration for the proposed project. In addition, a draft Ground Lease Agreement is currently being reviewed by the March JPA and U.S. Vets staff for the development of the Transitional Housing Building and Comfort Homes on the March Veterans Village Campus. The 3.05-acre parcel will be leased to the U.S. VETS Housing Corporation as part of the March Veterans Village project.

Commission Hearing:

It is anticipated that SP-6, A1, PP 10-02, A1 and Ground Lease will be considered by the March Joint Powers Commission on January 10, 2024, or shortly thereafter.

Attachment(s):

1. US Vets SP-6, A1, PP 10-02, A1: Project Vicinity Map
2. US Vets: Plot Plan 10-02, A1
 - a. Site Plan
 - b. Building Elevations
 - Transitional Housing Building
 - Permanent Supportive Housing (Comfort Homes)
 - c. Landscape Plan

ATTACHMENT 1:
US Vets SP-6, A1, PP 10-02, A1: Project Vicinity Map



The March Veterans Village Campus is located at the southwest corner of N Street and 6th Street, just south of the March Life Care Specific Plan Area, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries. The proposed 3.05-acre Project site is located at the southeast corner of N Street and 4th Street.

ATTACHMENT 2:
US Vets PP 10-02, A1: Plan Set

Site Plan,
Building Elevations
(Transitional Housing Building, Permanent Supportive Housing),
Landscape Plan

US VETS MARCH VETERANS VILLAGE - PHASE 03

15301 6TH STREET
RIVERSIDE, CA 92518



PLOT PLAN SUBMITTAL PP 10-02, A1
AUGUST 2023

US VETS

March Veterans Village
15301 8th Street, Menlo Park, CA 94028

Gensler

535 South Virginia Street
San Francisco, California 94107
Tel: 415.774.2600
Fax: 415.774.2601

Project Name: US VETS
Date: 1 FEB 2011
Revision: R01 PLAN SUBMITTAL
Prepared By: J. AUGERED, AIA/PLAN/EXHIBITION, LL

Units

Total Units: 68 Units
B4 (Multi-family): 24 Units
B5 (Comfort Homes): 44 Units

PRELIMINARY

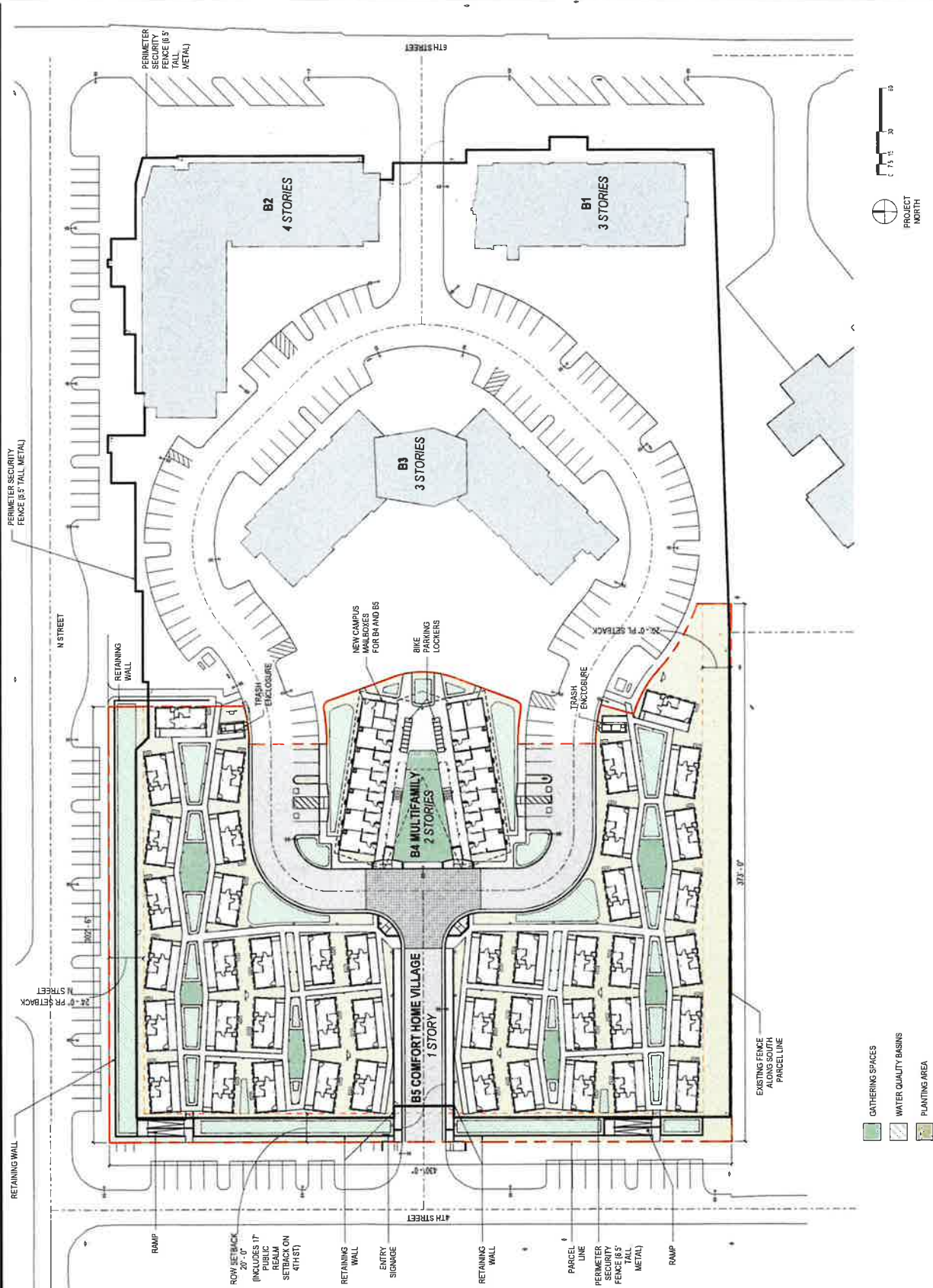
NOT FOR CONSTRUCTION
THESE DOCUMENTS ARE INCOMPLETE AND
ARE NOT FOR REGULATORY APPROVAL
PERMIT OR CONSTRUCTION

Project Name: US Vets Transitional Program
Specific Plan, PP 10-02, A1
Transaction: 05.4262.000
Drawings: PRELIMINARY SITE PLAN

Scale: 1" = 30'-0"

A-1.0

© 2011 Gensler



PLEASE SEE LANDSCAPE PLANS FOR ADDITIONAL PLANTING INFORMATION

01 PRELIMINARY SITE PLAN
SCALE 1" = 30'-0"

US VETS

Mechy Veterans Village
1530 16th Street, Riverside, CA 92518

Gensler

500 S. Main Street, Suite 410
San Francisco, California 94101
Tel: 415.774.3000
Fax: 415.774.3001

Rev. Date: 05/20/2025
1. 11/28/2024: RUST PANELS SUBMITTAL
2. 05/20/2025: RUST PANELS SUBMITTAL, VP

**PRELIMINARY
NOT FOR CONSTRUCTION**
THESE DOCUMENTS ARE INCOMPLETE AND
ARE NOT FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

Project Name
**US Vets Transitional Program
Specific Plan, PP 10-02, A1**

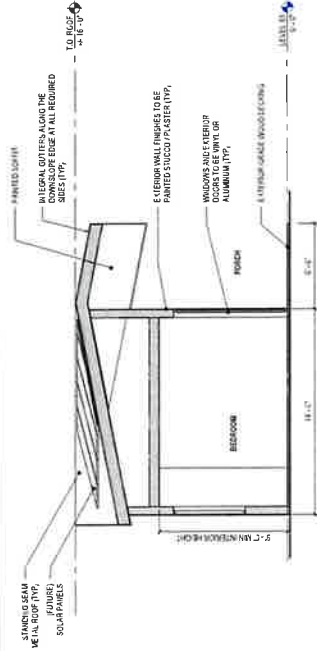
Project Number
05.4262.000

Drawings
**BUILDING TYPE B5 - COMFORT
HOMES - TYPICAL ELEVATIONS AND
SECTION**

Scale
1/4" = 1'-0"

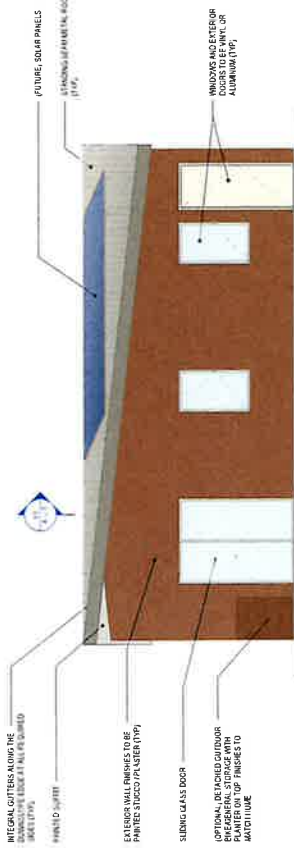
A-2.1

05/20/2025 Gensler



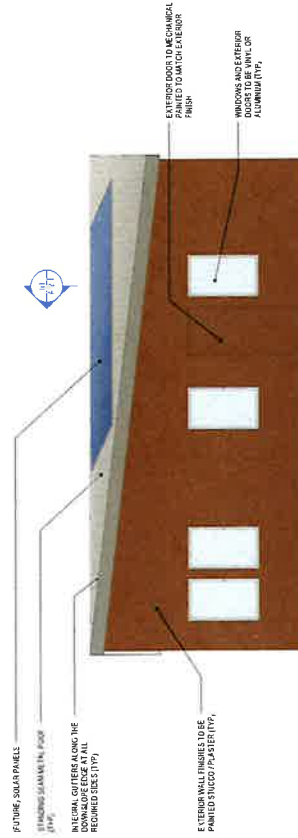
01 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL UNIT SECTION

SCALE: 1/4" = 1'-0"



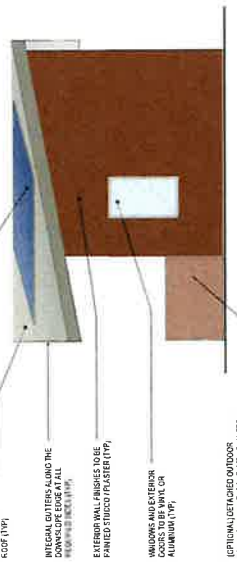
02 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL FRONT ELEVATION

SCALE: 1/4" = 1'-0"



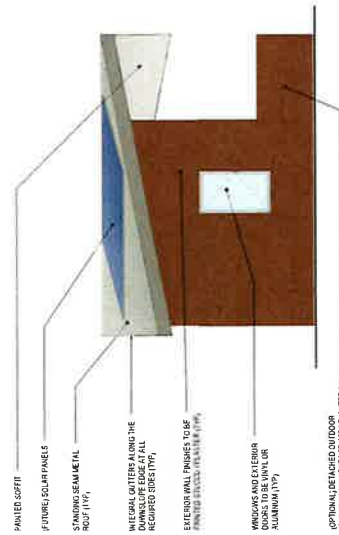
04 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL BACK ELEVATION

SCALE: 1/4" = 1'-0"



03 BUILDING TYPE B5 - COMFORT HOMES - TYP SIDE ELEVATION 01

SCALE: 1/4" = 1'-0"



05 BUILDING TYPE B5 - COMFORT HOMES - TYP SIDE ELEVATION 02

SCALE: 1/4" = 1'-0"

US VETS

March Veterans Village
15301 8th Street, Riverside, CA 92518

Gensler

519 South Figueroa Street
Los Angeles, CA 90071
Tel: 412.321.2246
Fax: 713.237.7601

Δ Date	Description
1. FEB 2014	1501 PLAN SUBMITTING
2. AUG 2014	1501 PLAN RECOMMENDATION

Sheet Description

PRELIMINARY
NOT FOR CONSTRUCTION
THESE DOCUMENTS ARE INCOMPLETE AND
ARE NOT FOR REGULATORY APPROVAL
PERMIT OR CONSTRUCTION

Project Name
US Vets Transitional Program
Specific Plan, PP 10-02, A1

Proposed Area
05,4262,000

Description
BUILDING TYPE B5 - COMFORT HOME
- UNIT OPTIONS

Scale
NOT TO SCALE

A-2.2

6/23/14 (Rev. 6/14)

COLOR PALETTE PER SPECIFIC PLAN. COLORS TO MATCH EXISTING CAMPUS UNLESS NOTED OTHERWISE. TYPICAL ALL BUILDINGS.



THE COMFORT HOME UNITS WILL HAVE TWO ROOF TYPES THAT ARE MIRRORED VERSIONS OF ONE ANOTHER. ROOF TYPES TO ALTERNATE BETWEEN UNITS.



ROOF TYPE A



ROOF TYPE B

BUILDING TYPE B5 - COMFORT HOMES - ROOF TYPES



COLOR 01



COLOR 02

THE COMFORT HOMES WILL HAVE A VARIETY OF COLOR TYPES. FINAL COLORS TO BE DETERMINED. COLORS TO BE CONSISTENT WITH CAMPUS COLOR PALETTE.

COMFORT HOME COLOR DISTRIBUTION	
COLLECTIVE	NUMBER OF UNITS
COLOR 01	150,000 UNITS
COLOR 02	150,000 UNITS
COLOR 03	150,000 UNITS
COLOR 04	150,000 UNITS



COLOR 03



COLOR 04

BUILDING TYPE B5 - COMFORT HOMES - PROPOSED COLOR OPTIONS

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

Agenda Item No. 6c

Meeting Date: December 4, 2023

Subject: March Inland Port Airport Capital Improvement Plan

Background:

The Federal Aviation Administration (FAA) requires that an Airport Capital Improvement Plan (ACIP) be submitted annually for airports wishing to participate in FAA funding opportunities. ACIP submissions are due December 31, 2023.

Airport ACIPs are projections that identify environmental, design, and construction of proposed capital improvement within a 5-year planning period. Projects identified within the planning period are projected to include FAA funding and desired projects are reflected on the existing Airport Layout Plan (ALP). Projects that are not identified on the ALP cannot be considered for FAA grant funding. Airports must update their ALPs and depict desired capital improvement projects for funding as considered by the airport authority from time to time. March Inland Port Airport Authority (MIPAA) is currently developing an airport master plan that will include an update to its ALP in 2024. The master planning effort is funded by an FAA grant.

The report by staff will include a list of projects and funding estimates of proposed projects. Projects identified in this year's ACIP are depicted on the current ALP. This ACIP report is also scheduled to appear before the March JPA Commission on December 13th, 2023. Any comments and/or recommendations generated by TAC and the Commission will be incorporated into the final ACIP submittal to the FAA.

Staff recommends that the Commission receive and file this report and authorize the Chief Executive Officer to execute submittal documents to the FAA to include the attached March Inland Port Airport (RIV) RCIP.

Attachment: 1) RIV Airport Capital Improvement Submittal



(KRIV) (Submitted)

Project Description & Year	State: California										Airport: March		LOCID: RIV		DATE: 11/29/23		
	FY's 2025-2029					NPIAS# 3-06-0201					Total (\$1,000)	Environmental	Proposal RFO/RFP	Start Date	Comp. Date	FED / STATE	MIPAA Priority
	Federal Funds (\$1,000)		State Funds (\$1,000)		Local (\$1,000)		MAP	PFC	Other								
Entitlement	EIL/AUG \$931,623	Regular	Discretionary	MAP	State Funds (\$1,000)	Local (\$1,000)				PFC	Other	Total (\$1,000)	Environmental	Proposal RFO/RFP	Start Date	Comp. Date	FED / STATE
Already Funded																	
Already Funded Conduct Planning - Airport	762									762	CATEX	4/28/2020	10/5/2021	7/1/2023	762	HIGH	
Already Funded Conduct Planning - Pavement	94									94	CATEX	4/28/2020	10/5/2021	7/1/2023	94	HIGH	
Conduct Design - TW G Realignment and Apron Rehab (Phases 4, 5, & 15 from PMP Report)										1080	CATEX						
2025																856	
Conduct Environmental - Apron Project #1 (Per 2021 Master Plan Determination) (NPR - 66.4)												RFC- Task Task Order- 1/31/2025					
Construct - TW G Realignment and Apron Rehab		360							40	400	NEPA		2/1/2025	7/31/2026	360	HIGH	
2026																	
CEQA/EIR Reimbursement after Hangar Completion (CY2025)		175							20	196	EIR/Const. Complete	Private Developer RFC- 10/1/2024 Task Task Order- 1/31/2026	1/1/2026	12/1/2026	175	HIGH	
Conduct Environmental - Apron Project #2 (Per 2021 Master Plan Determination) (NPR - 66.4)		360							40	400	NEPA		6/1/2026	11/1/2027	360	HIGH	
Conduct Design - Apron Rehabilitation (Phase 1 Area from PMP Report)										356	CATEX						
2027																	
Construct - Apron Rehabilitation (Phase 1 Area from PMP Report)										2018	CATEX						
2028																	
Conduct Design - Apron Rehabilitation (Phase 2 Area from PMP Report)										398	CATEX						
2029																	
Conduct Environmental - Parallel Taxiway J Phases 1-3 (NPR 66.4)									50	500	NEPA	RFC- 10/1/2024 Task Task Order- 1/31/2029	6/1/2029	5/1/2031	450	MED	
Construct - Apron Rehabilitation (Phase 2 Area from PMP Report)										2256	CATEX						

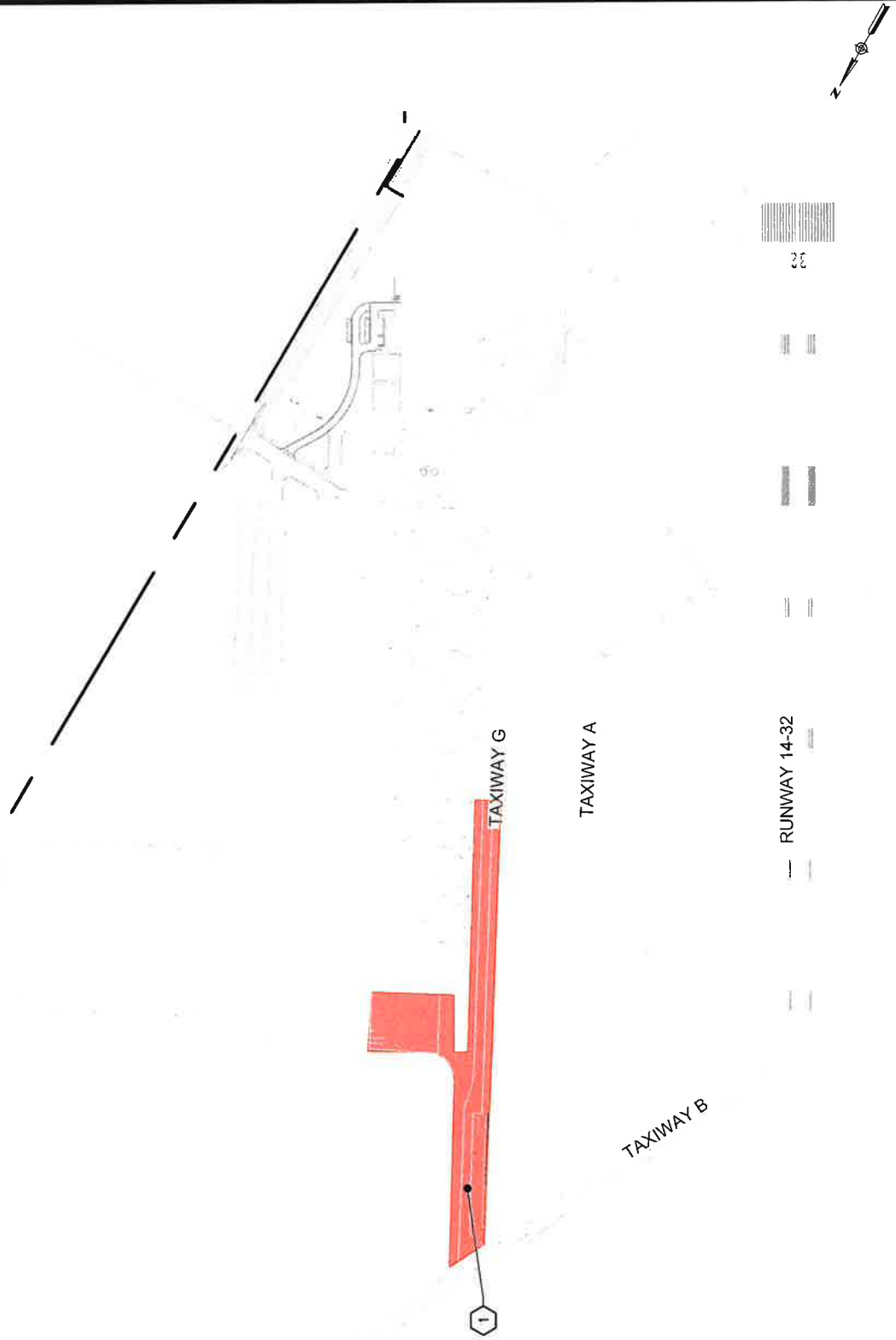
AWP ACIP DATA SHEET

Airport Name		(RIV) March Inland Port	Fiscal Year		2024	
Shown On ALP	Project Type*	Project Description	Federal Share (AIP)	Federal Share (BIL)	Local Share	Total
Y	D	1 - Design: Taxiway G Realignment and Apron Rehabilitation (Phases 4, 5 and 15 from PMP)	\$585,000.00	\$0.00	\$65,000.00	\$650,000.00
		TOTAL	\$585,000.00	\$0.00	\$65,000.00	\$650,000.00
* D - Development; P - Planning; E - Environmental						
PROVIDE THE FOLLOWING DETAILED INFORMATION FOR PROJECTS ANTICIPATED WITHIN 1-2 YEARS						
Detail Project Description (Square/Lineal Footage or Length/Width)						
1 - The proposed project will consist of the realignment of Taxiway "G" to accommodate the existing Group V aircraft which currently park on the adjacent apron. In the current configuration the Group V aircraft encroach onto the Taxiway Object Free Area while parked. The realignment will consist of approximately 1,500 SY of new pavement surface. Project will also include a new apron approximately 11,000 SY concrete apron for a new hangar development north of the proposed Taxiway G realignment portion of the project, as well as incorporating phases 4, 5 and 15 pavement areas identified as being in poor condition (PCI is 31) based on the Pavement Management Program Report dated April 2022.						
Project Schedule (Anticipated date for bids or negotiated prices, consultant selection for planning or environmental projects, length of construction or design, planning or environmental process)						
1 - 100% plans and specifications to be submitted by January 2025						
1 - Bidding anticipated to be completed by March/April 2025						
1 - Anticipated grant closeout December 2025						
NEPA Environmental Status (With grant application include copy of ROD, FONSI or CATEX letter of approval)						
1 - CATEX to be submitted in 2023						
Land Title Status & Date of Exhibit "A" Status			Date			
Joint Use Agreement			May 7, 1997			
Parcel D-1 (project site) conveyed property deed to March JPA			September 2009			
Parcel D-2 (project area 2) conveyed property deed to March JPA			September 2001			
Open AIP Funded Projects (include grant number and grant description)			Expected Close-out Date			
AIP 3-06-0201-015-2021: Update Airport Master Plan or Study, Conduct or Update Miscellaneous Study			December 2024			
Certification: To the best of my knowledge and belief, all information shown in the ACIP Data Sheet is true and correct and had been duly authorized by the Sponsor.						
Dr. Grace Martin, Chief Executive Officer			Dr. Grace Martin, Chief Executive Officer			
Name and Title of Authorized Representative (Print or Type)			Contact Name and Title (Print or Type)			
			(951) 656-7000			
Signature		Date	Contact Phone (Print or Type)			



MARCH INLAND PORT

AIRPORT CAPITAL IMPROVEMENT PROGRAM

ACIP FY 2024



LEGEND

-  DESIGN - TAXIWAY G REALIGNMENT AND APRON
-  REHABILITATION



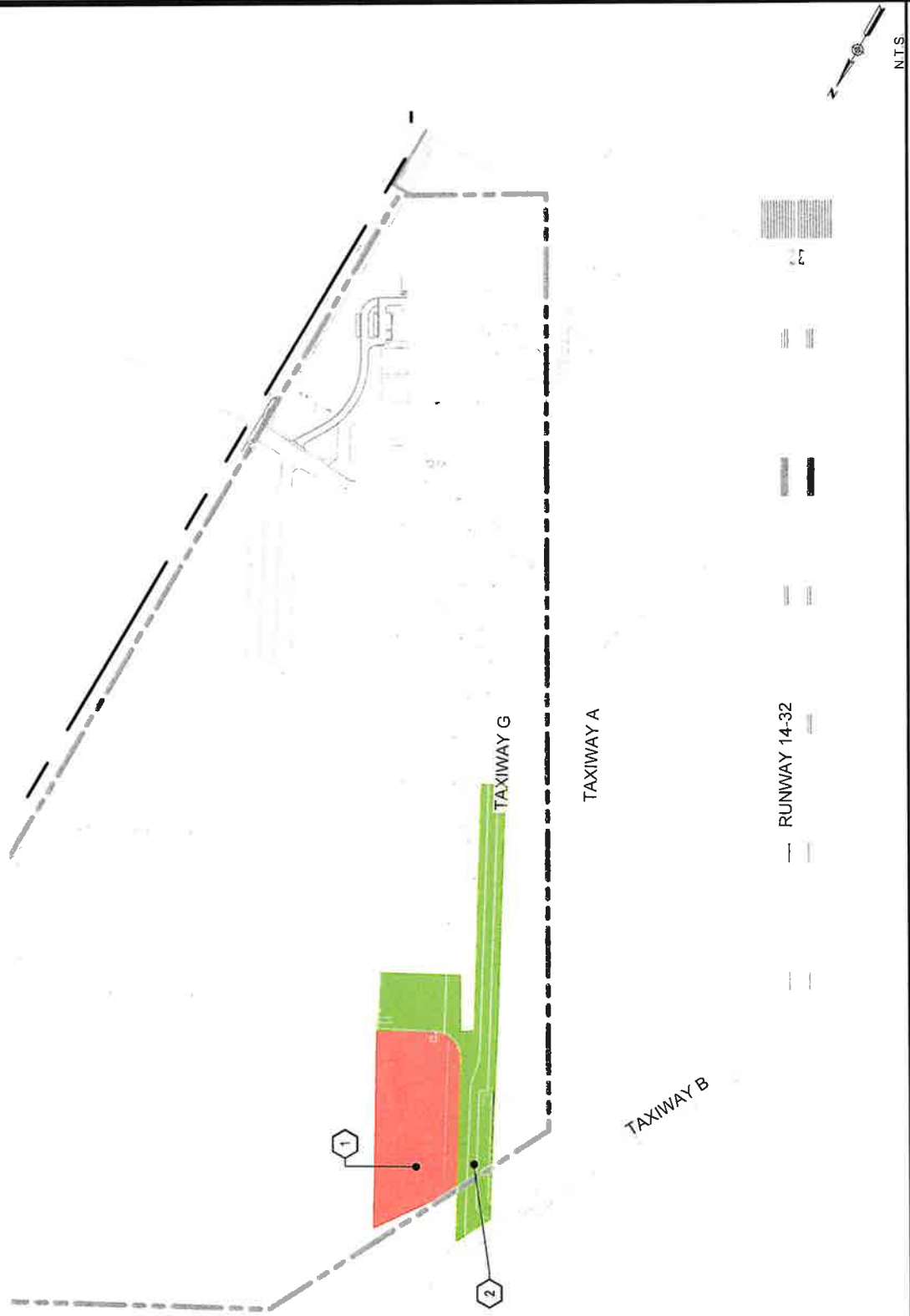
AWP ACIP DATA SHEET

Airport Name		(RIV) March Inland Port	Fiscal Year		2025	
Shown On ALP	Project Type*	Project Description	Federal Share (AIP)	Federal Share (BIL)	Local Share	Total
Y	E	1 - Conduct Environmental: Apron Project #1 (Per 2021 Master Plan Determination) (NPR - 66.4)	\$0.00	\$360,000.00	\$40,000.00	\$400,000.00
Y	D	2 - Construct: Taxiway G Realignment and Apron Rehabilitation (Phases 4, 5 and 15 from PMP)	\$5,510,700.00	\$0.00	\$612,300.00	\$6,123,000.00
TOTAL			\$5,510,700.00	\$360,000.00	\$652,300.00	\$6,523,000.00
* D - Development; P - Planning; E - Environmental						
PROVIDE THE FOLLOWING DETAILED INFORMATION FOR PROJECTS ANTICIPATED WITHIN 1-2 YEARS						
Detail Project Description (Square/Lineal Footage or Length/Width)						
<p>1 - Conduct an Environmental Assessment for the Apron Project #1 as determined by the 2023/2024 Master Plan. Likely location is filling the fillet area between TWY G and FBO apron to improve circulation and increase aircraft parking capacity for helicopters and GA aircraft. This project will be identified on the 2023-2024 ALP update. Additionally, if the private development for a new air cargo facility does not come to fruition, this project will revert to the planned apron on the existing ALP.</p> <p>2 - The proposed project will consist of the realignment of Taxiway "G" to accommodate the existing Group V aircraft which currently park on the adjacent apron. In the current configuration the Group V aircraft encroach onto the Taxiway Object Free Area while parked. The realignment will consist of approximately 1,500 SY of new pavement surface. Project will also include a new apron approximately 11,000 SY concrete apron for a new hangar development north of the proposed Taxiway G realignment portion of the project, as well as incorporating phases 4, 5 and 15 pavement areas identified as being in poor condition (PCI is 31) based on the Pavement Management Program Report dated April 2022.</p>						
Project Schedule (Anticipated date for bids or negotiated prices, consultant selection for planning or environmental projects, length of construction or design, planning or environmental process)						
<p>1 - Environmental Anticipated to be completed by October 2026 1 - Anticipated grant closeout May 2027 2 - Bidding anticipated to be completed by March/April 2025 2 - Construction anticipated to begin July/August 2025 2 - Anticipated grant closeout May 2026</p>						
NEPA Environmental Status (With grant application include copy of ROD, FONSI or CATEX letter of approval)						
<p>1 - N/A 2 - CATEX to be submitted in 2024</p>						
Land Title Status & Date of Exhibit "A" Status				Date		
Joint Use Agreement				May 7, 1997		
Parcel D-1 (project site) conveyed property deed to March JPA				September 2009		
Parcel D-2 (project area 2) conveyed property deed to March JPA				September 2001		
Open AIP Funded Projects (include grant number and grant description)				Expected Close-out Date		
AIP 3-06-0201-015-2021: Update Airport Master Plan or Study, Conduct or Update Miscellaneous Study				December 2024		
Certification: To the best of my knowledge and belief, all information shown in the ACIP Data Sheet is true and correct and had been duly authorized by the Sponsor.						
Dr. Grace Martin, Chief Executive Officer				Dr. Grace Martin, Chief Executive Officer		
Name and Title of Authorized Representative (Print or Type)				Contact Name and Title (Print or Type)		
				(951) 656-7000		
Signature				Date		Contact Phone (Print or Type)

MARCH INLAND PORT

AIRPORT CAPITAL IMPROVEMENT PROGRAM

ACIP FY 2025



LEGEND

- 1 CONDUCT ENVIRONMENTAL - APRON PROJECT #1
- 2 CONSTRUCT - TAXIWAY G REALIGNMENT AND APRON REHABILITATION



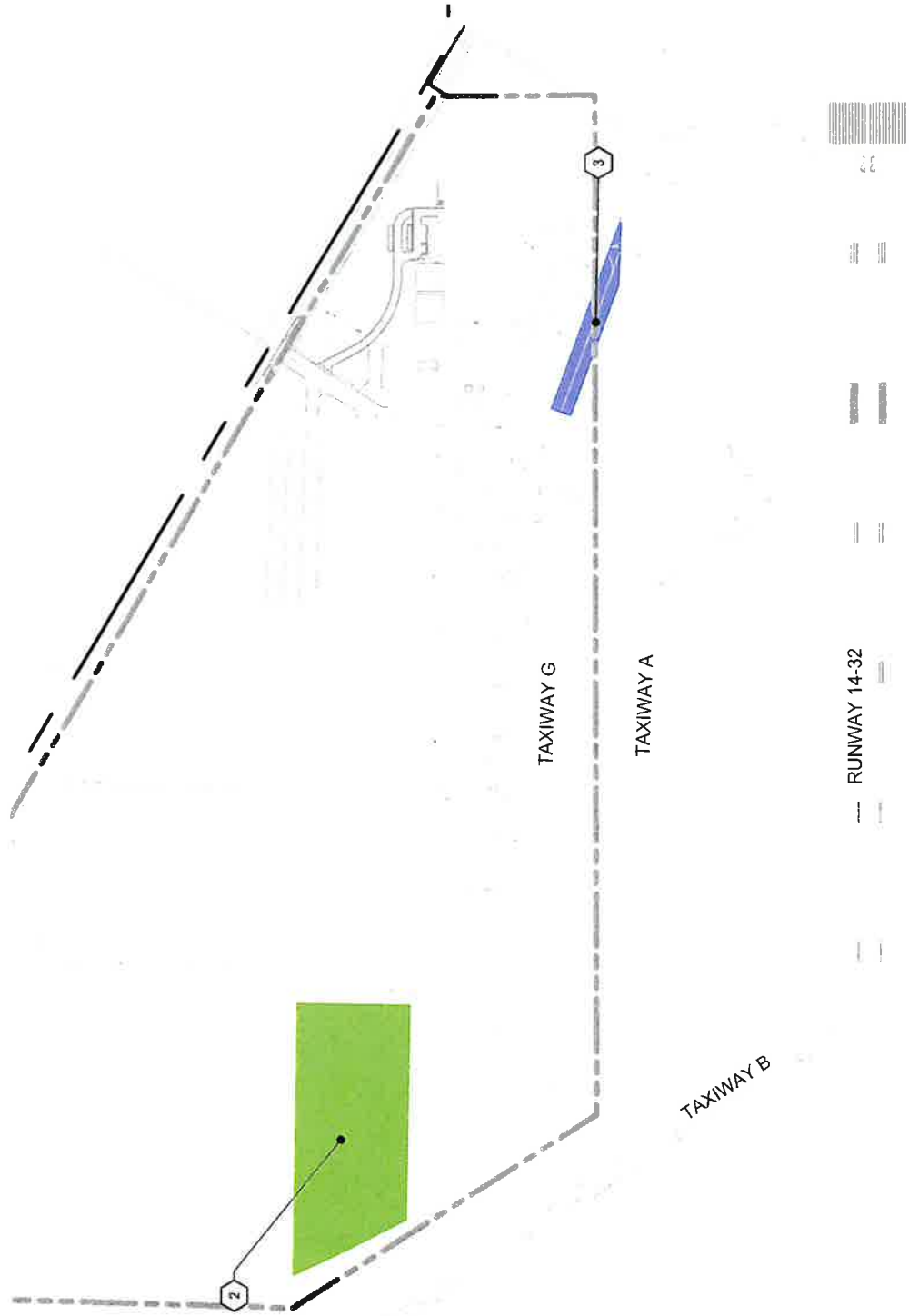
AWP ACIP DATA SHEET

Airport Name		(RIV) March Inland Port	Fiscal Year		2026	
Shown On ALP	Project Type*	Project Description	Federal Share (AIP)	Federal Share (BIL)	Local Share	Total
Y	E	1 - CEQA/EIR Reimbursement after Hangar Completion (CY2025)	\$0.00	\$176,400.00	\$19,600.00	\$196,000.00
Y	E	2 - Conduct Environmental: Apron Project #2 (Per 2021 Master Plan Determination) (NPR - 66.4)	\$0.00	\$360,000.00	\$40,000.00	\$400,000.00
Y	D	3 - Design: Apron Rehabilitation (Phase 1 Area from PMP Report)	\$320,400.00	\$0.00	\$35,600.00	\$356,000.00
TOTAL			\$320,400.00	\$536,400.00	\$95,200.00	\$952,000.00
* D - Development; P - Planning; E - Environmental						
PROVIDE THE FOLLOWING DETAILED INFORMATION FOR PROJECTS ANTICIPATED WITHIN 1-2 YEARS						
Detail Project Description (Square/Lineal Footage or Length/Width)						
<p>1 - CEQA Environmental Costs Reimbursement after Project is Complete. Construct a general aviation ramp and associated taxiway. The GA ramp is estimated as 300'x500' or 150,000 sq. ft. and an associated taxiway is estimated as 50'x300' or 15,000 sq. ft.. Total area is 165,000 square feet plus a pad for the Avgas storage tank. Terminal will consist of a 5,000 sq. ft. single level facility, parking and access road and two 10K or one 20k storage hangar. The Storage Hangars were not constructed during GA apron and terminal development. CEQA is not reimbursable until constructed.</p> <p>2 - Conduct an Environmental Assessment for the Apron Project #2 as determined by the 2023/2024 Master Plan. Likely location is south of existing GA apron. The new apron will facilitate additional commercial aircraft parking (2-3 AC Design Group III). This project will complete all available property for apron development at March Inland Port on Parcel D-1. Additionally, if the private development for a new air cargo facility does not come to fruition, this project will revert to the planned apron on the existing ALP.</p> <p>3 - Project will include rehabilitation of approximately 5,100 SY of concrete apron that has been identified as being in poor condition (PCI is 31) based on the Pavement Management Program Report dated April 2022. The rehabilitation would include remediation of existing subgrade, new pavement design, new lighting, marking and drainage.</p>						
Project Schedule (Anticipated date for bids or negotiated prices, consultant selection for planning or environmental projects, length of construction or design, planning or environmental process)						
<p>1 - Construction anticipated to be completed by December 2026</p> <p>2 - Environmental Anticipated to be completed by October 2027</p> <p>2 - Anticipated grant closeout May 2028</p> <p>3 - 100% plans and specifications to be submitted by January 2027</p> <p>3 - Bidding anticipated to be completed by March/April 2027</p> <p>3 - Anticipated grant closeout December 2027</p>						
NEPA Environmental Status (With grant application include copy of ROD, FONSI or CATEX letter of approval)						
<p>1 - FONSI completed 08/20/2012</p> <p>2 - N/A</p> <p>3 - CATEX to be submitted in 2025</p>						
Land Title Status & Date of Exhibit "A" Status						Date
Joint Use Agreement						May 7, 1997
Parcel D-1 (project site) conveyed property deed to March JPA						September 2009
Parcel D-2 (project area 2) conveyed property deed to March JPA						September 2001
Open AIP Funded Projects (include grant number and grant description)						Expected Close-out Date
AIP 3-06-0201-015-2021; Update Airport Master Plan or Study, Conduct or Update Miscellaneous Study						December 2024
Certification: To the best of my knowledge and belief, all information shown in the ACIP Data Sheet is true and correct and had been duly authorized by the Sponsor.						
Dr. Grace Martin, Chief Executive Officer			Dr. Grace Martin, Chief Executive Officer			
Name and Title of Authorized Representative (Print or Type)			Contact Name and Title (Print or Type)			
			(951) 656-7000			
Signature			Date		Contact Phone (Print or Type)	

MARCH INLAND PORT

AIRPORT CAPITAL IMPROVEMENT PROGRAM

ACIP FY 2026



LEGEND

-  CEQA/EIR REIMBURSEMENT AFTER HANGAR COMPLETION - (NOT SHOWN ON EXHIBIT)
-  DESIGN - APRON REHABILITATION (PHASE 1)
-  1
-  2 CONDUCT ENVIRONMENTAL - APRON PROJECT #2
-  3 DESIGN - APRON REHABILITATION (PHASE 1)



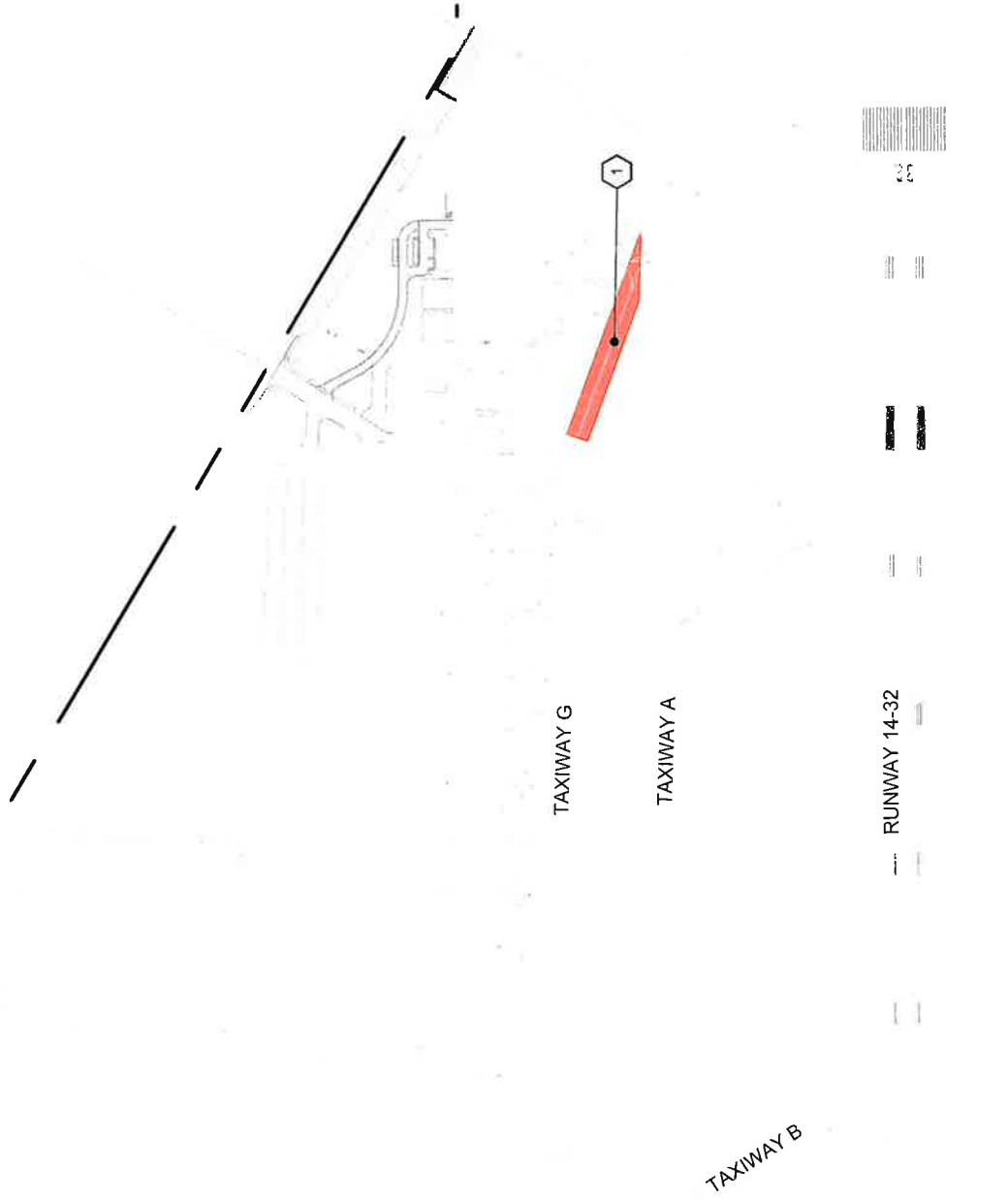
AWP ACIP DATA SHEET

Airport Name		(RIV) March Inland Port	Fiscal Year		2027	
Shown On ALP	Project Type*	Project Description	Federal Share (AIP)	Federal Share (BIL)	Local Share	Total
Y	D	1 - Construct: Apron Rehabilitation (Phase 1 Area from PMP Report)	\$292,500.00	\$0.00	\$32,500.00	\$325,000.00
		TOTAL	\$292,500.00	\$0.00	\$32,500.00	\$325,000.00
* D - Development; P - Planning; E - Environmental						
PROVIDE THE FOLLOWING DETAILED INFORMATION FOR PROJECTS ANTICIPATED WITHIN 1-2 YEARS						
Detail Project Description (Square/Lineal Footage or Length/Width)						
1 - Project will include rehabilitation of approximately 5,100 SY of concrete apron that has been identified as being in poor condition (PCI is 31) based on the Pavement Management Program Report dated April 2022. The rehabilitation would include remediation of existing subgrade, new pavement design, new lighting, marking and drainage.						
Project Schedule (Anticipated date for bids or negotiated prices, consultant selection for planning or environmental projects, length of construction or design, planning or environmental process)						
1 - Bidding anticipated to be completed by March/April 2027 1 - Construction anticipated to begin July/August 2027 1 - Anticipated grant closeout May 2028						
NEPA Environmental Status (With grant application include copy of ROD, FONSI or CATEX letter of approval)						
1 - CATEX to be submitted in 2025						
Land Title Status & Date of Exhibit "A" Status				Date		
Joint Use Agreement				May 7, 1997		
Parcel D-1 (project site) conveyed property deed to March JPA				September 2009		
Parcel D-2 (project area 2) conveyed property deed to March JPA				September 2001		
Open AIP Funded Projects (include grant number and grant description)					Expected Close-out Date	
AIP 3-06-0201-015-2021: Update Airport Master Plan or Study, Conduct or Update Miscellaneous Study					December 2024	
Certification: To the best of my knowledge and belief, all information shown in the ACIP Data Sheet is true and correct and had been duly authorized by the Sponsor.						
Dr. Grace Martin, Chief Executive Officer				Dr. Grace Martin, Chief Executive Officer		
Name and Title of Authorized Representative (Print or Type)				Contact Name and Title (Print or Type)		
				(951) 656-7000		
Signature				Date		Contact Phone (Print or Type)

MARCH INLAND PORT

AIRPORT CAPITAL IMPROVEMENT PROGRAM

ACIP FY 2027



LEGEND

-  CONSTRUCT - APRON REHABILITATION (PHASE 1)
-  TAXIWAY A



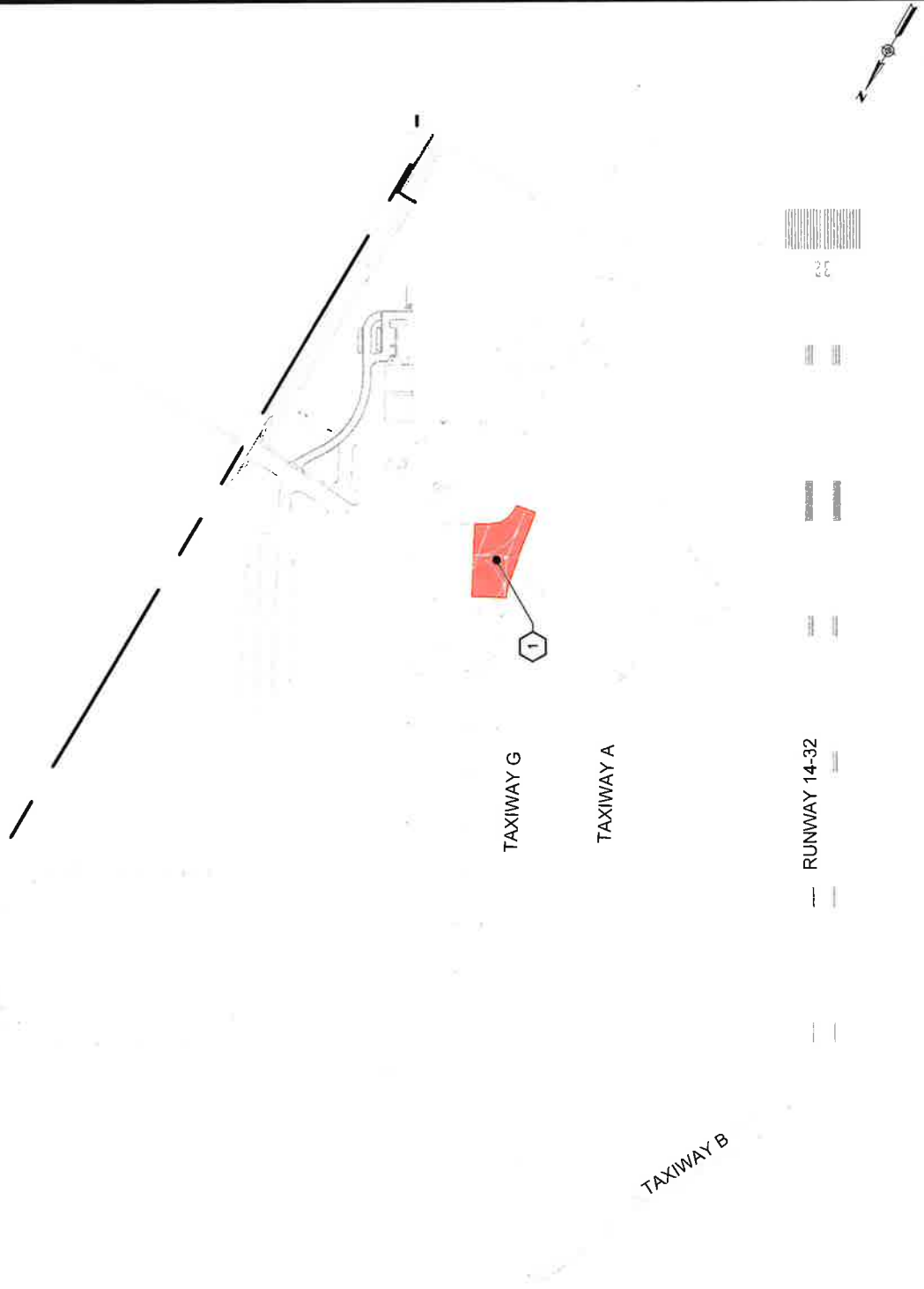
AWP ACIP DATA SHEET

Airport Name		(RIV) March Inland Port	Fiscal Year		2028	
Shown On ALP	Project Type*	Project Description	Federal Share (AIP)	Federal Share (BIL)	Local Share	Total
		1 - Design: Apron Rehabilitation (Phase 2 Area from PMP Report)	\$358,200.00	\$0.00	\$39,800.00	\$398,000.00
		TOTAL	\$358,200.00	\$0.00	\$39,800.00	\$398,000.00
* D - Development; P - Planning; E - Environmental						
PROVIDE THE FOLLOWING DETAILED INFORMATION FOR PROJECTS ANTICIPATED WITHIN 1-2 YEARS						
Detail Project Description (Square/Lineal Footage or Length/Width)						
1 - Project will include rehabilitation of approximately 5,500 SY of concrete apron that has been identified as being in poor condition (PCI is 31) based on the Pavement Management Program Report dated April 2022. The rehabilitation would include remediation of existing subgrade, new pavement design, new lighting, marking and drainage.						
Project Schedule (Anticipated date for bids or negotiated prices, consultant selection for planning or environmental projects, length of construction or design, planning or environmental process)						
1 - 100% plans and specifications to be submitted by January 2029						
1 - Bidding anticipated to be completed by March/April 2029						
1 - Anticipated grant closeout December 2029						
NEPA Environmental Status (With grant application include copy of ROD, FONSI or CATEX letter of approval)						
1 - CATEX to be submitted in 2027						
Land Title Status & Date of Exhibit "A" Status				Date		
Joint Use Agreement				May 7, 1997		
Parcel D-1 (project site) conveyed property deed to March JPA				September 2009		
Parcel D-2 (project area 2) conveyed property deed to March JPA				September 2001		
Open AIP Funded Projects (include grant number and grant description)				Expected Close-out Date		
AIP 3-06-0201-015-2021: Update Airport Master Plan or Study, Conduct or Update Miscellaneous Study				December 2024		
Certification: To the best of my knowledge and belief, all information shown in the ACIP Data Sheet is true and correct and had been duly authorized by the Sponsor.						
Dr. Grace Martin, Chief Executive Officer				Dr. Grace Martin, Chief Executive Officer		
Name and Title of Authorized Representative (Print or Type)				Contact Name and Title (Print or Type)		
				(951) 656-7000		
Signature				Date		Contact Phone (Print or Type)

MARCH INLAND PORT

AIRPORT CAPITAL IMPROVEMENT PROGRAM

ACIP FY 2028



LEGEND

1 DESIGN - APRON REHABILITATION (PHASE 2)



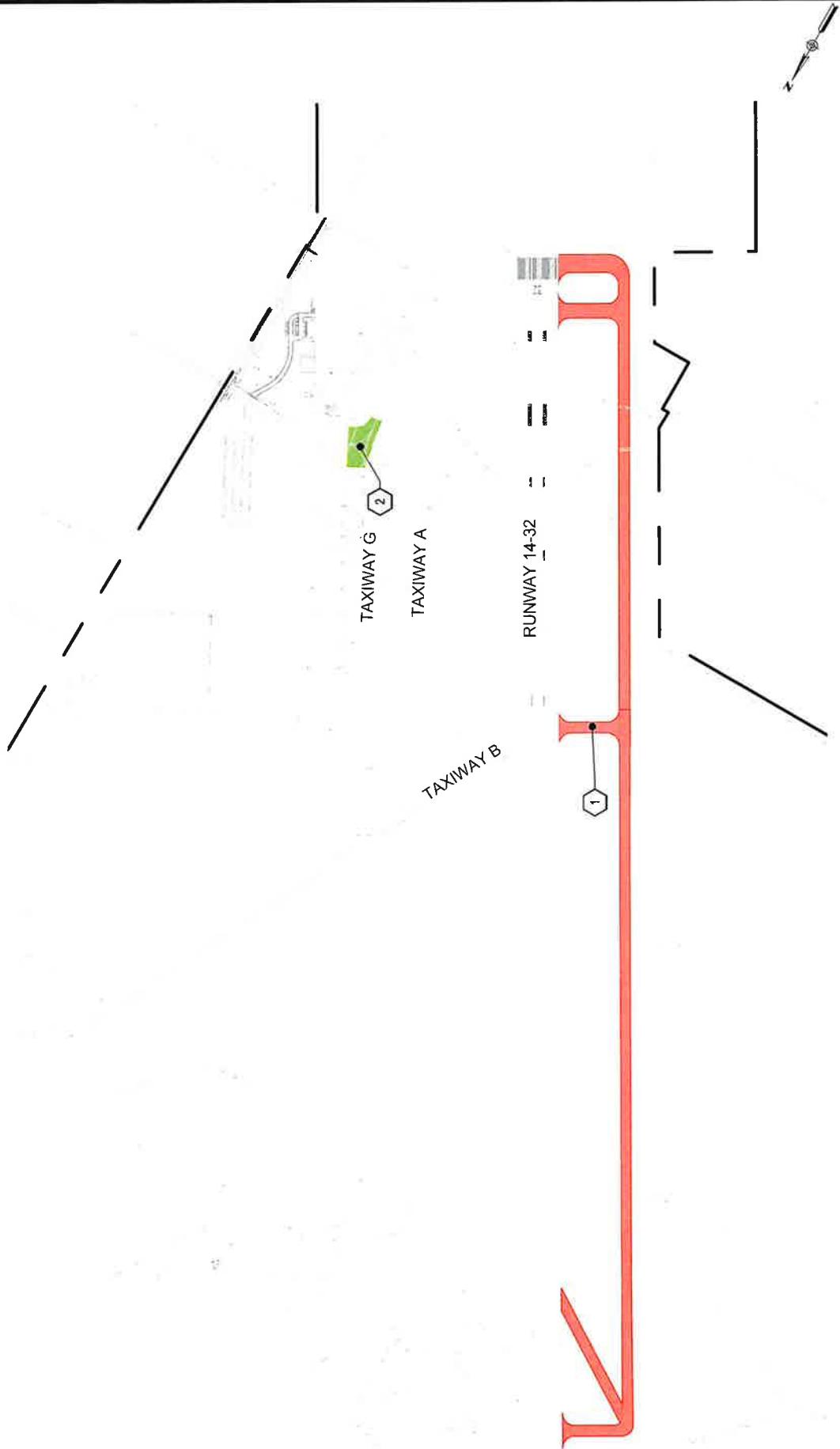
AWP ACIP DATA SHEET

Airport Name		(RIV) March Inland Port	Fiscal Year		2029	
Shown On ALP	Project Type*	Project Description	Federal Share (AIP)	Federal Share (BIL)	Local Share	Total
Y	E	1 - Conduct Environmental: Parallel Taxiway J Phases 1-3 (NPR 66.4)	\$450,000.00	\$0.00	\$50,000.00	\$500,000.00
Y	D	2 - Construct: Apron Rehabilitation (Phase 2 Area from PMP Report)	\$2,030,400.00	\$0.00	\$225,600.00	\$2,256,000.00
TOTAL			\$2,480,400.00	\$0.00	\$275,600.00	\$2,756,000.00
* D - Development; P - Planning; E - Environmental						
PROVIDE THE FOLLOWING DETAILED INFORMATION FOR PROJECTS ANTICIPATED WITHIN 1-2 YEARS						
Detail Project Description (Square/Lineal Footage or Length/Width)						
1 - Conduct an Environmental Assessment: Phase 1 Parallel taxiway - 4,600' X 100' wide with 40' asphalt shoulder, signage, lighting and connecting to TWY B and TWY C. Phase 2 will consist of an additional 3,500 X 100' extension south to runway threshold.						
2 - Project will include rehabilitation of approximately 5,500 SY of concrete apron that has been identified as being in poor condition (PCI is 31) based on the Pavement Management Program Report dated April 2022. The rehabilitation would include remediation of existing subgrade, new pavement design, new lighting, marking and drainage.						
Project Schedule (Anticipated date for bids or negotiated prices, consultant selection for planning or environmental projects, length of construction or design, planning or environmental process)						
1 - Environmental Anticipated to be completed by October 2030						
1 - Anticipated grant closeout May 2031						
2 - Bidding anticipated to be completed by March/April 2029						
2 - Construction anticipated to begin July/August 2029						
2 - Anticipated grant closeout May 2030						
NEPA Environmental Status (With grant application include copy of ROD, FONSI or CATEX letter of approval)						
1 - EA anticipated to be completed in 2027						
2 - CATEX to be submitted in 2027						
Land Title Status & Date of Exhibit "A" Status			Date			
Joint Use Agreement			May 7, 1997			
Parcel D-1 (project site) conveyed property deed to March JPA			September 2009			
Parcel D-2 (project area 2) conveyed property deed to March JPA			September 2001			
Open AIP Funded Projects (include grant number and grant description)				Expected Close-out Date		
AIP 3-06-0201-015-2021: Update Airport Master Plan or Study, Conduct or Update Miscellaneous Study				December 2024		
Certification: To the best of my knowledge and belief, all information shown in the ACIP Data Sheet is true and correct and had been duly authorized by the Sponsor.						
Dr. Grace Martin, Chief Executive Officer			Dr. Grace Martin, Chief Executive Officer			
Name and Title of Authorized Representative (Print or Type)			Contact Name and Title (Print or Type)			
			(951) 656-7000			
Signature			Date		Contact Phone (Print or Type)	

MARCH INLAND PORT

AIRPORT CAPITAL IMPROVEMENT PROGRAM

ACIP FY 2029



LEGEND

- 1 CONDUCT ENVIRONMENTAL - PARALLEL TAXIWAY J
- 2 CONSTRUCT - APRON REHABILITATION (PHASE 2)



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

Agenda Item No. 6d

Meeting Date: December 4, 2023

Subject: A Resolution of the Successor Agency, approving and adopting a Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2024 through June 30, 2025, Pursuant to Health and Safety Code Section 34177(o)

Background:

The “enforceable obligations” listed in the ROPS may include the following: bonds; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government, pre-existing obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions that bind the agency; legally binding and enforceable agreements or contracts; contracts or agreements necessary for the continued administration or operation of the agency, including agreements to purchase or rent office space, equipment and supplies; and amounts borrowed from or payments owed to the Low and Moderate Income Housing Fund of a redevelopment agency.

It should be noted that this ROPS covers an entire year instead of six months. The ROPS will be submitted to and duly approved by the Oversight Board (“Approved ROPS”). The Approved ROPS will then finally be submitted to the County Auditor-Controller, the State Controller’s office and the State Department of Finance and posted on the RDA Successor Agency’s website.

The ROPS is due to the State no later than February 1, 2024. The Oversight Board meeting to consider this ROPS is scheduled for January 18, 2024.

Attachment: None.

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

***Reports, Discussion and Action
Agenda Item No. 6e***

Meeting Date: December 4, 2023

Report/Discussion: March Joint Powers Authority Year-End Review

Background:

The Chief Executive Officer will provide a report of March Joint Powers Authority accomplishments in 2023. Following is a summary of notable items:

ACCOMPLISHMENTS SEPTEMBER 2023 – SEPTEMBER 2024

1	Completed Sunset Planning negotiations:	Completed JPA Agreement Amendment #14 and Revenue Sharing Agreement for JPA Transition, yielding new property and sales taxes to cities annually starting 2023.
2	Improved Operations Efficiencies:	<p>Transitioned agency out of remote work to full-time in person services for businesses and the public.</p> <p>Restored critical relationships with the March Air Base and developers.</p> <p>Transitioned agency to in-person public meetings.</p> <p>Expand LLMD Area CIP to include airport Parcel D-2</p> <p>Streamlined Authority project reviews by removing unnecessary bureaucracies and cutting staff review times from 6 months to 10 business days.</p>
3	Initiated New Deals for the JPA/MIPAA	<p>Initiated negotiation process for fuel farm expansion following an emergency response on a fuel spill on the airport in July. Future revenues for airport.</p> <p>Facilitated Riverside County’s use of Allen Avenue for emergency access and completing review of Village West Drive Extension with VA. New MOU with Riverside County completed for funding and maintenance of VA underpass section. Water tank demo work to start October 2023.</p> <p>CA Army National Guard approved for \$500,000 to start assessment of the NOSC building for Sunburst Youth Leadership Program. Started July 2023.</p>
4	Completed Financial Deals for Authority:	<p>Third Amendment to the March LifeCare Campus DDA, yielding \$250,000 in revenue to the JPA general fund and needed public improvements to the Northeast corner.</p> <p>Closed a land sale to a Sycamore Canyon realty group, yielding \$4 million to MIPAA.</p> <p>Negotiated revised DDA terms for West March area (all properties</p>

5	Completed Financial Deals for Authority:	<p>within MIPA, west of the I-215 freeway), yielding over \$100 million worth of financial benefits to communities to include \$80 million in land sales revenue deal.</p> <ul style="list-style-type: none"> - First \$15.5 Million distributed July 2023. - \$14 Million prior to July 1, 2025
		<p>Completed Outfall Channel Easement Agreement between March JPA, March Air Reserve Base, Hillwood and Riverside County Flood Control – \$2.1 million in annual lease revenues to MIPAA. 2023.</p>
		<p>Retain Green-Acres and adopt a military housing policy for March. Pursue DOD grant funding for energy infrastructure.</p>
		<p>Completed Lateral B Agreements for Riverside County Flood Control’s Perris Valley Drainage Plan – will completed March JPA’s regional flood project an approximate \$14 million benefit to March.</p>
		<p>Negotiated a new fire station (approx. \$10 million in value) in Meridian North Campus.</p>

PLANNING ITEMS 2023	DESCRIPTION
Village West Drive Extension	MOU between County, MJPA and developer memorializing the terms of funding, construction and maintenance of the road extension and underpass. Demolition of abandoned water tank in September 2023.
No Trucks Signage and Striping	Updated “No Trucks” Signage throughout the North and South Campus business parks and added “No Trucks” Striping to pavement at intersections where missing.
Bike Lane Striping and Signage	Added Bike lane striping and signage on Caroline Way and Gless Ranch Road in the South Campus to mitigate parking issues by trucks and vagrants.
Commercial Truck Enforcement	Sheriff conducted commercial truck enforcement in the South Campus in April and May 2023.
Temporary Use Permit	WMWD had an Open House in May 2023.
Home Occupation Permit	Permit issued to a Westmont Village resident to make candy from their home.
War Dog Memorial Park	Grand Opening in January 2023.
Seefried Building 2	Building permit issued in January 2023 for the construction of a 127,134 sf warehouse off Bundy Avenue in the South Campus.
Seefried Building 3	Building permit issued in February 2023 for the construction of a 53,085 sf warehouse off Bundy Avenue in the South Campus.
Fire Inspections	County to begin fire inspections of businesses starting 11/2023.
VIP 215 Project / Target Building 23000 Van Buren Boulevard	Certificate of Occupancy issued for the 1.8 million s.f., distribution warehouse, June 20, 2023 Performance Bonds released in October and November 2023.
Meridian West / Building 4 14089 Meridian Parkway	Building Permit issued for the approximately 81,000 s.f., industrial warehouse, April 10, 2023. The warehouse is on track to be completed during the First Quarter 2024.
Riverside Flood Control Easement Requests Perris Valley, Lateral B Stage 5	JPC approved construction and maintenance easements on March 22, 2023, and October 11, 2023.
Riverside County Fire Department Inspections	MJPA Staff prepared address lists for County Fire to start inspections of commercial and industrial businesses. Letters were sent out to all business regarding the inspections. Inspections started in early November 2023.
West Campus Upper Plateau	DEIR Circulated January 9, 2023, for public review. Recirculated draft EIR: re-circulated December 1, 2023, for public review.

	<p>West Campus Upper Plateau community meeting: held at March Field Air Museum, held February 9, 2023.</p>
<p>Public Safety Training in Northeast Corner</p>	<p>Right of Entry for Sheriff's Department: for training at former March Offices at 23555 Meyer Drive issued September 14, 2023.</p> <p>Right of Entry for 452nd Security Forces: for training at former March Offices at 23555 Meyer Drive issued Nov 20, 2023.</p>
<p>Lighting Landscaping Maintenance District (West March) and Community Facilities District (Northeast Corner)</p>	<p>March JPA LLMD-1 Engineers Report, annexation of airport parcel D1, and annual levy approved June 14, 2023.</p> <p>March JPA Community Facilities District No. 2013-01 annual levy approved on June 14, 2023.</p>

GOALS FOR 2023-2024

	<u>Measure</u>	<u>Status</u>
1	Implement the 14 th Amendment to the JPA Agreement & Revenue Sharing Agreement between Member agencies – including hand off plan to County of Riverside	In Progress
2	Restructure Joint Powers Utility Authority into a March Inland Port Authority and partner with SoCal gas on MJPUA wind down	In Progress
3	Transition planning/implementation with County	In Progress
4	Complete West March Planning efforts – a) South Campus Planning/Permitting b) North Campus Planning/Permitting c) West March Upper Plateau	In Progress
5	Northeast Corner Planning – a) US Vets Plaza expansion b) March LifeCare DDA negotiations c) Zone 4 Planning	In Progress
6	Complete Airport Authority Parcel D-1 Agreement	In Progress
7	Complete the Airport Authority Airport Master Plan and Pavement Management Plan	In Progress
8	AF Village West Drive Extension to Nandina. – with VA	In Progress
9	Airport Master Plan / Pavement Plan / FAA Compliance for Funding	In Progress
10	Complete NOSC Lease with National Guard for Sunburst Program	In Progress
11	Develop airport community partnership agreements with MARB for energy projects, airport management projects, etc.	Early discussions in progress
12	Establish Business Fire/Building Inspection Program	In Progress
13	Fuel Farm and GA Terminal expansions with Million Air	In Progress
14	Complete Meridian South Campus Developments	In Progress
15	Expand Foreign Trade Zone and establish a CBP office at the airport – potential partnership with other airports	Early discussions in progress
16	Establish a User Fee Airport	Early discussions in progress
17	Initiate Joint Use Agreement Amendments with Air Force	2024
18	Cactus Avenue Channel (transfer ROWs and establish MOUs with RCFCWCD)	Early discussions in progress
19	Riverside County Sheriff Aviation Ops relocation to March (Discussions Only)	Pending
20	Moreno Valley Park	Early discussions
21	Complete Parcel D-1 Ground Lease for new revenue to Airport	In Progress
22	Tri-Party Collaboration – IE Airports	In Progress

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

***Reports, Discussion and Action
Agenda Item No. 6f***

Meeting Date: December 4, 2023

Subject: Military Compatibility Use Study (MCUS) Update

Background:

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

Attachment: None

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

***Reports, Discussion and Action
Agenda Item No. 6g***

Meeting Date: December 4, 2023

Subject: Rolling Calendar and Future Agenda Items

Background:

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

Attachment: March Joint Powers Commission Rolling Calendar

JPC - December 13, 2023		
	Previous JPC Meeting Minutes - October 11th ~ Clerk	Separate Agenda Item
MJPA	Monthly Financial Reports & Disbursements - September ~ Finance	Consent
	Quarterly Investment Report (ending September) ~ Finance	Consent
	PSA - SONRI, Inc. ~ Dr. Grace Martin	Consent
	PSA - Robert Half Inc. ~ Dr. Grace Martin	Consent
	PSA - Squire Patton Boggs LLP ~ Dr. Grace Martin	Consent
	Cell Phone Policy Revision ~ Amelia Ayala	Consent
	Grant of Easement to Flood Control (Heacock Channel) ~ Jeff Smith	Consent
	Cooperative Agreement - Amendment No. 1 (Lateral B) ~ Jeff Smith	Consent
	Auditing Services Recommendation (Davis Farr LLP) for March JPA & related entities ~ Dr. Grace Martin & Finance	Consent
	LLMD Tree Replacement & Trimming RFP ~ Dr. Grace Martin & Jonathan Jones	Consent
	Environmental Justice Element ~ Dan Fairbanks	Presentation
	ADC-Installation Innovation Forum (IIF) 2023 Report	Presentation
	Finance Review	Presentation
	MJPA Year-End Review	Presentation
MJPA-SA	ROPS	Doug Anderson, Urban Futures Presentation
MIPAA	Monthly Financial Reports & Disbursements ~ Finance	Consent
	Revised Fuel Facility Lease Agreement ~ Dr. Grace Martin	Consent
	Auditing Services Recommendation (Davis Farr LLP) for March JPA & related entities ~ Dr. Grace Martin & Finance	Consent
	FAA ACIP ~ Dr. Grace Martin	Presentation
MJPUA	Monthly Financial Reports & Disbursements ~ Finance	Consent
	Auditing Services Recommendation (Davis Farr LLP) for March JPA & related entities ~ Dr. Grace Martin & Finance	Consent
Closed Session	Real Property Negotiations - March LifeCare Campus	Closed Session