

MARCH JOINT POWERS AUTHORITY



NOTICE OF THE REGULAR MEETING
of the
March Joint Powers Commission
of the
March Joint Powers Authority
and the
March Inland Port Airport Authority
and the
Successor Agency - March Joint Powers Authority
of the
Former March Joint Powers Redevelopment Agency
City of Moreno Valley • City of Riverside • City of Perris • Riverside County
and the
March Joint Powers Commission
of the
March Joint Powers Utilities Authority
City of Moreno Valley • City of Riverside • City of Perris
to the
Public and Members of the March Joint Powers Commission

Notice is hereby given that the Regular Meeting of the **March Joint Powers Commission of the March Joint Powers Authority** will be held at **Western Municipal Water District - Board Room, 14205 Meridian Parkway, Riverside, California 92518** on **Wednesday, April 24, 2024 at 3:00 p.m.**

This Notice was posted on 04/19/2024 at the following locations:

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

On April 19, 2024, Notice was sent to each member of the March Joint Powers Commission.

I hereby certify that the foregoing Notice is a full, true, and correct copy of the Notice posted for the March Joint Powers Authority Commission Meeting.

Cindy Camargo

Cindy Camargo, Clerk
March Joint Powers Authority Commission

REGULAR MEETING
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Wednesday, April 24, 2024 - 3:00 PM

**March Joint Powers Authority
Commission Meeting Location:**
Western Municipal Water District - Board Room
14205 Meridian Parkway
Riverside, CA 92518

ALL MEETINGS ARE OPEN TO THE PUBLIC.

Interested persons are encouraged to participate in the activities of the JPA. Anyone wishing to speak on an agenda item or on an issue of general concern should complete a “Speaker’s Request Form” available in the Meeting Room.

ADA: If you require special accommodations during your attendance at a meeting, please contact the 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

THE MARCH JOINT POWERS COMMISSION
of the
MARCH JOINT POWERS AUTHORITY
and the
MARCH INLAND PORT AIRPORT AUTHORITY
and the
SUCCESSOR AGENCY - MARCH JOINT POWERS AUTHORITY
of the
FORMER MARCH JOINT POWERS REDEVELOPMENT AGENCY
City of Moreno Valley • City of Riverside • City of Perris • County of Riverside
and the
MARCH JOINT POWERS COMMISSION
of the
MARCH JOINT POWERS UTILITIES AUTHORITY
City of Moreno Valley • City of Riverside • City of Perris

Wednesday, April 24, 2024 - 3:00 PM

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

REGULAR MEETING AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Invocation**
4. **Pledge of Allegiance**
5. **Matters Subsequent to Posting Agenda**
Approval of Agenda Additions or Corrections, as Necessary.
6. **Public Comments**
Any person may address the Commission 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.
7. **Approval of Minutes for Regular Meeting held on March 13, 2024 – Page 7**
8. **Consent Calendar**
MJPA – Operations

- 1) Report: Update on JPC Actions, Legislation, Property Transfers and Staff Activities – Page 14
- 2) Report: Update on Planning Activities – Page 19
- 3) Report: Receive and file Financial Status Reports – Page 24
- 4) Action: Approve February 2024 Disbursements – Page 46
- 5) Action: Approve Amendment No. 2 to the Professional Services Agreement with CG Resource Management and Engineering (CGRME) for water quality management planning and engineering services and authorize the Chief Executive Officer to execute the amendment – Page 53
- 6) Action: Adopt Resolution JPA 24-05 approving the 2024 March Joint Powers Authority Local Guidelines for Implementing the California Environmental Quality Act (CEQA) – Page 62
- 7) Action: Award a final contract to Mariposa Tree Management and authorize the Chief Executive Officer to execute the contract – Page 276

9. Reports, Discussions and Action Items

MJPA - Operations

- 1) Report: Receive and file an update for Fourth Air Force by Major General Derin (“Bull”) S. Durham, Commander – Page 278
Dr. Grace Martin, Chief Executive Officer
- 2) Report: Receive and file the monthly Technical Advisory Committee (TAC) report for April 1st, 2024 – Page 282
Tina Grande, TAC Alternate Member
- 3) Report: The Five-Year Traffic Monitoring Study for the Meridian Specific Plan Area, North Campus, and South Campus – Page 283
Jeffrey Smith, Principal Planner
- 4) Report: Receive and file reports on the 2024 Washington DC Legislative trip and annual conference for the Association of Defense Communities (ADC) – Page 353
Dr. Grace Martin, Chief Executive Officer
- 5) Action: Adopt Resolution JPA 24-06 of the March Joint Powers Authority, approving one job classification and revised salary scale – Page 365
Dr. Grace Martin, Chief Executive Officer

10. Public Hearing – MJPA

- 1) Action: Take the following actions as they pertain to General Plan Amendment GP-23-02, the Environmental Justice Element: Adopt Resolution JPA 24-04 approving the following actions: 1) Finding the Environmental Justice Element General Plan GP-23-02 categorically exempt from CEQA pursuant to State CEQA Guidelines Class 7 and Class 8 (protection of the environment); 2) Approving GP-23-02, Adopting the March JPA Environmental Justice Element and Creating Section 7 (Environmental Justice Element) to the March JPA General Plan; and 3) Directing staff to file a Notice of Exemption pursuant to the March JPA local CEQA Guidelines - Page 375
Dan Fairbanks, Planning Director

11. Consent Calendar

MIPAA – Operations

- 1) Report: Update on JPC Actions, Legislation, Property Transfers, Planning Activities and Staff Activities – Page 475
- 2) Report: Receive and file Financial Status Reports – Page 480

- 3) Action: Approve February 2024 Disbursements – Page 485
- 4) Action: Approve Amendment No. 1 to the Exclusive Negotiating Agreement between the March Joint Powers Authority, March Inland Port Airport Authority, and Meridian Park, LLC for Parcel D-1 North and authorize the Chief Executive Officer to execute the Agreement – Page 487

12. Reports, Discussions and Action Items

MIPAA – Operations

- 1) Action: Approve C&S Companies Scope of Work for the Taxiway G Realignment and the Rehabilitation/Reconstruction of Pavement Management Areas 4, 5, 12, 13, 14, and 15 Project and Authorize MIPAA to Contribute \$103,493 towards the Design, Bidding and Awarding of the Project - Page 491
Lauren Sotelo, Senior Planner

13. Consent Calendar

MJPUA – Operations

1. Report: Receive and file Financial Status Reports – Page 510
2. Action: Approve February 2024 Disbursements – Page 514

14. Commission Members Oral Reports/Announcements

15. Staff Oral Reports/Announcements

16. Calendaring of Future Agenda Items

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

17. Adjournment

In accordance with Government Code section 65009, anyone wishing to challenge any action taken by the Commission of any of the entities listed in this agenda above in court may be limited to raising only those issues raised at the public hearings 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 the staff reports or other written documentation relating to each item of business described above are on file in the office of Clerk of the March Joint Powers Authority (JPA), 14205 Meridian Parkway Suite 140, Riverside, California and are available for public inspection during regular office hours (7:30 a.m. to 5:00 p.m., Monday through Thursday, Friday Closed). Written materials distributed to the March Joint Powers Commission within 72 hours of the March Joint Powers Commission meeting are available for public inspection immediately upon distribution in the Clerk’s office at the JPA offices at 14205 Meridian Parkway, Suite 140, Riverside, California (Government Code Section 54957.5(b)(2)). Copies of staff reports and written materials may be purchased for \$0.20 per page. In addition, staff reports can be reviewed online at www.marchjpa.com. Pursuant to State law, this agenda was posted at least 72 hours prior to the meeting.

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

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

Dated: April 19, 2024

Signed: *Cindy Camargo*

Cindy Camargo, Clerk of the March Joint Powers Authority Commission

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Wednesday, March 13, 2024 - 3:00 PM

Western Municipal Water District/March Joint Powers Authority
Board Room
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Riverside, CA 92518

REGULAR MEETING MINUTES

1. Call to Order

Chair Delgado called the meeting to order at 3:02 p.m.

2. Roll Call

Present: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)

Absent: Gutierrez, Vargas, Cabrera

3. Invocation

Pastor Diane Gardner provided the invocation.

4. Pledge of Allegiance

Member Conder led the group in the pledge.

5. Matters Subsequent to Posting Agenda

Approval of Agenda Additions or Corrections, as Necessary.

Dr. Martin stated that Item 11 (1) was pulled by the applicant and will be presented at a later date.

6. Public Comments

Any person may address the Commission 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.

Three public comments were submitted via email and the following person(s) provided public comments in person:

1. Mike McCarthy, RNOW
2. Jerry Shearer
3. Andrew Silva

7. Approval of Minutes for Regular Meeting held on January 10, 2024 and February 14, 2024
No questions or comments.

Motion to approve the JPC Regular Meeting Minutes for meetings held on January 10, 2024 and February 14, 2024.

Motion: Perry
Second: Jeffries
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: Rogers – abstain 02/14/24 minutes due to her meeting absence.

8. Consent Calendar

MJPA – Operations

- 1) Report: Update on JPC Actions, Legislation, Property Transfers and Staff Activities
- 2) Report: Update on Planning Activities
- 3) Report: Receive and file Financial Status Reports
- 4) Action: Approve December 2023 and January 2024 Disbursements
- 5) Action: Approve a Professional Services Agreement with Team Sweep for street sweeping and authorize the Chief Executive Officer to execute the agreement
- 6) Action: Adopt Resolution JPA 24-03 of the March Joint Powers Authority, authorizing investment of monies in the Local Agency Investment Fund (LAIF) and approve the Chair, Chief Executive Officer, and Accounting Manager/Controller as authorized signers on the Authority’s LAIF account
- 7) Action: Authorize the March Joint Powers Commission Chair and Chief Executive Officer to travel and attend the 2024 ICSC Las Vegas Conference

Chair Delgado asked to pull Item 8 (2) and 8 (5) for discussion.

Chair Delgado asked if there were any Public Comments on any of the agenda items. Madam Clerk reported fifty-one public comments received via email for Agenda Item 8 (2) and one speaker in person.

Motion to approve Consent Calendar, MJPA – Operations Items 8 (1,3,4,6 & 7).

Motion: Rogers
Second: Conder
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)

Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: None

Chair Delgado opened Public Comments.

The following person(s) provided public comments:

1. Andrew Silva

Chair Delgado closed Public Comments.

Chair Delgado asked Dr. Martin to explain the process in which needs to take place prior to discussing upcoming projects that have not yet been presented to the commission. He added that it would be premature to talk about or respond to questions regarding a proposed sports park when the entire scope of the project has not been presented to the commission. Dr. Martin answered yes, and that it would be pre-decisional to pull an item tied to a larger project undergoing review.

On Item 8 (5), Member Jeffries asked if there is an exclusive trash company in the JPA area, and if so, do they contract for street services. Dr. Martin stated that the JPA does not have an exclusive agreement with specific street sweepers. The Authority follows its procurement process to obtain bids from service providers. Member Jeffries stated that when the JPA goes to the County, it will be under an exclusive contract for trash services.

There were no public comments on this item.

Motion to approve Consent Calendar, MJPA – Operations, Items 8 (2 & 5).

Motion: Jeffries
Second: Rogers
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: None

9. Reports, Discussions and Action Items

MJPA - Operations

- 1) Report: Receive and file Military Compatibility Use Study briefing by Simon Housman, Project Director

Simon Housman, MCUS Project Director provided an update on this item.

Member Conder thanked Mr. Housman for all he has done.

No other comments or questions.

- 2) Report: Receive and file the monthly Technical Advisory Committee (TAC) report for March 4, 2024 (February 5, 2024 TAC Meeting Cancelled)

Tisa Rodriguez, TAC Chair

Ms. Rodriguez was not in attendance to provide an update.

- 3) Action: Discuss a Northeast Corner Gas Line Project by the SoCal Gas Company and provide direction on funding terms for gas line updates
Dr. Grace Martin, Chief Executive Officer provided an update on this item.

Chair Delgado asked if Item 9 (3) was brought to the Finance Subcommittee and moved forward to the commission. Dr. Martin answered yes.

Member Conder stated that this is badly needed, he added that there are gas leaks popping up everywhere from this century old system. Member Conder stated that this needs to be done not only for the safety of Green Acres, but also for the liability of the base.

There were no public speakers for this item.

Motion to approve Reports, Discussions and Action Items, MJPA – Operations, Item 9 (3).

Motion: Conder
Second: Perry
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: None

- 4) Action: Adopt Resolution JPA 24-02 amendment the two-year annual budget for Fiscal Years 2023 through FY 2024 March Joint Powers Authority
Dr. Grace Martin, Chief Executive Officer provided an update on this item.

Member Conder stated that this was brought before the Finance Subcommittee and the money is in the accounts for any debt that will have to be paid. He added that the Finance Subcommittee unanimously approved this to move forward to the rest of the commission.

There were no public comments on this item.

Motion to approve Reports, Discussions and Action Items, MJPA – Operations, Item 9 (4).

Motion: Conder
Second: Rogers
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: None

10. Ordinance Adoption – MJPA

- 1) Action: Waive the Second Reading and adopt Ordinance JP 24-01, approving the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1); and 2) direct staff to file a Notice of Determination pursuant to the March JPA local CEQA guidelines
Dan Fairbanks, Planning Director provided an update on this item.

Chair Delgado opened Public Comments, seeing none, closed Public Comments.

Motion to approve Ordinance Adoption, MJPA – Item 10 (1).

Motion: Jeffries
Second: Perry
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: None

11. Consent Calendar

MJPA & MIPAA – Operations

- 1) Action: Approve Amendment No. 1 to the Exclusive Negotiating Agreement (ENA) between the March Joint Powers Authority, March Inland Port Airport Authority and Meridian Park, LLC for Parcel D-1 North and authorize the Chief Executive Officer to execute the Agreement

Item pulled and will be presented at a later date.

12. Consent Calendar

MIPAA – Operations

- 1) Report: Update on JPC Actions, Legislation, Property Transfers, Planning Activities and Staff Activities
- 2) Report: Receive and file Financial Status Reports
- 3) Action: Approve December 2023 and January 2024 Disbursements
- 4) Action: Approve a Professional Services Agreement with Paul A Haney & Associates LLC for consulting/advisory engagement and authorize the Chief Executive Officer to execute the Agreement

No questions or public comments.

Motion to approve Consent Calendar, MIPAA – Operations, Items 12 (1-4).

Motion: Perry
Second: Rogers
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: None

13. Reports, Discussions and Action Items

MIPAA – Operations

- 1) Action: Adopt Resolution MIPAA 24-01 amending the two-year annual budget for Fiscal Years 2023 through FY 2024 March Inland Port Airport Authority
Dr. Grace Martin, Chief Executive Officer provided an update on this item.
No questions or public comments.

Motion to approve Reports, Discussions and Action Items, MIPAA – Operations, Items 13 (1).

Motion: Perry
Second: Rogers
Ayes: Perry, Jeffries (2 votes), Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: None

- 2) Report: Receive and file an update for March Inland Port Airport by Airport Operations Coordinator Carlos Orellana
Carlos Orellana, Airport Operations Coordinator provided an update on this item.

Member Conder asked Mr. Orellana if they use Babcock Laboratories for fuel analysis. Mr. Orellana responded that Babcock Laboratories is used for storm water testing at MIPA.

No public comments.

14. Consent Calendar

MJPUA – Operations

1. Report: Receive and file Financial Status Reports
2. Action: Approve December 2023 and January 2024 Disbursements

No questions or public comments.

Motion to approve Consent Calendar, MJPUA – Operations, Items 14 (1-2).

Motion: Rogers
Second: Perry
Ayes: Perry, Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera
Abstain: Jeffries (2 votes)

15. Reports, Discussions and Action Items

MJPUA – Operations

- 1) Action: Adopt Resolution MJPUA 24-01 amending the two-year annual budget for Fiscal Years 2023 through FY 2024 March Joint Powers Utilities Authority
Dr. Grace Martin, Chief Executive Officer provided an update on this item.

No questions or public comments.

Motion to approve Reports, Discussions and Action Items, MJPUA – Operations, Item 15 (1).

Motion: Delgado
Second: Perry
Ayes: Perry, Rogers (2 votes), Conder, Delgado (2 votes)
Noes: None
Absent: Gutierrez, Vargas, Cabrera

Abstain: Jeffries (2 votes)

16. Commission Members Oral Reports/Announcements

None.

17. Staff Oral Reports/Announcements

None.

18. Calendaring of Future Agenda Items

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

None.

19. Adjournment

This meeting adjourned at 4:02 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 COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (1)

Meeting Date: April 24, 2024

Report: **UPDATE ON JPC ACTIONS, LEGISLATION, PROPERTY TRANSFERS AND STAFF ACTIVITIES**

Motion: Move to receive and file the report or take other actions as deemed appropriate by the Commission.

Background:

This report is an update of staff activities since the last March Joint Powers Commission (Commission) meeting. The report is not all-inclusive of staff work. It provides a summary of some activities relating to previous actions or direction by the Commission. **New information is noted in bold.**

Utilities

Natural Gas: The natural gas distribution system was transferred to the March JPUA in December 2004. The March JPUA staff conducts the meter reading and billing functions. The Capacity Survey completed by the Gas Company identified that adequate capacity exists to serve the Army Reserve and CalFire’s planned construction. However, the distribution system will be nearing its maximum capacity during the cold weather season. The Medical Campus development will address the backbone infrastructure upgrades needed for the MJPA Northeast Corner, and would also support our Green Acres housing, for the MJPA. Federal funding for gas line improvements will continue to be requested as part of the MJPA’s legislative agenda. At the Commission’s request, staff researched an alternative to natural gas in Green Acres by analyzing the feasibility of converting the housing units to electric and installing solar to power the homes. That cost was prohibitive to the JPA to pursue and with the historic nature of the homes solar panels were not an option. Staff will continue to seek funding through grant opportunities. March JPA staff met with Sempra Utilities (SoCal Gas) in October to discuss potential plans for sunseting and dissolving the Utilities Authority and ceasing gas services to existing Northeast corner customers; however, as part of dissolving the March JPUA we need a reliable company that can provide natural gas services to our customers. SoCal Gas staff expressed an interest in this transition but requested that MJPA issue a letter memorializing its plans to dissolve its Utilities Authority in the future. On November 24, 2021, the MJPUA approved a Letter of Intent (LOI) to dissolve the MJPUA and cease natural gas services within the JPA Planning Area. The LOI was then sent to the SoCal Gas Company. On December 14, 2021, SoCal Gas and MJPA staff discussed next steps to transitioning MJPUA customers to SoCal Gas by December of 2022. A formal resolution with a transition plan will be presented to the MJPUA Commission in the future for consideration. On February 8th, 2024, SoCal Gas

informed MJPA staff that they've completed an assessment of the gas system and have determined an engineering plan to appropriately take over natural gas service within the JPA's northeast corner. Construction of said plan can start as early as August of 2024. SoCal Gas will share an agreement for JPA's concurrence after their bid process is completed and a contractor's fee has been determined for improvements. SoCal Gas staff recommend a \$2 million budget for the project with final project costs to be determined after their bidding process is completed.

Northeast Corner

March Healthcare Development (MHD): The March Joint Powers Planning Commission recommended approval of the Specific Plan and EIR at their November 4, 2009 Public Hearing. The March Joint Powers Commission (JPC) approved the Specific Plan and certified the EIR at the Public Hearing held November 18, 2009. The Disposition and Development Agreement (DDA) and associated resolutions were approved by the JPC on April 7, 2010. The first building was demolished on July 27, 2010. Approximately 22 structures have been demolished by MHD to date. The concrete and asphalt from the demolition have been consolidated into one stockpile to be recycled. Six additional buildings have been demolished by the JPA using EDA grant funds. Due to the Moreno Valley litigation, and in accordance with the DDA, the Developer notified the JPA that all timelines for MHD's performance under the DDA are suspended effective May 28, 2013, and will not re-commence until the lawsuit is fully and finally dismissed or resolved in a manner which does not interfere with MHD's or the JPA's ability to perform under the DDA. The Notice of Settlement and Abandonment of Appeal was officially filed with the court August 8, 2014. New performance timelines were established based on the 437day force majeure. The first parcel sale closed on April 6, 2015. The remaining EDA grant funds were used to demolish several additional buildings on the northeast corner. This demolition project is now complete. 2/16/16: March JPA received a plot plan application for the Signature Health project on about 7.5 acres at the northwest corner of N Street and 6th Street. 3/24/16: March JPA Staff was informed that water backbone infrastructure plans are near completion and final approval by WMWD. 10/12/16: WMWD issued a Notice to Proceed to MHD to construct the south loop water infrastructure improvements. The waterline project has been completed and energized. 04/12/17: March JPC approved the Second Amendment to the Disposition and Development Agreement. The Amendment was also approved by the Oversight Board on 04/27/17 and was forwarded to the California Department of Finance (DOF) for consideration on May 2, 2017. On May 5, 2017, DOF notified March JPA that it will be reviewing the Oversight Board action. By statute, DOF has 40 days to review the action. On June 14, 2017, DOF disallowed the Oversight Board's approval of the Second Amendment to the DDA. On July 26, 2017, the Commission approved a Force Majeure extending certain performance criteria in the Disposition and Development Agreement. On September 26, 2018, the Commission approved the 2nd Amendment to the Disposition and Development Agreement. On September 28, 2021, the JPA rejected a Force Majeure filed by March1 on September 20th, claiming impacts to the construction schedule due to delays by WMWD. However, on October 12, 2021, WMWD issued a stop work notice for the pressure reducing valve (PRV) that is associated with Phase D-1 of the Lifecare project which could impact the timing of the project. WMWD indicated that the reason for the stop work notice is because they recently received a federal grant from the Department of Defense to increase water capacity for the Base, and because the PRV is connected to that water capacity increase the DOD is requiring WMWD to complete a NEPA study to receive grant funds. Construction of the PRV cannot commence until the NEPA study is completed according to the DOD. MJPA staff is working with WMWD staff to address impacts to MJPA and the Lifecare project. On October 29, 2021, March1 submitted another Force Majeure reiterating impacts to construction due to delays by WMWD. MJPA rejected the second Force Majeure with further direction on next steps for discussions. Since October of

2021, MJPA staff and March1, LLC negotiated terms for a Third Amendment to the March LifeCare Campus Disposition and Development Agreement on January 26th, the Commission approved a Third Amendment to the March LifeCare project DDA. The Amendment established an extension of eight months on Phase 1 infrastructure improvements, giving the master developer until September of 2022 to complete agreed upon improvements. In late December 2021, March1 provided March JPA Staff with a project description, conceptual site plan and building elevations for a proposed Continuing Care Retirement Community (“CCRC”) to provide a continuum of care services for elderly seniors. On January 13, 2022, March JPA Staff held a Pre-Application Meeting for the proposed CCRC. March1 presented the proposed project to March JPA Staff/departments, outside agencies/utility companies and representatives from our member jurisdictions. The meeting was held so that March1 could obtain feedback/information prior to a formal application submittal which would require the vetting of an actual user prior to any entitlements. A formal submittal of plans has not yet been completed. The following matrix represents the status of required DDA-Third Amendment improvements, as of December 26, 2022. On April 12, the commission approved a Fourth Amendment to the DDA. This amendment allowed for the extension of time for completion of the PRV facility from April 11th to July 30th, 2023. A DDA-Fifth Amendment will be presented to the Commission at their 2/14/24 JPC meeting.

	TASK	DUE DATE – per 3 rd Amendment of DDA	STATUS
1	PRV Facility	6 months from Notice to Proceed date	A 5 th Amendment to the DDA will be presented to the Commission at their 2/14/24 JPC meeting. WMWD has completed the required NEPA study for a DOD grant received for the project. A Notice to Proceed was issued on October 11, 2022 with a completion deadline of April 11, 2023. Construction has not yet started. On December 26, 2022, March1 submitted a letter to MJPA requesting a 4th amendment to their DDA modifying language to allow for additional time to complete the PRV facility. The request will be reviewed against the terms of the Agreement. The April 11, 2023, deadline remains. A fourth amendment was approved by Commission at the April 12 th JPC meeting to allow an extension of time on the PRV and a new milestone based on deliverables. NOC not obtained by required deadline.
2	Landscape Improvements – Riverside Drive	No later than Sept 30, 2022	This task has been completed and requirement is satisfied.
3	Backbone water infrastructure (per Amended Exhibit D-1) – (i) Riverside Drive and Meyer Drive 24” pipeline; (ii) 12” pipeline along Riverside Drive; (iii) 12” pipeline along N Street; (iv) 12” pipeline along 6 th Street, and subject to Authority Engineer approval.	No later than July 30, 2022	This task has been completed and requirement is satisfied.

4	Slurry seal and restripe existing pavement on roadway sections reflected on Amended Exhibit D-1, and subject to Authority Engineer approval.	No later than Sept 30, 2022	This task has been completed and requirement is satisfied.
5	Structural grind and overlay with restripe on those roadway sections on Amended Exhibit D-1 – min. 0.15 ft . grind and AC overlay, and subject to Authority Engineer approval.	No later than Sept 30, 2022	This task has been completed and requirement is satisfied.
6	Correction of road cross-slopes to match County standards and subject to Authority Engineer approval.	No later than Sept 30, 2022	This task has been completed and requirement is satisfied.
7	Repair of long sewer trench failure along Riverside Drive and subject to Authority Engineer approval.	No later than Sept 30, 2022	This task has been completed and requirement is satisfied.
8	Repair of Drainage inlets identified on Exhibit D-1.1 and subject to Authority Engineer approval.	No later than Sept 30, 2022	This task has been completed and requirement is satisfied.
9	Remove and replace broken, buckled and distressed concrete sidewalk, curb, and gutter as identified on Exhibit D-1.1 and subject to Authority Engineer approval.	No later than Sept 30, 2022	This task has been completed and requirement is satisfied.

Naval Operational Support Center “NOSC” Parcel: On June 10, 2017, the Navy broke ground at its new site within the cantonment fence. The new Navy Operational Support Center was completed August 2019. Due to COVID-19, the transfer was delayed until Spring 2021. At the June 9, 2021 Commission meeting, the JPC accepted the grant from the Navy for the Navy Operational Support Center in the Northeast Corner. The Navy parcel transfer completed the land swap authorized by Congress in 2005. In March of 2022, Brigadier General Peter Cross of the CA Army National Guard, contacted Dr. Martin regarding their interest in installing a Youth Challenge Academy at March. Their closest academy (“Sunburst”) is housed at the Los Alamitos Joint Forces Training Base in LA County with a high attendance rate from Riverside County youth. As the NOSC building exists outside of the limits of the March LifeCare Campus Specific Plan, the CAARNG expressed interest in using the site for their program. The project could yield a \$30 million investment in the region. On October 19, 2022, staff received an email from CAARNG indicating an interest in purchasing the site. MJPA staff is in the process of coordinating an Exclusive Negotiating Agreement with the National Guard. The agreement was approved at the January 11, 2023 JPC. Since that time CAARNG requested updates as such, a revised ENA is scheduled for Commission consideration at their April 12th meeting. On April 12th, the Commission voted to adopt the amended ENA and the agreement was fully executed

on April 27th, 2023 between the parties. Senator Roth submitted SB228 to state legislators in 2023 and the State approved \$500,000 for CMD to complete an assessment of the NOSC building for the Youth Challenge program. An appraisal of the NOSC building along with construction planning were completed in the Fall of 2023. Costs were estimated at a little more than \$170 million. CMD staff is currently discussing options for funding with state and federal legislators.

Green Acres: The approximate 52.72-acre historic area (“Property”) is comprised of one-hundred and eleven historic homes that are currently owned and managed by the Authority. The Property is located on the southwest corner of Riverside Drive and Meyer Drive just outside of the March Air Reserve Base (Base) cantonment area. The Property was quitclaimed to the Authority in 2006, as part of the Base Realignment and Closure process of 1995, and recorded in the County of Riverside’s Official Records as Document No. 2006-0783416 (Quitclaim Deed). In April of 2022, the JPA advertised the availability of the Property for sale through an invitation to submit Letters of Interest to either purchase the property outright, or to redevelop the property through a development agreement. Invitations were sent to non-profit, government and private entities. Proposals were due no later than August 31, 2022. While staff received several inquiries on the property, only one formal proposal was received before the deadline. On March 6th through March 8th, 2023, the Chair and CEO attended the Association of Defense Communities wherein extensive discussions occurred with Office of Local Defense Community Cooperation (OLDCC) representatives regarding partnership opportunities with the Base. As housing continues to be a significant issue of concern for the military, the Chair is interested in utilizing Green Acres to support March Base housing needs. As such, the CEO was asked to place an item on the 3/22/23 agenda for the Commission to reconsider its previous decision to dispose of the Green Acres development. On 3/22/23, the Commission voted to retain Green Acres and work with March Air Reserve Base on their housing needs.

Attachment: None

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (2)

Meeting Date: April 24, 2024

Report: **UPDATE ON PLANNING ACTIVITIES**

Motion: Move to receive and file the report or take other action as deemed appropriate by the Commission.

Background:

This report is a status update of major planning projects. The report is not all-inclusive of staff work. It provides a summary of some activities relating to major planning projects or direction by the March Joint Powers Commission. In all cases, the following projects are required to return to the March Joint Powers Commission for final action. **New information is noted in bold.**

March JPA General Plan Update: Project on hold. Last update provided 09/28/22.

Community Sports Complex

Objective: Plan, design and finance 48–60-acre Sports Complex through the Sports Complex Committee

Status: A parks sub-committee, consisting of the four-member jurisdiction Parks Director's was formed in 2006 to review potential locations for the park identified in the 2003 Settlement Agreement. The preparation of an aviation safety study was authorized for the optional park sites by the March Joint Powers Commission on February 20, 2008. A Parks Subcommittee meeting was held on January 28, 2009, at which time the Subcommittee accepted the recommendation of ESA to continue to analyze a new location for a park site. The committee directed LNR to identify a new potential Park site to be reviewed at the next Parks subcommittee meeting. The Parks Subcommittee met on March 11, 2009, and at that time, the subcommittee toured three proposed park sites. It was generally agreed that all three park sites were valid alternatives for the Park. On May 11, 2009 a subcommittee of the Parks Committee recommended selection of a park site near Grove Community Church. On March 2, 2016, the March Joint Powers Commission authorized the selection of Willdan Financial Services to prepare the Parks Development Impact Fee (DIF) study that will partially fund the planned Sports Complex. On May 31, 2016, MJPA staff met with City of Riverside Parks Director, Adolfo Cruz and other senior Parks and Recreation staff to obtain input on the MJPA parks DIF study. On August 17, 2016, March JPA staff met with Scott Bangle – Riverside County Parks General Manager and Spencer Campbell – City of Perris Parks Recreation Supervisor II to discuss the future March JPA Parks Impact Fee. The framework for a Parks/Recreation Development Impact Fee was provided by Willdan Financial Services on February 13, 2017. A revised draft fee analysis was provided by Willdan on March 14, 2017, and reviewed with the member jurisdictions Parks Directors on April 4, 2017. A conference call was held with Willdan Consultants regarding the

final draft Parks DIF study on 9/15/17. Upon gaining concurrence with the member jurisdiction's Parks Directors, this item appeared before the Parks Ad Hoc Sub-Committee, and to the Technical Advisory Committee, prior to presenting to the full March Joint Powers Authority Commission. On 10/19/17, the City of Riverside and the County Parks representatives consented to the methodology used in the Parks Development Impact Fee Study. A Parks Subcommittee (Victoria Baca, Kevin Jefferies and Andy Melendrez and the member jurisdictions Parks Directors) was held on December 20, 2017 to review the draft March JPA Parks Nexus Study. At the direction of the Ad Hoc Committee, March JPA reviewed the parks nexus study with March ARB staff and the Riverside County Airport Land Use Commission and returned this item to the Ad Hoc Parks Subcommittee within 90 days. On February 22, 2018 March JPA met with the Riverside County Airport Land Use Commission staff and March ARB staff to discuss various park development alternatives, and to discuss the intensity of those uses in terms of people per acre. The Riverside County Airport Land Use Commission staff and March Air Reserve Base staff requested additional information regarding the density/intensity of the proposed sports complex. In 2018, analysis and approval of the Parks Development Impact Fee was terminated by Danielle Wheeler, Executive Director. On September 22, 2021, the Meridian Park LLC development group held a community meeting within the City of Riverside at the Orange Terrace Community Center, to share draft development plans for the MJPA's weapons storage area (aka Upper Plateau) with the public and obtain community feedback on a proposed 60-acre recreation/open space area within their overall Upper Plateau Specific Plan. The development group, in coordination with MJPA staff, held meetings with Riverside County and city parks and recreation staff regarding the proposed park location and design prior to scheduling a second community meeting to obtain public feedback on park features. On February 14, 2022, March JPA and developer hosted an all hands meeting with parks directors from member agencies to discuss the proposed 60-acre recreation/open space area within the proposed Upper Plateau Specific Plan. Attendees also included Riverside Councilmember Chuck Conder, Riverside City Manager Al Zelinka, and Riverside Police Chief Larry Gonzalez. A discussion ensued regarding the development of a City of Riverside Police Station at the Park site. As a result of the meeting, the developer, City of Riverside and JPA Staff are reviewing the parameters of the pertinent Settlement Agreements and Development Agreements to determine flexibility in the development of the park and potential police station. The JPC Parks Subcommittee met to discuss the status of the community park on May 9, 2022. At that time, an overview of the Center for Biological Diversity et al. v. Bartel et al. settlement agreement was provided identifying that this settlement released 424-acres for development with an additional 60-acres allowed for the planned community park. Discussion also occurred regarding the early proposal for rough grading and installation of utilities on the 60-acre park site and future disposition of the park site. The Parks Committee requested that this item be returned for future discussion prior to any action by the full Commission. Meetings of parks officials and senior management from Riverside County and the City of Riverside were held on December 4, 2023 and January 18, 2024 to discuss the proposal for a park as a component of the West Campus Upper Plateau. Follow-up meetings are expected.

Perris Valley Channel Lateral B

Objective: Prepare Environmental Documents for Final Segment

Status: An MOU for the construction of Lateral B, Stages 6 and 7, was approved between the MJPA and Meridian Park LLC, on September 28, 2022. This MOU completes the funding plan for Segments 1 and 2. Project is anticipated to be completed within 24-month timeline. March JPA staff is finalizing the final draft Mitigated Negative Declaration (MND) under CEQA for Stage 6 of the Perris Valley Channel Lateral B, the final segment which is located within Riverside National Cemetery property. This CEQA document was available for a 30-day public

review period which began on June 28, 2023. Staff is currently finalizing the details of the Cooperative Agreement with Flood Control, which will address the construction, inspection, maintenance, acceptance, and operation of this segment. It is anticipated this Project will go before the Commission during 1st quarter 2024.

Heacock Flood Control Channel: Project complete. Project history last posted 09/28/22. On May 10, 2023, a 1.09-acre easement behind the March ARB Commissary, was approved by the Commission for transfer to RCFCWCD for maintenance purposes. A 1,195 square foot-triangular, easement area, behind the March ARB Commissary is on this agenda for Commission consideration, for the approval of transfer to RCFCWCD for maintenance purposes.

Cactus Flood Control Project:

Objective: Flood Control Improvement to Cactus Channel

Status: Project history last posted 9/28/22.

RCFCWCD has completed 90 percent of the design work on construction plans for the project and is finalizing the Cooperative Agreement between March Air Reserve Base, March JPA, USDA and private developers for the funding and construction of the project. Because there is a shortage on funding for the project, staff continues to research grant opportunities that can be pursued in partnership with RCFCWCD. On May 17, 2022, USDA staff confirmed their agency's ownership of the Cactus channel segment along their property. A formal request from the RCFCWCD was submitted to begin the easement transfer of channel property within USDA's jurisdiction, to the District for future installation of Cactus Channel improvements. On June 14th and 15th, 2022, March JPA commissioners and staff met with the USDA and Air Force Reserve Command during a legislative trip to Washington DC and discussed the Cactus channel and need for permanent right-of-way and support for funding on their individual segments of the channel project. Overall, the USDA and Air Force Reserve are supportive of issuing easements for construction and maintenance on the channel. Feedback on funding from both agencies is forthcoming. In March of 2023, RCFCWCD, MJPA, MARB and City of Moreno Valley met to discuss the Cooperative Agreement for the project. Agencies will start reviewing terms again and meet regularly to finalize an agreement for execution.

West Campus Upper Plateau:

Objective: Private Development, generating revenue and jobs

A proposed project to develop an approximate 360-acre Specific Plan (SP-9) and record a Conservation Easement on 445-acres of Open Space. The development area (Specific Plan) is generally located east of Barton Street, approximately 1,600' south of Alessandro Boulevard, and 1,500' north of Grove Community Drive in the general area occupied by the former March Air Force Base Weapon Storage Area. The four Business Park parcels to the north would be a total of 34.50 acres, the Business Park parcel to the east would be 9.38 acres, and the two Business Park Parcels to the south would total 22.47 acres. Similar to all other Specific Plans in the March JPA planning area, the three Mixed-Use parcels would include a variety of land uses but would not include the development of residential units. The three Mixed-Use parcels would be 10.77 acres, 26.60 acres, and 5.45 acres and would be located along the west side, just east of the Barton Street extension, and along the southeast corner of the Development Area. The two Public Facility parcels would consist of a 2.12-acre Western Municipal Water District sewer lift station to be developed along the east side of the Development Area just south of Cactus Avenue, and a 1.41-acre utility facility located southeast of the Western Municipal Water District facility. The three open space areas would consist of a larger open space area and two smaller open space areas. The larger open space area would be 50.00 acres and would consist of trails for recreational users. The larger open space area would be located directly east of the Barton Street extension

and just south of the park area. Two small parking areas would be located on the eastern edge of the larger open space area to provide access for park users. The first smaller open space area would be approximately 11.98 acres and would be located directly north of the four Business Park Parcels. The second smaller open space area would be 2.48 acres and would be located south of Bunker Hill Drive, between one of the Mixed-Use Parcels and the two Business Park Parcels, as well as along the southern perimeter of the proposed Development Area from Barton Street to Cactus Avenue. The open space parcels would provide further buffer to the Conservation Area. The proposed Development would retain 2 of the existing 16 military bunkers, which were previously used for munitions storage by March AFB prior to March AFB's realignment in 1993. An active recreational park area would be approximately 10.00 acres and would be located west of Barton Street and directly north of the larger open space area. The developer has offered to grade and construct the initial 10-acres of park area and maintain the park area through a CFD. The remaining 50-acres of park space, under the developer's proposal, could remain as passive recreational space until the City or County was interested in developing active recreational space. A project Notice of Preparation was circulated to 93 public agencies and interested parties on November 20, 2021. An environmental scoping meeting was advertised in the Press Enterprise on November 26 and held on December 8, 2021. At present an Environmental Impact Report is being prepared for the project. On February 14, 2022, March JPA and Meridian Park, LLC hosted an all hands meeting with county and city parks directors, Riverside city and county officials. A discussion of the parks meeting is outlined under the previously listed Community Sports Complex section. A Zoom call Community Meeting was held on March 24, 2022 at 6:00 PM to 7:30 PM. Various West Campus Upper Plateau application materials are available on the March JPA website, including the video of the Community Zoom meeting at: https://marchjpa.com/documents/docs_forms/03022022_GMT20220225-015209_Recording_1920x1080.mp4. The JPC Airport Land Use Study Subcommittee met to discuss the status of the Riverside County Airport Land Use Commission (RCALUC) review of the West Campus Upper Plateau on May 11, 2022. At that time, the RCALUC recommendation was for a finding of conditionally consistency with the March ARB/IP airport compatibility plan. Discussion occurred regarding the prohibition of public assembly uses, as well as a discussion regarding the proposed building heights and building setbacks. The Subcommittee requested that a subsequent discussion occur with the committee when the applicant's renderings and photo simulations are submitted as part of the environmental review process. On May 12, 2022, the Riverside County Airport Land Use Commission determined the West March Upper Plateau Project was conditionally consistent with the March Air Reserve Base/Inland Port Airport Compatibility Plan. The finding of consistency included conditions prohibiting public assembly uses including churches and requires the submittal of a BASH study by a Wildlife Hazard Biologist as a future component of the EIR process. On August 18th, a public workshop was held at the March Field Air Museum where developers discussed the proposed development with members of the public and solicited input prior to the release of a draft EIR. The West Campus Upper Plateau Draft EIR was circulated for public review on Monday, January 9, 2023, and the 60-day review ended on Friday, March 10, 2023. On December 2, 2023, the draft EIR was recirculated identifying new information pertaining to the Air Quality, Hazards and Hazardous Materials, and Land Use and Planning sections to the draft EIR. An amended recirculated Notice of Preparation was recirculated for the West Campus Upper Plateau Draft EIR on Monday, January 9, 2023, as some of the project appendices pages were blank. The current due date for comments is March 10, 2023.

U.S. Vets – Specific Plan Amendment, Plot Plan Amendment:

Objective: Private Development, to provide housing and services to area Veterans

United States Veterans Initiative (US Vets, Applicant) proposes new building uses to the March Veterans Village Campus, located at the southwest corner of N Street and 6th Street, within the US Vets Transitional Housing Specific Plan Area (SP-6), within the jurisdiction of the March Joint Powers Authority, Riverside County, California. Specifically, the Applicant seeks to amend the US Vets Transitional Housing Specific Plan, (SP-6) and Plot Plan (PP 10-02) to allow for a two-story, 24-unit transitional housing building and 44-permanent supportive housing units, for a total of 68-units, to be developed on the remaining 3.05 -acres of the Campus, where the remainder of Phase 2 and Phase 3 development would take place. Buildings 4 - 8, would be eliminated. Each studio unit within the transitional housing building will be approximately 375 square feet, while the permanent supportive housing units will be approximately 500 square feet in size. The proposed Project would reduce the total number of units from 323 to 222 and the total number of beds from 401 to 283. Staff received a formal application and documentation on February 23, 2023. Staff has reviewed the application/documentation for completeness and has distributed the project documentation to MJPA Departments and reviewing agencies on March 2, 2023 and most comments were received on March 23, 2023. Tribal consultation is required under SB 18 (Specific Plan Amendment) and 14 Tribes were contacted for consultation. Staff will introduce the proposed Project to TAC in early April 2023. It should be noted that US Vets provided an update on the March Vets Village Campus and presented a concept of the proposed project to the JPC on April 13, 2022. The proposed project was presented to TAC on April 3, 2023. US Vets is now working on responses to the first round of staff and review agency comments. The proposed project is also being reviewed by Riverside County ALUC staff. It is anticipated that ALUC Commission will consider the proposed project in July 2023. On July 10, 2023, Staff discussed the proposed project and the availability of requested information with the Tribal Historic Preservation Official (THPO) from Agua Caliente. The THPO was satisfied with the discussion and decided to end consultation. A formal letter was received on July 13, 2023. The proposed project was considered by the ALUC Commission on July 13, 2023, and found to be “Consistent” with the March Reserve Base / Inland Port Airport Land Use Compatibility Plan. The proposed project was presented to TAC on December 4, 2023. Commission review of the proposed project is scheduled for February 14, 2024. On February 14, 2024, the March Joint Powers Commission considered and approved the following in support of the U.S. Vets Transitional Housing Program Specific Plan (SP-6): 1) Resolution #JPA 24-01, Adopting a CEQA Addendum to the Certified March LifeCare Campus Specific Plan Final Program EIR (SCH# 2008071021) in support of the U.S. Vets Transitional Housing Program Specific Plan, Approving Plot Plan PP 10-02, Amendment #1, subject to Conditions of Approval for the development of the U.S. Vets Transitional Housing Program Specific Plan Project; and 2) Introduced and waived the first reading of Ordinance #JPA 24-01 approving the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1) and direct Staff to place this item on a future Commission Agenda for the Second Reading and formal adoption; and 3) A Ground Lease agreement between March Joint Powers Authority and United States Veterans Housing Corporation for a 75-year ground lease on the remaining 3.05-acres located at the southeast corner of N Street and 4th Street, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries. Commission consideration and second reading of Ordinance JPA #24-01, for the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1), has been scheduled for March 13, 2024. **On March 13, 2024, the March Joint Powers Commission adopted Ordinance JPA #24-01 for the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1).**

Attachment: None

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (3)

Meeting Date: April 24, 2024

Report: **RECEIVE AND FILE FINANCIAL STATUS REPORTS**

Motion: Move to receive and file the Financial Status Reports or take other actions as deemed appropriate by the Commission.

Background:

The monthly Financial Status Reports are a summary of operational income and expenses for the month of February 2024 and for the fiscal year to date. It provides a summary of the March Joint Powers Authority's (March JPA's) ongoing activities related to the March JPA's approved FY 2023/24 budget.

Attachment(s): Financial Status Reports for February 2024

ASSETS

Cash In Bank	\$ 7,246,916.24
Petty Cash	300.00
Investment Account	4,830,614.66
Meridian Drainage Fee Acct	2,453,745.97
CalPERS Benefit Trust	11,882,576.26
County Fire Facilities Fund	1,813,116.91
Accounts Receivable	957,543.51
Accounts Receivable - Leases	1,349,157.70
Loans Receivable	2,013,926.60
MIP Loan Receivable	2,687,896.35
RDA Loan Receivable	81,180.24
MJPUA Loan Receivable	450,000.00
Due From Other Funds	731,005.00
Interest Receivable	1,672,366.67
Insurance Deposits	1,283.00

Total Assets \$ 38,171,629.11

LIABILITIES

Accounts Payable	162,454.04
Deposits in Trust	327,435.62
County Fire Facility	1,824,540.34
Meridian Drainage Fees	1,964,224.57
Lifecare Campus Drainage Fees	82,243.53
Meridian–St. F Sgnl Fair Share	637,826.15
MARB Heacock Project Funds	666.72
Deferred Inflows - Leases	1,349,157.70

Total Liabilities 6,348,548.67

FUND BALANCE

Fund Balance, Beginning of Fiscal Year	31,551,223.58
Change in Fund Balance for the eight months ending February 29, 2024	<u>271,856.86</u>

Ending Fund Balance, February 29, 2024 31,823,080.44

Total Liabilities and Fund Balance \$ 38,171,629.11

General Ledger Expenses vs Budget

User: le@marchjpa.com
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 Period 01 - 08
 Fiscal Year 2024



March Joint Powers Authority
 14205 Meridian Pkwy, Ste. 140
 Riverside, CA 92518
 (951) 656-7000
 www.marchjpa.com

Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
100	General Fund	847,890.00				
100-10-50100-05	Salaries and Wages	508,413.15		508,413.15	339,476.85	40.04
100-10-50100-10	Benefits	117,926.00	63,605.38	63,605.38	54,320.62	46.06
100-10-50100-15	PERS Contributions	103,131.00	24,995.64	24,995.64	78,135.36	75.76
100-10-50100-20	Medicare Tax	13,855.00	7,769.47	7,769.47	6,085.53	43.92
100-10-50100-25	Unemployment	2,000.00	0.00	0.00	2,000.00	100.00
100-10-50100-30	Workers Compensation Ins.	12,770.00	522.87	522.87	12,247.13	95.91
100-10-50100-32	Temporary Office Help	10,000.00	8,381.52	8,381.52	1,618.48	16.18
100-10-50100-35	Employee Recruitment	1,000.00	332.50	332.50	667.50	66.75
100-10-50100-99	Unfunded Accrued Liab(UAL)	111,312.00	42,663.80	42,663.80	68,648.20	61.67
100-10-50150-02	Mileage Reimbursement	1,000.00	0.00	0.00	1,000.00	100.00
100-10-50150-04	Payroll Services	7,500.00	1,619.45	1,619.45	5,880.55	78.41
100-10-50150-06	Periodicals/Memberships	2,000.00	8,660.35	8,660.35	-6,660.35	-333.02
100-10-50150-08	Education/Training	10,000.00	5,865.94	5,865.94	4,134.06	41.34
100-10-50150-12	Travel	30,000.00	23,513.16	23,513.16	6,486.84	21.62
100-10-50150-14	JPC Members' Stipend	17,300.00	8,500.00	8,500.00	8,800.00	50.87
100-10-50150-15	Meeting Expenses	13,000.00	3,745.95	3,745.95	9,254.05	71.19
100-10-50150-16	Office Supplies	15,000.00	9,540.80	9,540.80	5,459.20	36.39
100-10-50150-18	Telephone & Internet Expense	6,750.00	3,254.50	3,254.50	3,495.50	51.79
100-10-50150-20	Mobile Phones	6,000.00	7,275.01	7,275.01	-1,275.01	-21.25
100-10-50150-24	Postage	3,750.00	2,267.50	2,267.50	1,482.50	39.53
100-10-50150-26	Liability Insurance - PERMA	160,000.00	102,093.31	102,093.31	57,906.69	36.19
100-10-50150-30	Printing - Outside	3,500.00	1,308.80	1,308.80	2,191.20	62.61
100-10-50150-32	Equipment Leases	12,000.00	20,646.18	20,646.18	-8,646.18	-72.05
100-10-50150-34	Equipment Maintenance	57,000.00	31,785.93	31,785.93	25,214.07	44.24
100-10-50150-35	Vehicle Fuel & Maintenance	4,100.00	1,774.85	1,774.85	2,325.15	56.71
100-10-50150-38	Production/Artwork	13,000.00	209.22	209.22	12,790.78	98.39
100-10-50150-39	Marketing/Branding	25,000.00	0.00	0.00	25,000.00	100.00
100-10-50150-40	Promotional Activities	50,000.00	15,570.03	15,570.03	34,429.97	68.86
100-10-50150-42	Bank Fees	27,000.00	17,751.03	17,751.03	9,248.97	34.26
100-10-50150-46	Office Custodial	6,000.00	3,920.00	3,920.00	2,080.00	34.67
100-10-50150-47	Office Rent	66,100.00	48,941.00	48,941.00	17,159.00	25.96
100-10-50150-48	Office Utilities	10,900.00	8,793.88	8,793.88	2,106.12	19.32
100-10-50150-50	Office Insurance	600.00	0.00	0.00	600.00	100.00
100-10-50200-02	General Legal Services	200,500.00	98,346.87	98,346.87	102,153.13	50.95
100-10-50200-04	Special Legal Services	33,000.00	3,249.80	3,249.80	29,750.20	90.15
100-10-50200-10	Legal Property Surveys	1,000.00	0.00	0.00	1,000.00	100.00

Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
100-10-50200-14	Annual Audit	35,000.00	0.00	0.00	35,000.00	100.00
100-10-50200-20	D.C. and State Lobbyist	94,000.00	29,865.42	29,865.42	64,134.58	68.23
100-10-50200-22	Engineering Services	2,000.00	0.00	0.00	2,000.00	100.00
100-10-50200-25	General Consulting Services	350,000.00	342,543.13	342,543.13	7,456.87	2.13
100-10-50200-40	Foreign Trade Zone	7,100.00	3,783.86	3,783.86	3,316.14	46.71
100-10-50300-02	Equipment Office Furniture	10,000.00	1,440.54	1,440.54	8,559.46	85.59
100-10-50300-04	Computer Hardware	10,000.00	0.00	0.00	10,000.00	100.00
100-10-50300-06	Computer Software	20,000.00	36,885.70	36,885.70	-16,885.70	-84.43
100-20-51150-00	Property Insurance - PERMA	48,000.00	47,177.00	47,177.00	823.00	1.71
100-20-51200-00	Building Maintenance	40,000.00	16,849.92	16,849.92	23,150.08	57.88
100-20-51250-00	Grounds Maintenance	70,000.00	42,305.71	42,305.71	27,694.29	39.56
100-20-51255-00	Street & Lighting Maintenance	35,000.00	0.00	0.00	35,000.00	100.00
100-20-51300-00	Equipment Maintenance	2,300.00	2,804.08	2,804.08	-504.08	-21.92
100-20-51335-00	Demolition Costs	500,000.00	0.00	0.00	500,000.00	100.00
100-20-51350-00	Utilities	25,750.00	1,140.54	1,140.54	24,609.46	95.57
100-20-51355-00	Fuel Costs	2,500.00	0.00	0.00	2,500.00	100.00
100-20-51360-00	Police Patrols	237,000.00	51,756.27	51,756.27	185,243.73	78.16
100-20-51365-00	Security	0.00	46,931.30	46,931.30	-46,931.30	0.00
100-20-51400-00	Bad Debt Expense	3,500.00	0.00	0.00	3,500.00	100.00
100-30-52200-00	Plan Check/Inspection Fees	1,325,000.00	306,938.91	306,938.91	1,018,061.09	76.83
100-30-52220-00	Education Training	2,500.00	241.50	241.50	2,258.50	90.34
100-30-52250-00	Environmental Fees	45,000.00	34,045.00	34,045.00	10,955.00	24.34
100-30-52300-00	Printing Costs	10,000.00	0.00	0.00	10,000.00	100.00
100-30-52325-00	Planning Software	25,500.00	6,892.94	6,892.94	18,607.06	72.97
100-30-52350-00	Public Notices/Filings	3,000.00	1,899.11	1,899.11	1,100.89	36.70
100-30-52400-00	Environmental Rev & Consult	2,500.00	0.00	0.00	2,500.00	100.00
	Expense Total	4,907,534.00	2,058,818.82	2,058,818.82	2,848,715.18	58.0478
	Grand Total	4,907,534.00	2,058,818.82	2,058,818.82	2,848,715.18	0.5805

General Ledger
Revenue vs Budget

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Period 01 - 08
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March Joint Powers Authority
14205 Meridian Pkwy, Ste. 140
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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Expend	Collect
100	General Fund	-140,461.00	-97,648.29	-97,648.29	-42,812.71		69.52
100-00-40100-00	LEASE REVENUE	-1,035,000.00	-1,317,542.13	-1,317,542.13	282,542.13		127.30
100-00-40300-00	PLANNING FEES	0.00	146,517.63	146,517.63	-146,517.63		0.00
100-00-40310-00	DDA Billable Planning Fee	-2,034,000.00	-196,885.71	-196,885.71	-1,837,114.29		9.68
100-00-40400-00	BUILDING PERMIT FEES	-500,000.00	-148,922.20	-148,922.20	-351,077.80		29.78
100-00-40430-00	PUBLIC WORKS FEES	-168,000.00	-469,854.57	-469,854.57	301,854.57		279.68
100-00-40600-00	INTEREST INCOME	-71,000.00	-55,500.00	-55,500.00	-15,500.00		78.17
100-00-40655-00	FOREIGN TRADE ZONE	-1,100.00	0.00	0.00	-1,100.00		0.00
100-00-40675-00	TRAINING & FILMING FEES	-1,270,000.00	0.00	0.00	-1,270,000.00		0.00
100-00-40715-00	FRANCHISE FEES & SALES TAX REV	-1,000.00	-12,448.86	-12,448.86	11,448.86		1,244.89
100-00-40750-00	MISCELLANEOUS REVENUE	0.00	-178,391.55	-178,391.55	178,391.55		0.00
100-00-40799-00	GAINLOSS ON FV OF INVESTMENTS	-250,000.00	0.00	0.00	-250,000.00		0.00
100-00-40800-00	SUCCESSOR AGENCY FEES	5,470,561.00	2,330,675.68	2,330,675.68	3,139,885.32		42.604
Revenue Total		5,470,561.00	2,330,675.68	2,330,675.68	3,139,885.32		0.426
Grand Total							

ASSETS

Cash In Bank	\$ 3,620,280.12
Accounts Receivable	<u>3,034.89</u>
Total Assets	<u><u>\$ 3,623,315.01</u></u>

LIABILITIES

Accounts Payable	9.55
Unearned revenue	20,342.73
LLMD #1 Modification Deposit	6,930.80
Damage Repair Deposits	<u>443.00</u>
Total Liabilities	<u>27,726.08</u>

FUND BALANCE

Fund Balance, Beginning of Fiscal Year	3,324,336.76
Change in Fund Balance for the eight months ending February 29, 2024	<u>271,252.17</u>
Ending Fund Balance, February 29, 2024	<u>3,595,588.93</u>
Total Liabilities and Fund Balance	<u><u>\$ 3,623,315.01</u></u>

**General Ledger
Expenses vs Budget**

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 Fiscal Year 2024



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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
120	Meridian LLMD No. 1					
120-40-65005-00	Traffic Signals	30,000.00	12,374.59	12,374.59	17,625.41	58.75
120-40-65010-00	Signage	350.00	0.00	0.00	350.00	100.00
120-40-65015-00	Lighting	69,500.00	64,563.45	64,563.45	4,936.55	7.10
120-40-65020-00	Landscaping	838,500.00	697,696.43	697,696.43	140,803.57	16.79
120-40-65025-00	Drainage	125,000.00	0.00	0.00	125,000.00	100.00
120-40-65030-00	Street Sweeping	38,800.00	1,500.00	1,500.00	37,300.00	96.13
120-40-65035-00	Graffiti Removal	4,500.00	0.00	0.00	4,500.00	100.00
120-40-65118-05	Salaries and Wages	62,408.00	16,854.45	16,854.45	45,553.55	72.99
120-40-65118-10	Benefits	10,066.00	2,998.18	2,998.18	7,067.82	70.21
120-40-65118-15	PERS Contributions	6,161.00	2,285.52	2,285.52	3,875.48	62.90
120-40-65118-20	Medicare Tax	1,038.00	232.50	232.50	805.50	77.60
120-40-65118-30	Workers Compensation Ins.	4,447.00	-78.44	-78.44	4,525.44	101.76
120-40-65118-99	Unfunded Accrued Liab(UAL)	29,403.00	0.00	0.00	29,403.00	100.00
120-40-65120-00	Operations	6,460.00	10,332.31	10,332.31	-3,872.31	-59.94
120-40-65125-00	TransportationCommunication	8,500.00	3,275.62	3,275.62	5,224.38	61.46
120-40-65130-00	Liability Insurance - PERMA	14,400.00	11,710.81	11,710.81	2,689.19	18.67
120-40-65135-00	Assessment Engineer	9,000.00	9,000.00	9,000.00	0.00	0.00
120-40-65140-00	Professional Services	9,200.00	27,850.00	27,850.00	-18,650.00	-202.72
120-40-65145-00	Publication	200.00	0.00	0.00	200.00	100.00
120-40-65200-00	Contingency	14,500.00	0.00	0.00	14,500.00	100.00
120-40-65500-01	Meridian Pkwy-Sidewalk Repairs	150,000.00	164,922.47	164,922.47	-14,922.47	-9.95
120-40-65500-05	Tree Replacement	150,000.00	0.00	0.00	150,000.00	100.00
Expense Total		1,582,433.00	1,025,517.89	1,025,517.89	556,915.11	35.1936
Grand Total		1,582,433.00	1,025,517.89	1,025,517.89	556,915.11	0.3519

**General Ledger
Revenue vs Budget**

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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Expend	Collect
120	Meridian LLMD No. 1	-2,236,000.00	-1,296,770.06	-1,296,770.06	-939,229.94		58.00
120-00-40260-00	Assessments	<u>2,236,000.00</u>	<u>1,296,770.06</u>	<u>1,296,770.06</u>	<u>939,229.94</u>		<u>57.9951</u>
Revenue Total		<u>2,236,000.00</u>	<u>1,296,770.06</u>	<u>1,296,770.06</u>	<u>939,229.94</u>		<u>0.58</u>
Grand Total							

ASSETS

Cash In Bank	\$ 155,036.64
Accounts Receivable	<u>347.75</u>
Total Assets	<u><u>\$ 155,384.39</u></u>

LIABILITIES

Payroll Liabilities	11,235.00
Unearned revenue	<u>7,305.24</u>
Total Liabilities	<u>18,540.24</u>

FUND BALANCE

Fund Balance, Beginning of Fiscal Year	172,059.84
Change in Fund Balance for the eight months ending February 29, 2024	<u>(35,215.69)</u>
Ending Fund Balance, February 29, 2024	<u>136,844.15</u>
Total Liabilities and Fund Balance	<u><u>\$ 155,384.39</u></u>

General Ledger
Expenses vs Budget

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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
140	March Lifecare Campus CFD 2013					
140-40-65005-00	Traffic Signals	4,200.00	625.11	625.11	3,574.89	85.12
140-40-65015-00	Lighting	2,500.00	5,334.78	5,334.78	-2,834.78	-113.39
140-40-65020-00	Landscaping	4,500.00	8,214.95	8,214.95	-3,714.95	-82.55
140-40-65025-00	Drainage	7,500.00	0.00	0.00	7,500.00	100.00
140-40-65030-00	Street Sweeping	6,000.00	0.00	0.00	6,000.00	100.00
140-40-65035-00	Graffiti Removal	750.00	0.00	0.00	750.00	100.00
140-40-65040-00	Weed Abatement	0.00	5,640.00	5,640.00	-5,640.00	0.00
140-40-65118-05	Salaries and Wages	14,635.00	8,308.68	8,308.68	6,326.32	43.23
140-40-65118-10	Benefits	2,684.00	1,491.18	1,491.18	1,192.82	44.44
140-40-65118-15	PERS Contributions	2,057.00	1,298.84	1,298.84	758.16	36.86
140-40-65118-20	Medicare Tax	249.00	105.16	105.16	143.84	57.77
140-40-65118-30	Workers Compensation Ins.	2,678.00	-34.86	-34.86	2,712.86	101.30
140-40-65130-00	Liability Insurance - PERMA	5,000.00	3,253.00	3,253.00	1,747.00	34.94
140-40-65135-00	Assessment Engineer	3,000.00	5,000.00	5,000.00	-2,000.00	-66.67
140-40-65140-00	Professional Services	3,000.00	0.00	0.00	3,000.00	100.00
140-40-65150-00	County Cost Tax Roll	90.00	0.00	0.00	90.00	100.00
Expense Total		58,843.00	39,236.84	39,236.84	19,606.16	33.3194
Grand Total		58,843.00	39,236.84	39,236.84	19,606.16	0.3332

**General Ledger
Revenue vs Budget**

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<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Per Range Amt</u>	<u>End Bal</u>	<u>Variance</u>	<u>% Expend</u>	<u>Collect</u>
140	March Lifecare Campus CFD 2013	-74,061.00	-4,021.15	-4,021.15	-70,039.85		5.43
140-00-40260-00	Taxes	<u>74,061.00</u>	<u>4,021.15</u>	<u>4,021.15</u>	<u>70,039.85</u>		<u>5.4295</u>
Revenue Total		<u>74,061.00</u>	<u>4,021.15</u>	<u>4,021.15</u>	<u>70,039.85</u>		<u>0.0543</u>
Grand Total							

ASSETS

Cash In Bank	\$ 2,704,026.55
Investment Account	2,196,138.18
Accounts Receivable	139,596.85
Land and Buildings	16,198,934.85
Infrastructure	874,866.98
Equipment	14,655.00
Deferred Outflows - Pension	167,046.24
Deferred Outflows - OPEB	32,792.00
Accumulated Depreciation	<u>(9,995,808.30)</u>
 Total Assets	 <u><u>\$ 12,332,248.35</u></u>

LIABILITIES

Accounts Payable	457.56
Payroll Liabilities	156,084.96
Security Deposits	183,149.16
Net Pension Liability	332,901.96
OPEB Liability	12,045.00
Compensated Absences	61,267.30
Deferred Inflows - Pension	21,560.48
Deferred Inflows - OPEB	<u>15,839.00</u>
 Total Liabilities	 <u><u>783,305.42</u></u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	10,894,103.15
Change in Fund Balance for the eight months ending February 29, 2024	<u>654,839.78</u>
 Ending Fund Balance, February 29, 2024	 <u><u>11,548,942.93</u></u>
 Total Liabilities and Net Position	 <u><u>\$ 12,332,248.35</u></u>

General Ledger Expenses vs Budget



March Joint Powers Authority
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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
300	Green Acres Enterprise Fund	207,932.00	123,505.82	123,505.82	84,426.18	40.60
300-10-50100-05	Salaries and Wages	36,888.00	19,774.22	19,774.22	17,113.78	46.39
300-10-50100-10	Benefits	17,197.00	10,381.91	10,381.91	6,815.09	39.63
300-10-50100-15	PERS Contributions	3,510.00	2,041.38	2,041.38	1,468.62	41.84
300-10-50100-20	Medicare Tax	15,142.00	-78.44	-78.44	15,220.44	100.52
300-10-50100-30	Workers Compensation Ins.	14,701.00	0.00	0.00	14,701.00	100.00
300-10-50100-99	Unfunded Accrued Liab(UAL)	2,500.00	1,144.10	1,144.10	1,355.90	54.24
300-10-50150-06	Periodicals/Memberships	500.00	0.00	0.00	500.00	100.00
300-10-50150-08	Education/Training	1,500.00	1,605.33	1,605.33	-105.33	-7.02
300-10-50150-16	Office Supplies	1,000.00	349.56	349.56	650.44	65.04
300-10-50150-18	Telephone Internet Service	1,300.00	583.45	583.45	716.55	55.12
300-10-50150-20	Mobile Phones/Pagers	100.00	0.00	0.00	100.00	100.00
300-10-50150-24	Postage	30,000.00	22,982.44	22,982.44	7,017.56	23.39
300-10-50150-26	Liability Insurance - PERMA	4,000.00	1,848.05	1,848.05	2,151.95	53.80
300-10-50150-42	Bank Fees	1,000.00	0.00	0.00	1,000.00	100.00
300-10-50150-44	Tenant/Relations	8,000.00	6,215.86	6,215.86	1,784.14	22.30
300-10-50150-47	Office Rent	2,000.00	646.27	646.27	1,353.73	67.69
300-10-50150-48	Office Utilities	301,617.00	0.00	0.00	301,617.00	100.00
300-10-50150-50	Depreciation Expense	500.00	0.00	0.00	500.00	100.00
300-10-50200-02	General Legal Services	1,000.00	213.50	213.50	786.50	78.65
300-10-50200-15	Credit Check Services	500.00	0.00	0.00	500.00	100.00
300-10-50300-02	Office Equipment	8,000.00	1,229.30	1,229.30	6,770.70	84.63
300-10-50300-06	Computer Software	22,000.00	3,340.44	3,340.44	18,659.56	84.82
300-10-50300-10	Appliance Purchase	8,000.00	4,182.26	4,182.26	3,817.74	47.72
300-10-50300-15	Security Entrance Gates	100,000.00	0.00	0.00	100,000.00	100.00
300-10-50900-00	Transfer to Other Funds	153,000.00	152,398.00	152,398.00	602.00	0.39
300-20-51150-00	Property Insurance - PERMA	40,000.00	71,428.80	71,428.80	-31,428.80	-78.57
300-20-51160-00	Property Taxes	150,000.00	42,822.08	42,822.08	107,177.92	71.45
300-20-51200-00	Building Maintenance	250,000.00	127,775.11	127,775.11	122,224.89	48.89
300-20-51250-00	Grounds Maintenance	55,000.00	30,103.60	30,103.60	24,896.40	45.27
300-20-51300-00	Equipment Maintenance	425,000.00	284,787.87	284,787.87	140,212.13	32.99
300-20-51350-00	Utilities	2,500.00	0.00	0.00	2,500.00	100.00
300-20-51360-00	Bad Debt Expense	1,864,387.00	909,280.91	909,280.91	955,106.09	51.229
66	Expense Total	1,864,387.00	909,280.91	909,280.91	955,106.09	51.229
66	Grand Total	1,864,387.00	909,280.91	909,280.91	955,106.09	0.5123

General Ledger
Revenue vs Budget

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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Expend	Collect
300	Green Acres Enterprise Fund						
300-00-40200-00	RENTAL INCOME	-2,000,000.00	-1,451,356.50	-1,451,356.50	-548,643.50		72.57
300-00-40225-00	UTILITY CHARGES	-60,000.00	-42,792.41	-42,792.41	-17,207.59		71.32
300-00-40250-00	LATE FEES & NSF FEES	-1,000.00	-878.06	-878.06	-121.94		87.81
300-00-40300-00	CREDIT CHECK FEES	-1,000.00	-280.00	-280.00	-720.00		28.00
300-00-40600-00	INTEREST INCOME	-30,000.00	-24,270.28	-24,270.28	-5,729.72		80.90
300-00-40675-00	HOLDING FEES FORFEITURE	-120.00	0.00	0.00	-120.00		0.00
300-00-40750-00	MISCELLANEOUS	-400.00	-225.00	-225.00	-175.00		56.25
300-00-40799-00	GAINLOSS ON FV OF INVESTMENTS	0.00	-44,318.44	-44,318.44	44,318.44		0.00
Revenue Total		2,092,520.00	1,564,120.69	1,564,120.69	528,399.31		74,748.2
Grand Total		2,092,520.00	1,564,120.69	1,564,120.69	528,399.31		0.7475

ASSETS

Cash In Bank	<u>\$ 268,288.75</u>
Total Assets	<u><u>\$ 268,288.75</u></u>

LIABILITIES

Accounts Payable	<u>-</u>
Total Liabilities	<u>-</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	270,663.75
Change in Fund Balance for the eight months ending February 29, 2024	<u>(2,375.00)</u>
Ending Fund Balance, February 29, 2024	<u>268,288.75</u>
Total Liabilities and Net Position	<u><u>\$ 268,288.75</u></u>

General Ledger
Expenses vs Budget

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<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Per Range Amt</u>	<u>End Bal</u>	<u>Variance</u>	<u>% Avail</u>
301	Green Acres Repairs & Maint.	27,000.00	2,375.00	2,375.00	24,625.00	91.20
301-20-51200-02	Roof Repairs	55,000.00	0.00	0.00	55,000.00	100.00
301-20-51200-03	Unit Improvements	82,000.00	2,375.00	2,375.00	79,625.00	97.1037
Expense Total		82,000.00	2,375.00	2,375.00	79,625.00	0.971
Grand Total						

**General Ledger
Revenue vs Budget**

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<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Per Range Amt</u>	<u>End Bal</u>	<u>Variance</u>	<u>% Expend</u>	<u>Collect</u>
301	Green Acres Repairs & Maint.	-100,000.00	0.00	0.00	-100,000.00		0.00
301-00-48025-00	5% Rental Income Set-Aside	100,000.00	0.00	0.00	100,000.00		0
Revenue Total		<u>100,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>		<u>0</u>
Grand Total		_____	_____	_____	_____		_____

ASSETS

Cash In Bank	\$ 700,602.31
Accounts Receivable	<u>15,050.25</u>
Total Assets	<u>\$ 715,652.56</u>

LIABILITIES

Accounts Payable	-
Due to Other Funds	<u>500,000.00</u>
Total Liabilities	<u>500,000.00</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	2,451,889.94
Change in Fund Balance for the eight months ending February 29, 2024	<u>(2,236,237.38)</u>
Ending Fund Balance, February 29, 2024	<u>215,652.56</u>
Total Liabilities and Net Position	<u>\$ 715,652.56</u>

General Ledger
Expenses vs Budget

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www.marchjpa.com

Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
740	SUCCESSOR AGENCY D.S.	0.00	0.00	0.00	0.00	0.00
740-70-50150-00	Administrative Costs	0.00	5,000.00	5,000.00	-5,000.00	0.00
740-70-50200-01	Trustee Fees	0.00	1,551,871.88	1,551,871.88	-1,551,871.88	0.00
740-70-60611-00	Payment on Bond 2016A	0.00	41,278.00	41,278.00	-41,278.00	0.00
740-70-60625-00	Other Long Term Debt Principal	0.00	1,598,149.88	1,598,149.88	-1,598,149.88	0
Expense Total		0.00	1,598,149.88	1,598,149.88	-1,598,149.88	0
Grand Total		0.00	1,598,149.88	1,598,149.88	-1,598,149.88	0

**General Ledger
Revenue vs Budget**

User: le@marchjpa.com
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 Period 01 - 08
 Fiscal Year 2024



March Joint Powers Authority
 14205 Meridian Pkwy, Ste. 140
 Riverside, CA 92518
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<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Per Range Amt</u>	<u>End Bal</u>	<u>Variance</u>	<u>% ExpendCollect</u>
740	SUCCESSOR AGENCY D.S.	0.00	-418.00	-418.00	418.00	0.00
740-00-40600-00	Interest Income	0.00	-1,728,736.88	-1,728,736.88	1,728,736.88	0.00
740-00-40700-00	Operating Transfers In	0.00	1,729,154.88	1,729,154.88	-1,729,154.88	0
Revenue Total		0.00	1,729,154.88	1,729,154.88	-1,729,154.88	0
Grand Total		---	---	---	---	---

ASSETS

Cash In Bank	\$ 1,438.76
Deferred Charge on Refunding	6,591,876.33
Prepaid Bond Insurance	<u>222,567.50</u>
Total Assets	<u>\$ 6,815,882.59</u>

LIABILITIES

Loans Payable	81,180.24
Interest Payable	464,060.00
Bonds Payable - Series 2016A	27,625,000.00
Bonds Premium - Series 2016A	3,146,495.00
Due to Other Funds	<u>100,000.00</u>
Total Liabilities	<u>31,416,735.24</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	(24,731,857.65)
Change in Fund Balance for the eight months ending February 29, 2024	<u>131,005.00</u>
Ending Fund Balance, February 29, 2024	<u>(24,600,852.65)</u>
Total Liabilities and Net Position	<u>\$ 6,815,882.59</u>

General Ledger
Expenses vs Budget

User: le@marchjpa.com
Printed: 4/16/2024 11:10:08 AM
Period 01 - 08
Fiscal Year 2024



March Joint Powers Authority
14205 Meridian Pkwy, Ste. 140
Riverside, CA 92518
(951) 656-7000
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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
750	Successor Agency RORF	0.00	500,000.00	500,000.00	-500,000.00	0.00
750-10-50150-07	Staff Costs	0.00	7,500.50	7,500.50	-7,500.50	0.00
750-10-50200-25	Consulting Services	0.00	1,551,453.88	1,551,453.88	-1,551,453.88	0.00
750-10-50900-00	Transfer Out	0.00	2,058,954.38	2,058,954.38	-2,058,954.38	0
Expense Total		<u>0.00</u>	<u>2,058,954.38</u>	<u>2,058,954.38</u>	<u>-2,058,954.38</u>	<u>0</u>
Grand Total		<u>0.00</u>	<u>2,058,954.38</u>	<u>2,058,954.38</u>	<u>-2,058,954.38</u>	<u>0</u>

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (4)

Meeting Date: April 24, 2024

Action: **APPROVE FEBRUARY 2024 DISBURSEMENTS**

Motion: Move to approve the check disbursements for the month of February 2024 or take other actions as deemed appropriate by the Commission.

Background:

This item is an action approving the expenses (checks) that were incurred in the month of February 2024 for the March JPA, Meridian Lighting, Landscaping and Maintenance District (LLMD) No. 1, Community Facility District (CFD), Green Acres, and the Successor Agency (former Redevelopment Agency). A listing of those checks is attached and will be reported in the minutes as an action item.

Attachment(s): Listing of checks disbursed in February 2024 for the March JPA, LLMD, CFD, Green Acres, and the Successor Agency.

Accounts Payable

Checks by Date - Summary by Check Number

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March Joint Powers Authority
 14205 Meridian Pkwy, Ste. 140
 Riverside, CA 92518
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General Fund - Fund 100

Check No	Vendor No	Vendor Name	Check Date	Check Amount
1017512	ActionSu	Gabriel D. Ybarra	02/05/2024	798.00
1017513	ESA	ESA	02/05/2024	10,582.00
1017514	MGS	M.G.S.	02/05/2024	614.00
1017515	RIVCTYSH	Riverside County Sheriff Department	02/05/2024	16,555.04
1017516	RivEnvir	County of Riverside Department of Environmental Health	02/05/2024	1,990.00
1017517	RobertHa	Robert Half	02/05/2024	633.28
1017518	TotalC	Total Compenstation Systems, Inc.	02/05/2024	1,530.00
1017519	VERIZ2	Verizon Wireless	02/05/2024	542.05
1017520	WILLDANS	Willdan	02/05/2024	14,509.75
1017521	FEDEX	FedEx	02/08/2024	134.44
1017522	MGS	M.G.S.	02/08/2024	3,984.51
1017523	AyalaA	Amelia Ayala	02/08/2024	10,331.25
1017524	CityMVD	City Of Moreno Valley	02/08/2024	58.65
1017525	WMWD	Western Municipal Water District	02/08/2024	6,833.37
1017526	SoCANews	Southern California News Group	02/08/2024	3,781.75
1017527	RobertHa	Robert Half	02/08/2024	1,180.24
1017528	Rogers	Marita G. Rogers	02/08/2024	100.00
1017529	CanonF	Canon Finandial Services, Inc.	02/08/2024	3,104.85
1017530	JanPro	Commerical Cleaning Solutions, Inc.	02/08/2024	490.00
1017531	ACCELA	Accela Inc.	02/15/2024	17,220.28
1017532	PHILLIPS	Phillips 66-CO./SYNCB	02/15/2024	50.71
1017533	SPARKLET	Sparkletts	02/15/2024	158.37
1017534	StaplesA	Staples Business Credit	02/15/2024	544.11
1017535	CaptNaom	Capt Naomi Alston	02/15/2024	350.00
1017536	SoCANews	Southern California News Group	02/15/2024	730.17
1017537	RobertHa	Robert Half	02/15/2024	633.28
1017538	CanonF	Canon Finandial Services, Inc.	02/15/2024	3,104.85
1017539	WASTEM	WM Corporate Services, Inc.	02/15/2024	692.98
1017540	SQUIRE	SQUIRE PATTON BOGGS LLP	02/15/2024	6,696.00
1017541	BankofAm	Bank Of America	02/22/2024	2,581.46
1017542	BESTBE	Best Best & Krieger, LLP	02/27/2024	16,332.30
1017543	FRONTIER	Frontier Communications	02/27/2024	89.40
1017544	MGS	M.G.S.	02/27/2024	1,546.86
1017545	Minutema	Minuteman Press	02/27/2024	336.87
1017546	RSG	RSG, Inc.	02/27/2024	758.75
1017547	PerrisVa	Perris Valley Chamber of Commerce	02/27/2024	250.00
1017548	InterC	International Institute of Municipal Clerks	02/27/2024	200.00
1017549	PatrolSe	Patrol Security and Guard	02/27/2024	555.40
1017550	RobertHa	Robert Half	02/27/2024	474.96
ACH	BASharaf	BA Sharaf, LLC	02/05/2024	22,858.91
ACH	TRILAK	TRI Lake Consultants Inc.	02/05/2024	2,620.00
ACH	CabreraU	Ulises Cabrera	02/08/2024	200.00
ACH	ConderJr	Charles Conder Jr.	02/08/2024	300.00
ACH	Delgado	Edward Delgado	02/08/2024	500.00
ACH	DPETER1	David Peterson Abatement Services,LLC	02/08/2024	4,620.00
ACH	Gutierre	Yxstian Gutierrez	02/08/2024	100.00
ACH	HMConsul	Habib Motlagh	02/08/2024	5,000.00
ACH	VargasM	Michael Vargas	02/08/2024	200.00
ACH	TRILAK	TRI Lake Consultants Inc.	02/08/2024	6,050.00
ACH	TRILAK	TRI Lake Consultants Inc.	02/08/2024	200.00

Accounts Payable

Checks by Date - Summary by Check Number

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General Fund - Fund 100

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	CJLake	CJ Lake, LLC	02/15/2024	7,500.00
ACH	Computer	California Computer Options, Inc.	02/15/2024	314.55
ACH	Computer	California Computer Options, Inc.	02/15/2024	19.66
ACH	CalPERS	CalPERS	02/15/2024	14,215.08
ACH	Computer	California Computer Options, Inc.	02/15/2024	39.32
ACH	Computer	California Computer Options, Inc.	02/15/2024	19.66
ACH	DTS	Daley Technology Systems	02/27/2024	1,155.00
3405	HARTFORD	THE HARTFORD	02/08/2024	392.85
3406	SDRMA	SDRMA	02/15/2024	649.25
3407	LINCOLN	The Lincoln National Life Insurance Co.	02/15/2024	183.10
3408	STCOMPFD	State Compensation Ins. Fund	02/27/2024	2,408.50
3409	LINCOLN	The Lincoln National Life Insurance Co.	02/27/2024	183.10
Report Total (62 Checks):				\$ 200,788.91

Accounts Payable

Checks by Date - Summary by Check Number

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Meridian LLMD No. 1 - Fund 120

Check No	Vendor No	Vendor Name	Check Date	Check Amount
2003728	Calsense	Calsense	2/5/2024	950.00
2003729	VERIZ2	Verizon Wireless	2/5/2024	61.45
2003730	SCE4	Southern California Edison	2/5/2024	11,865.38
2003731	WMWD2	Western Municipal Water District	2/5/2024	5,423.23
2003732	WMWD	Western Municipal Water District	2/8/2024	427.09
2003733	BRIGHT	BrightView Landscape Services, Inc.	2/8/2024	58,406.74
2003734	PHILLIPS	Phillips 66-CO./SYNCB	2/15/2024	505.77
2003735	SCE4	Southern California Edison	2/15/2024	6,743.38
2003736	FRONTIER	Frontier Communications	2/27/2024	5.59
2003737	MGS	M.G.S.	2/27/2024	271.77
2003738	WMWD2	Western Municipal Water District	2/27/2024	7,441.33
Report Total (11 Checks):				<u>\$ 92,101.73</u>

Accounts Payable

Checks by Date - Summary by Check Number

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March Lifecare Campus CFD 2013 - Fund 140

Check No	Vendor No	Vendor Name	Check Date	Check Amount
4000126	BRIGHT	BrightView Landscape Services, Inc.	02/08/2024	1,250.00
4000127	SCE4	Southern California Edison	02/15/2024	775.22
4000128	WMWD2	Western Municipal Water District	02/15/2024	<u>145.00</u>
Report Total (3 Checks):				<u><u>\$ 2,170.22</u></u>

Accounts Payable

Checks by Date - Summary by Check Number

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Green Acres - Fund 300

Check No	Vendor No	Vendor Name	Check Date	Check Amount
3009441	MGS	M.G.S.	2/5/2024	522.36
3009442	Montg	Montgomery Plumbing	2/5/2024	420.00
3009443	VERIZ2	Verizon Wireless	2/5/2024	116.75
3009444	WMWD	Western Municipal Water District	2/5/2024	19,846.49
3009445	ALPINE	Robert Vernieri	2/5/2024	730.00
3009446	SouthCou	South County Pest Control, Inc.	2/8/2024	398.00
3009447	MiracleM	Lone Wolf Enterprises, Inc.	2/8/2024	1,200.00
3009448	WMWD	Western Municipal Water District	2/8/2024	854.18
3009449	HOMEDE	Home Depot Credit Services	2/8/2024	1,118.87
3009450	MARCHUT	March Joint Powers Utility Authority	2/8/2024	7,670.92
3009451	ABILITY	Ability Counts, Inc.	2/15/2024	13,500.00
3009452	Automate	Automated Gate Services, Inc.	2/15/2024	120.00
3009453	PHILLIPS	Phillips 66-CO./SYNCB	2/15/2024	204.01
3009454	StaplesA	Staples Business Credit	2/15/2024	64.02
3009455	SouthCou	South County Pest Control, Inc.	2/15/2024	59.00
3009456	SCE4	Southern California Edison	2/15/2024	105.13
3009457	Automate	Automated Gate Services, Inc.	2/27/2024	120.00
3009458	FRONTIER	Frontier Communications	2/27/2024	11.18
3009459	Montg	Montgomery Plumbing	2/27/2024	2,465.00
3009460	SCE4	Southern California Edison	2/27/2024	815.43
3009461	BRIGHT	BrightView Landscape Services, Inc.	2/27/2024	1,828.38
3009463	ALPINE	Robert Vernieri	45349	1,260.00
Report Total (22 Checks):				\$ 53,429.72

Accounts Payable

Checks by Date - Summary by Check Number

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March Joint Powers Authority
14205 Meridian Pkwy, Ste. 140
Riverside, CA 92518
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Successor Agency RORF Fund – Fund 750

Check No	Vendor No	Vendor Name	Check Date	Check Amount
1210	URBAN	UFI Urban Futures, Incorporated	02/08/2024	4,125.00
1211	MARJPA	March Joint Powers Authority	02/08/2024	<u>631,005.00</u>
Report Total (2 Checks):				<u>\$ 635,130.00</u>

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (5)

Meeting Date: April 24, 2024

Action: **APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CG RESOURCE MANAGEMENT AND ENGINEERING (CGRME) FOR WATER QUALITY MANAGEMENT PLANNING AND ENGINEERING SERVICES AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE AMENDMENT.**

Motion: Move to approve Amendment No. 2 to the Professional Services Agreement with CG Resource Management and Engineering (CGRME) for water quality management planning and engineering services and authorize the Chief Executive Officer to Execute the Amendment.

Background:

The March Joint Powers Authority retains the services of consultants to provide engineering and building and safety compliance services pursuant to its Procurement, Purchasing and Contracting Policy, as these services contribute to the Authority’s responsibilities and mission. On October 26, 2016, the Authority entered into a professional services agreement with CG Resource Management and Engineering (CGRME) for water quality management planning and engineering services.

Currently, staff is recommending amending its agreement with CGRME to add Water Quality Management Plan (“WQMP”) and storm drain system inventory and Geographic Information System (“GIS”) mapping services to ensure the proper transition of materials to the County of Riverside as of July 1, 2025. The WQMP logging will be completed in Microsoft Excel and include each WQMP tracking number, acreage, hydrologic setting, approval letters, and date of the recorded Covenant Agreements. GIS will be used to map the property location, WQMP hydrologic subareas, and the property’s Best Management Practice (“BMP”) locations. Additionally, an inventory of March JPA’s storm drain system will be compiled and a master plan will be generated using GIS to identify the type of storm drain system, locations of catch basins, inlets and outlets, this work will include identification of the three regional basins. This information will also be useful for the annual Landscape Lighting and Maintenance District Engineers Reports.

Fiscal Impact:

CGRME has estimated this work to be completed by June 2025 at a total cost of \$47,490. The following is a description of fees for the proposed work.

FEES

Storm Drain Inventory and Mapping

	Expected hours		
Review existing plans and base data to build base map	36 hours	\$4,200.00	Will need existing plans and as-builts
Field Verification of the known storm drain inlets, outlets		\$28,980.00	All field work
Compile Plan and survey data	21 hours	\$2,520.00	Data analysis and compilation
Prepare drainage plan	43 hours	\$5,040.00	Plan preparation and presentation
Subcontractor Total		\$40,740.00	
CGRME Project Manager	12 hours	\$1,560.00	Project management
Total for Task		\$42,300.00	

Includes travel; Survey fees are based on prevailing wage

WQMP Inventory and Mapping

	Expected hours		
In-house WQMP inventory logging	16 hours	\$2,160.00	3 scheduled working session at the JPA office. 4 to 5 hours each session*
Follow-Up Assistance	10 hours	\$1,350.00	Time allotted to assist with obtaining missing paperwork and signatures. (estimate – is unknown how many WQMPs will require this)
Mapping	20 hours	\$1,680.00	Sub-contracted to Hillwig -Goodrow; office work only
Total	46 hours	\$5,190.00	

*Includes travel

Total Fees \$47,490.00. Total fees include 5% markup on the subcontractor.

Recommendations:

Staff recommends the approval of Amendment No. 2 to the Professional Services Agreement with CGRME for the additional services for WQMP and storm drain system inventory and GIS mapping and authorize the Chief Executive Officer to execute the agreement.

Attachment(s): 1) Amendment No. 2 to the Professional Services Agreement with CGRME.

**AMENDMENT NO. 2 TO
PROFESSIONAL SERVICES AGREEMENT
WITH CG RESOURCE MANAGEMENT AND ENGINEERING INC. (CGRME)**

This Amendment No. 2 to the Professional Services Agreement is made and entered into as of March 13, 2024 (“Effective Date”) by and between the March Joint Powers Authority, a California joint powers authority (“MJPA”) and CG Resource Management and Engineering Inc. (CGRME), a California Corporation (“Consultant”). MJPA and Consultant are sometimes referred to herein individually as a “Party” and collectively as “Parties.”

RECITALS

A. WHEREAS, the MJPA and the Consultant have entered into an agreement, dated October 26, 2016 for the purpose of providing professional services and advice on various issues affecting the decisions of Authority regarding On Call Stormwater Consulting (the “Original Agreement”).

B. WHEREAS, on the MJPA and the Consultant entered into Amendment No. 1 to the Original Agreement, dated October 26, 2022, in order to extend the contract term through October 25, 2023 and further provide two additional one-year extension options for MJPA.

C. WHEREAS, the MJPA exercised its first extension option on October 2023.

D. WHEREAS, the MJPA and the Consultant desire to amend the Original Agreement to add Water Quality Management Plan (“WQMP”) and Storm Drain Inventory and Mapping services as MJPA transitions its land use authority to the County of Riverside.

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants, conditions, and promises contained in this Amendment No. 2, Amendment No. 1 and the Original Agreement, the Parties mutually agree as follows:

AGREEMENT

1. Incorporation of Recitals. The recitals listed above are true and correct and are hereby incorporated herein by this reference.

2. Term. Pursuant to the MJPA’s second extension option, the term of the Original Agreement shall be extended for an additional term of one year through October 25, 2025, unless earlier terminated.

3. Services. The Services, as that term is defined in the Original Agreement, shall be amended to include additional services. The additional services are more particularly described in Exhibit “A-1”, attached hereto and incorporated herein by this reference.

4. Compensation. The compensation for the additional services performed pursuant to this Amendment No. 2 shall not exceed Forty-Seven Thousand Four Hundred Ninety Dollars (\$47,490). Work shall be performed at the rates set forth in the Original Agreement.

5. Full Force. Except as amended by this Amendment No. 2, all provisions of the Original Agreement, including without limitation the indemnity and insurance provisions, shall remain in full force and effect and shall govern the actions of the Parties under this Amendment No. 2.

6. Electronic Transmission. A manually signed copy of this Amendment No. 2 which is transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Amendment No. 2 for all purposes. This Amendment No. 2 may be signed using an electronic signature.

7. Counterparts. This Amendment No. 2 may be signed in counterparts, each of which shall constitute an original.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE FOR
AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT
WITH CG RESOURCE MANAGEMENT AND ENGINEERING INC. (CGRME)**

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 2 on the Effective Date first herein above written.

MARCH JOINT POWERS AUTHORITY

**CG RESOURCE MANAGEMENT AND
ENGINEERING INC. (CGRME)**

APPROVED BY:

Grace I. Martin, DPPD
Chief Executive Officer

Cynthia Gabaldon, PE, CPSWQ, CPESC,
QISP, QSD/P, ToR
President

APPROVED AS TO FORM:

Best Best & Krieger LLP
General Counsel

JPC 04.24.2024-8.5

EXHIBIT A-1

ADDITIONAL SERVICES

[ATTACHED]

March 21, 2024

Mr. Dan Fairbanks
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

RE: Proposal for Storm Drain System and WQMP Mapping and Documentation Assistance

Dear Mr. Fairbanks:

CG Resource Management and Engineering Inc. (CGRME) is pleased to submit this proposal in response to the verbal request by March Joint Powers Authority (MJPA) staff. This proposal is to support the MJPA team with documentation needs for the decommissioning of the JPA and transfer to the County of Riverside (County).

This scope of services is in two parts – the Storm Drain system mapping and the WQMP BMP documentation.

The MJPA has approved and installed approximately 150 catch basins and 23 miles of storm drain system. The storm drain system will need to be inventoried and mapped for transfer to the County.

The MJPA has managed regional water quality development requirements through the implementation of Water Quality Management Plans (WQMPs). Although the MJPA is not a Riverside County MS4 Permittee, the JPA has actively required compliance with the Countywide WQMP requirements.

The WQMPs will need to be transferred to the Riverside County Transportation Department (Transportation). This is the department which tracks the WQMPs for the Riverside County.

Project Description

Storm Drain Inventory and Mapping

As part of the transfer to the County, the following tasks are to be completed:

1. Review all existing storm drain plans for the JPA jurisdiction. Determine the general locations of the storm drains and catch basins. Build the base map for the entire jurisdiction.
2. Perform field verification of the storm drain inlets and outlets. We have estimated there will be 150 inlets. Also locate and survey the three regional basins.
3. Compile the plan and survey data.
4. Prepare a master plan of storm drain. Will include catch basin and discharge point identification. Will also include the inlets and outlets of the three regional basins.

WQMP Inventory and Mapping

As part of the transfer to Transportation, the following tasks are to be completed:

1. Log the Final WQMPs with project name, tracking number, APN, hydrologic setting, longitude and latitude, final COAs date, binder located, signed COA located (approval letter), covenant and agreement located.
2. Map the locations of each project with notation of where the BMPs are constructed. Mapping to be completed in GIS.

CGRME has kept a tracking log of the WQMPs processing for approximately 10 years. This log is the baseline

information. JPA staff have been actively storing and managing the WQMPs on-site. It is currently estimated that there are approximately 50 projects to log and map.

To work through the process, WQMPs from North Campus were processed on February 7, 2024. The team was able to process 16 WQMPs in a little more than 2 hours. There are some WQMPs which have paperwork to complete.

Looking forward, MJPA staff is going to research the required paperwork in advance of processing the WQMP binders so that known missing paperwork can be found.

There is currently no mapping of the WQMPs completed. This mapping will be completed in GIS and will consist of delineating the WQMP specific hydrologic subareas and the BMP locations.

FEES

Storm Drain Inventory and Mapping

	Expected hours		
Review existing plans and base data to build base map	36 hours	\$4,200.00	Will need existing plans and as-builts
Field Verification of the known storm drain inlets, outlets		\$28,980.00	All field work
Compile Plan and survey data	21 hours	\$2,520.00	Data analysis and compilation
Prepare drainage plan	43 hours	\$5,040.00	Plan preparation and presentation
Subcontractor Total		\$40,740.00	
CGRME Project Manager	12 hours	\$1,560.00	Project management
Total for Task		\$42,300.00	

Includes travel; Survey fees are based on prevailing wage

WQMP Inventory and Mapping

	Expected hours		
In-house WQMP inventory logging	16 hours	\$2,160.00	3 scheduled working session at the JPA office. 4 to 5 hours each session*
Follow-Up Assistance	10 hours	\$1,350.00	Time allotted to assist with obtaining missing paperwork and signatures. (estimate – is unknown how many WQMPs will require this)
Mapping	20 hours	\$1,680.00	Sub-contracted to Hillwig -Goodrow; office work only
Total	46 hours	\$5,190.00	

*Includes travel

Total Fees \$47,490.00. Total fees include 5% markup on the subcontractor.

Deliverables

Storm Drain Inventory and Mapping

Deliverables will include:

- 1) Plan set presenting mapped/surveyed storm drain inlets and outfalls.
- 2) Storm drain inventory log.
- 3) Completed mapping in GIS for use and submittal to County.

The goal is to get this project completed by the end of June 2025.

WQMP Inventory and Mapping

Deliverables will include:

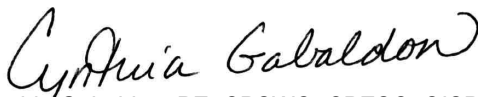
- 4) Completed log with notations for any missing items.
- 5) WQMP binders with notes stating if documentation is complete or if items are missing.
- 6) Completed mapping in GIS for use and submittal to Transportation.

The goal is to get this project completed by the end of June 2025.

CGRME will implement our personal commitment to provide exceptional quality of service to successfully deliver the projects assigned. Recognizing you have many choices and we look forward to the opportunity to partner with your staff to deliver outstanding program management and guidance that will exceed your expectations.

Should you have any questions, please do not hesitate to contact Ms. Cynthia Gabaldon at (909) 455-8520.

Sincerely,



Cynthia Gabaldon, PE, CPSWQ, CPESC, QISP, QSD/P, ToR
President

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (6)

Meeting Date: April 24, 2024

Action: **ADOPT RESOLUTION JPA 24-05 APPROVING THE 2024 MARCH JOINT POWERS AUTHORITY LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Motion: Move to adopt Resolution JPA 24-05 approving the 2024 March Joint Powers Authority Local Guidelines for Implementing the California Environmental Quality Act (CEQA).

Background:

The California Environmental Quality Act (“CEQA”), as contained in Public Resources Code sections 21000 et seq., is California's most important environmental law that requires all public agencies within the State to evaluate the environmental effects of their actions. CEQA also aims to prevent negative environmental effects of agency actions by requiring agencies to avoid or reduce, where feasible, the significant environmental impacts of all local land-use decisions. To this end, CEQA requires all public agencies to adopt specific objectives, criteria and procedures for evaluating public and private projects that are undertaken by such agencies.

March JPA’s Attorneys, Best, Best & Krieger, have prepared the 2024 Local CEQA Guidelines, an update to the JPA’s 2023 Local CEQA Guidelines, for adoption in compliance with CEQA requirements. These revised Guidelines provide step-by-step procedures for evaluating projects prior to a final Agency action and provide instructions and forms for preparing environmental documents required under CEQA. Since the previous adoption of the local CEQA guidelines, certain aspects of CEQA have been changed in response to regulations, legislation and legal cases.

Discussion

March JPA Legal Council has prepared the proposed updated set of Local CEQA Guidelines for 20234 in compliance with CEQA requirements. These Guidelines reflect recent changes in the State CEQA Guidelines and relevant court opinions. These Local CEQA Guidelines also provide instruction and forms for preparing all environmental documents required under CEQA.

Revised Sections

The following sections of the CEQA Guidelines have been revised:

1. Sections 3.04, 6.20, & 7.39 – Notices of Determination & Notices of Exemption. Public Resources Code section 21152 has been amended to require a local agency to file a Notice of Determination (“NOD”) with both the County Clerk and the State Clearinghouse in the Office of Planning and Research (“OPR”) within five working days of the agency approving a project subject to CEQA. The Legislature further amended Section 21152 to provide that when a local agency files a Notice of Exemption (“NOE”), the agency should file the NOE with both the County Clerk and the State Clearinghouse. Revisions have been made to Sections 3.04, 6.20, and 7.39 of the Local Guidelines to account for the expanded circumstances in which an agency must file an NOD or NOE with the State Clearinghouse.
2. Section 9.10 – Exemption for a Responsible Agency’s Provision of Financial Assistance for the Development of Affordable Housing. Public Resources Code section 21080.10(b) has been amended to exempt action taken by a local agency not acting as the lead agency to provide financial assistance or insurance for the development and construction of residential housing for persons and families of low- or moderate-income if the project at issue will be reviewed pursuant to CEQA by another public agency. Section 9.10 has been added to the Local Guidelines to account for this exemption.
3. Section 9.11 – Exemption for Specified Affordable Housing Projects. The Legislature has added Section 21080.40 to the Public Resources Code, which includes a new statutory exemption under CEQA for affordable housing projects that meet the section’s specified requirements. The section exempts from CEQA certain actions taken by lead agencies relating to 100 percent affordable housing projects (as defined), including (i) the issuance of an entitlement by a public agency for an affordable housing project, (ii) an action to lease, convey, or encumber land owned by a public agency for an affordable housing project, (iii) an action to facilitate the lease, conveyance, or encumbrance of land owned or to be purchased by a public agency for an affordable housing project; (iv) rezoning, specific plan amendments, or general plan amendments required specifically and exclusively to allow the construction of an affordable housing project, or (iv) an action to provide financial assistance in furtherance of implementing an affordable housing project. Section 9.11 has been added to the Local Guidelines to account for this exemption.
4. Section 9.12 – Exemption for Housing Developments on Land Owned by Institutions of Higher Education and Religious Institutions. The Legislature has added Section 65913.16 to the Government Code, which provides for the ministerial approval of a “housing development project” (meeting specified requirements) located on land owned on or before January 1, 2024, by an independent institution of higher education or a religious institution.
Section 9.12 has been added to the Local Guidelines to account for this exemption.
5. Section 10.03 – Administrative Records. Public Resources Code section 21167.6 has been amended to provide public agencies with increased control over preparation of the administrative record during litigation. A public agency may now deny a petitioner’s

request to prepare the administrative record if it issues the denial within five business days of receiving the petitioner's request to prepare the administrative record. Public Resources Code section 21167.6 has further been amended to clarify that an administrative record need not include (1) communications and emails of a logistical nature, such as meeting invitations or scheduling communications; or (2) documents subject to a privilege or exemption set forth in the California Public Records Act. Section 10.03 of the Local Guidelines has been revised to be consistent with Public Resources Code section 21167.6, as amended.

6. Other Changes. Effective January 1, 2024, the Department of Fish and Wildlife has increased its fees. For a Negative Declaration or a Mitigated Negative Declaration, the new filing fee is \$2,916.75; for an EIR, the new filing fee is \$4,051.25; and for an environmental document prepared pursuant to a Certified Regulatory Program, the filing fee has been increased to \$1,377.25.

Environmental Impact:

No environmental impact is anticipated from amending the Local CEQA Guidelines. The March Joint Powers Commission adoption of the attached Resolution is not a project under State CEQA Guidelines section 15378 (b)(5) because it involves an administrative activity and would not result in any environmental impacts.

Recommendation:

Staff recommends the Commission adopt Resolution JPA 24-05, approving the 2024 Local Guidelines for Implementing the California Environmental Quality Act (CEQA).

Attachment(s): 1) Resolution JPA 24-05

RESOLUTION JPA 24-05

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION AMENDING AND ADOPTING LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUB. RESOURCES CODE §§ 21000 ET SEQ.)

WHEREAS, the California Legislature has amended the California Environmental Quality Act (“CEQA”) (Pub. Resources Code §§ 21000 et seq.), the Natural Resources Agency has amended the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.), and the California courts have interpreted specific provisions of CEQA; and

WHEREAS, Public Resources Code section 21082 requires all public agencies to adopt objectives, criteria and procedures for (1) the evaluation of public and private projects undertaken or approved by such public agencies, and (2) the preparation, if required, of environmental impact reports and negative declarations in connection with that evaluation; and

WHEREAS, March Joint Powers Authority must revise its local guidelines for implementing CEQA to make them consistent with the current provisions and interpretations of CEQA.

NOW, THEREFORE, BE IT RESOLVED that the March Joint Powers Commission (“Commission”):

SECTION 1. The Commission does hereby adopt the “2024 Local Guidelines for Implementing the California Environmental Quality Act,” a copy of which is on file at the offices of the Authority and is available for inspection by the public.

SECTION 2. Repeals all prior actions of the Authority enacting earlier guidelines.

PASSED, APPROVED, ADOPTED at a special meeting of the March Joint Powers Commission of the March Joint Powers Authority held on the 24th of April, 2024.

Edward A. Delgado, Chair
March Joint Powers Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution JPA 24-05 was duly and regularly adopted by the March Joint Powers Commission at a special meeting on April 24, 2024 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Dated: April 24, 2024

Cindy Camargo, Clerk
March Joint Powers Commission

2024

**LOCAL GUIDELINES
FOR IMPLEMENTING THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT
FOR
MARCH JOINT POWERS AUTHORITY
AND
MARCH INLAND PORT AIRPORT AUTHORITY
AND
SUCCESSOR AGENCY OF THE FORMER MARCH
JOINT POWERS REDEVELOPMENT AGENCY
AND
MARCH JOINT POWERS UTILITIES AUTHORITY**

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LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(2024)

1. GENERAL PROVISIONS, PURPOSE AND POLICY.

1.01 GENERAL PROVISIONS.

These Local Guidelines (“Local Guidelines”) are to assist the March Joint Powers Authority, the March Inland Port Airport Authority, the Successor Agency of the Former March Joint Powers Redevelopment Agency, and the March Joint Powers Utilities Authority (collectively the “Authority”) in implementing the provisions of the California Environmental Quality Act (“CEQA”). These Local Guidelines are consistent with the Guidelines for the Implementation of CEQA (“State CEQA Guidelines”) which have been promulgated by the California Natural Resources Agency for the guidance of state and local agencies in California. These Local Guidelines have been adopted pursuant to California Public Resources Code section 21082.

1.02 PURPOSE.

The purpose of these Local Guidelines is to help the Authority accomplish the following basic objectives of CEQA:

- (a) To enhance and provide long-term protection for the environment, while providing a decent home and satisfying living environment for every Californian;
- (b) To provide information to governmental decision-makers and the public regarding the potential significant environmental effects of the proposed project;
- (c) To provide an analysis of the environmental effects of future actions associated with the project to adequately apprise all interested parties of the true scope of the project for intelligent weighing of the environmental consequences of the project;
- (d) To identify ways that environmental damage can be avoided or significantly reduced;
- (e) To prevent significant avoidable environmental damage through utilization of feasible project alternatives or mitigation measures; and
- (f) To disclose and demonstrate to the public the reasons why a governmental agency approved the project in the manner chosen. Public participation is an essential part of the CEQA process. Each public agency should encourage wide public involvement, formal and informal, in order to receive and evaluate public reactions to environmental issues related to a public agency’s activities. Such involvement should include, whenever possible, making environmental information available in electronic format on the Internet, on a web site maintained or utilized by the public agency.

Several sample forms are included in these Local Guidelines. These Forms are samples only and may be tailored to satisfy project circumstances. The sample Forms are intended to encourage the thoughtful assessment of the Authority’s actions; however, use of the attached forms is not mandatory and the Authority may choose to use any form that meets CEQA’s requirements.

1.03 APPLICABILITY.

These Local Guidelines apply to any activity of the Authority which constitutes a “project” as defined in Local Guidelines Section 11.57 and/or to any activity for which the Authority is a Responsible Agency. These Local Guidelines are also intended to assist the Authority in determining whether a proposed activity does not constitute a project that is subject to CEQA review, or whether the activity is exempt from CEQA.

1.04 REDUCING DELAY AND PAPERWORK.

The State CEQA Guidelines encourage local governmental agencies to reduce delay and paperwork by, among other things:

- (a) Integrating the CEQA process into early planning review; to this end, the project approval process and these procedures, to the maximum extent feasible, are to run concurrently, not consecutively;
- (b) Identifying projects which fit within categorical or other exemptions and are therefore exempt from CEQA processing;
- (c) Using initial studies to identify significant environmental issues and to narrow the scope of Environmental Impact Reports (EIRs);
- (d) Using a Negative Declaration when a project, not otherwise exempt, will not have a significant effect on the environment;
- (e) Consulting with state and local responsible agencies before and during the preparation of an EIR so that the document will meet the needs of all the agencies which will use it;
- (f) Allowing applicants to revise projects to eliminate possible significant effects on the environment, thereby enabling the project to qualify for a Negative Declaration rather than an EIR;
- (g) Integrating CEQA requirements with other environmental review and consultation requirements;
- (h) Emphasizing consultation before an EIR is prepared, rather than submitting adverse comments on a completed document;
- (i) Combining environmental documents with other documents, such as general plans;
- (j) Eliminating repetitive discussions of the same issues by using EIRs on programs, policies or plans and tiering from statements of broad scope to those of narrower scope;
- (k) Reducing the length of EIRs by means such as setting appropriate page limits;
- (l) Preparing analytic, rather than encyclopedic EIRs;
- (m) Mentioning insignificant issues only briefly;
- (n) Writing EIRs in plain language;
- (o) Following a clear format for EIRs;
- (p) Emphasizing the portions of the EIR that are useful to decision-makers and the public and reducing emphasis on background material;
- (q) Incorporating information by reference; and
- (r) Making comments on EIRs as specific as possible.

1.05 COMPLIANCE WITH STATE LAW.

These Local Guidelines are intended to implement the provisions of CEQA and the State CEQA Guidelines, and the provisions of CEQA and the State CEQA Guidelines shall be fully complied with even though they may not be set forth or referred to herein.

1.06 TERMINOLOGY.

The terms “must” or “shall” identify mandatory requirements. The terms “may” and “should” are permissive, with the particular decision being left to the discretion of the Authority.

1.07 PARTIAL INVALIDITY.

In the event any part or provision of these Local Guidelines shall be determined to be invalid, the remaining portions which can be separated from the invalid unenforceable provisions shall continue in full force and effect.

1.08 REQUESTS TO RECEIVE NOTICES.

Individuals may file a written request to receive copies of public notices provided under these Local Guidelines or the State CEQA Guidelines. The requestor may elect to receive these notices via email rather than regular mail. Notices sent by email are deemed delivered when the staff person sending the email sends it directed to the last email address provided by the requestor to the public agency.

Requests for notices must be renewed with the Authority every two (2) years. A request for notices will be operative for twenty four (24) months from the date it is received by the Authority. The request for notices must clearly state:

- (1) The name of the person making the request; and
- (2) The address where the notices identified in the request should be mailed; and
- (3) The types of notices being requested, which may include any or all of the notices described in Public Resources Code Sections 21080.4, 21083.9, 21092, 21108, and/or 21152; or
- (4) The name of the project(s) for which notice is being requested.

If the type of notice being requested is not identified, the Authority will send the requestor copies of all notices identified in Public Resources Code section 21092.2 during the two (2) year period for which the request is valid.

All requests for notices, or renewals of a request for notices, must also be accompanied by a deposit of twenty dollars (\$20.00) made payable to the Authority for administrative fees associated with providing the notices. The administrative fee will be waived if the request for notice is made by a public agency.

Individuals may also submit comments on the CEQA documentation for a project via email. Comments submitted via email shall be treated as written comments for all purposes. Comments sent to the public agency via email are deemed received when they actually arrive in an email account of a staff person who has been designated or identified as the point of contact for a particular project.

The Authority must also post certain environmental documents (such as Draft and Final Environmental Impact Reports, Draft Negative Declarations and Draft Mitigated Negative Declarations) and CEQA notices (such as Notices of Preparation, Notices of Availability, Notices of Intent to Adopt a Negative Declaration, Notices of Exemption, and Notices of Determination) on its website, if any.

(Reference: Pub. Resources Code, §§ 21082.1, 21091(d)(3), 21092.2.)

1.09 THE AUTHORITY MAY CHARGE REASONABLE FEES FOR REPRODUCING ENVIRONMENTAL DOCUMENTS.

A public agency may charge and collect a reasonable fee from members of the public that request a copy of an environmental document, so long as the fee does not exceed the cost of reproduction. The kinds of “environmental documents” that CEQA specifically allows public agencies to seek reimbursement for include: initial studies, negative declarations, mitigated negative declarations, draft and final EIRs, and documents prepared as a substitute for an EIR, negative declaration, or a mitigated negative declaration.

The Authority shall make CEQA-related documents (e.g., Negative Declarations, Mitigated Negative Declarations, Draft EIRs, Final EIRs, and notices relating to these documents) available to the public-at-large on its website. Requests for documents made pursuant to the California Public Records Act must comply with the Government Code. (See, for example, Government Code section 7922.570 for information regarding providing documents in electronic format.)

1.10 TIME OF PREPARATION

Before granting any approval of a non-exempt project subject to CEQA, the Lead Agency or Responsible Agency shall consider either (1) a Final EIR, (2) Negative Declaration, (3) Mitigated Negative Declaration, or (4) another document authorized by the State CEQA Guidelines to be used in the place of an EIR or Negative Declaration (e.g., an Addendum, a Supplemental EIR, a Subsequent EIR, etc.).

Choosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs, Negative Declarations, and Mitigated Negative Declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment.

With public projects, at the earliest feasible time, project sponsors shall incorporate environmental considerations into project conceptualization, design, and planning. CEQA compliance should be completed prior to acquisition of a site for a public project.

To implement the above principles, the Authority shall not undertake actions concerning the proposed public project that would have a significant adverse effect or limit the choice of alternatives or mitigation measures, before completion of CEQA compliance. For example, the Authority shall not:

- (A) Formally make a decision to proceed with the use of a site for facilities which would require CEQA review, regardless of whether the Authority has made any final purchase of the site for these facilities, except that the Authority may designate a preferred site for CEQA review and may enter into land acquisition agreements when the Authority has conditioned its future use of the site on CEQA compliance.
- (B) Otherwise take any action that gives impetus to a planned or foreseeable project in a manner that forecloses alternatives or mitigation measures that would ordinarily be part of CEQA review of that public project.

With private projects, the Authority shall encourage the project proponent to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time.

While mere interest in, or inclination to support, a project does not constitute approval, a public agency entering into preliminary agreements regarding a project prior to approval shall not, as a practical matter, commit the agency to the project. For example, the Authority shall not grant any vested development entitlements prior to compliance with CEQA. Further, any such pre-approval agreement should, for example:

- (A) Condition the agreement on compliance with CEQA;
- (B) Not bind any party, or commit any party, to a definite course of action prior to CEQA compliance;
- (C) Not restrict the Authority from considering any feasible mitigation measures and alternatives, including the “no project” alternative; and
- (D) Not restrict the Authority from denying the project.

The Authority’s environmental document preparation and review should be coordinated in a timely fashion with the Authority’s existing planning, review, and project approval processes. These procedures, to the maximum extent feasible, are to run concurrently, not consecutively.

(See State CEQA Guidelines, § 15004; *Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116.)

1.11 STATE AGENCY FURLOUGHS.

Due to budget concerns, the State may institute mandatory furlough days for state government agencies. Local agencies may also change their operating hours.

Because state and local agencies may enact furloughs that limit their operating hours, if the Authority has time sensitive materials or needs to consult with a state agency, the Authority should check with the applicable state agency office or with the Authority’s attorney to ensure compliance with all applicable deadlines.

2. LEAD AND RESPONSIBLE AGENCIES

2.01 LEAD AGENCY PRINCIPLE.

The Authority will be the Lead Agency if it will have principal responsibility for carrying out or approving a project. Where a project is to be carried out or approved by more than one public agency, only one agency shall be responsible for the preparation of environmental documents. This agency shall be called the Lead Agency.

(Reference: State CEQA Guidelines, §§ 15050, 15367.)

2.02 SELECTION OF LEAD AGENCY.

Where two or more public agencies will be involved with a project, the Lead Agency shall be designated according to the following criteria:

- (a) If the project will be carried out by a public agency, that agency shall be the Lead Agency even if the project will be located within the jurisdiction of another public agency; or
- (b) If the project will be carried out by a nongovernmental person or entity, the Lead Agency shall be the public agency with the greatest responsibility for supervising and approving the project as a whole. The Lead Agency will normally be the agency with general governmental powers, rather than an agency with a single or limited purpose. (For example, a district which will provide a public service or utility to the project serves a limited purpose.) If two or more agencies meet this criteria equally, the agency which acts first on the project will normally be the Lead Agency.

If two or more public agencies have a substantial claim to be the Lead Agency under either (a) or (b), they may designate one agency as the Lead Agency by agreement. An agreement may also provide for cooperative efforts by contract, joint exercise of powers, or similar devices. If the agencies cannot agree which agency should be the Lead Agency for preparing the environmental document, any of the disputing public agencies or the project applicant may submit the dispute to the Office of Planning and Research. Within 21 days of receiving the request, the Office of Planning and Research will designate the Lead Agency. The Office of Planning and Research shall not designate a Lead Agency in the absence of a dispute. A “dispute” means a contested, active difference of opinion between two or more public agencies as to which of those agencies shall prepare any necessary environmental document. A dispute exists when each of those agencies claims that it either has or does not have the obligation to prepare that environmental document.

(Reference: State CEQA Guidelines, § 15051.)

2.03 PREPARATION OF ENVIRONMENTAL DOCUMENTS FOR PRIVATE PROJECTS.

All environmental documents must be prepared either by Staff or by private consultants hired by and under contract to the Authority. The Authority will not adopt or certify Negative Declarations, Mitigated Negative Declarations, EIRs, or Addendums prepared by a private applicant or a private applicant’s consultant. However, such documents may be submitted to the Authority for consideration during the environmental review and process.

Prior to accepting an application as complete for processing and prior to issuing a Notice of Preparation or Notice of Intent, the applicant must execute a reimbursement agreement with the Authority for the costs of preparing the applicable environmental documents.

2.04 CEQA DETERMINATIONS MADE BY NON-ELECTED BODY; PROCEDURE TO APPEAL SUCH DETERMINATIONS.

As Lead Agency, the Authority may charge a non-elected decisionmaking body with the responsibility of making a finding of exemption or adopting, certifying or authorizing environmental documents. The Authority specifically allows the Planning Director to make exemption determinations and authorizes the Planning Director to file Notices of Exemption and Notices of Determination. Any CEQA determination made by the Planning Director, or other non-elected body, is appealable to the Authority within fifteen (15) days of the determination, in accordance with Section 9.02.240 of the Authority's Development Code.

The Planning Director may have additional roles and responsibilities for projects in an approved specific plan. For example, in the March Life Care Specific Plan, the Planning Director shall be the decision-making body if, after completion of an initial study, the Planning Director determines that:

- (a) the plot plan approval is exempt from the provisions of CEQA;
- (b) the environmental impacts of the proposed development are within the scope of the analysis in a previously certified CEQA document prepared for the March Life Care Campus Specific Plan and/or the March Life Care Master Plot Plan; or
- (c) any changes in the proposed development from the project analyzed in the Specific Plan EIR can be addressed through the use of an addendum to a previously certified environmental document.

If none of the above conditions are identified, the March Joint Powers Commission shall be the authorized decision-making body.

Development within the March Life Care Specific Plan area will be reviewed and considered by the Authority through a discretionary review process unless otherwise stated in the March Life Care Specific Plan. (A summary of the process and identification of the principal decision-making bodies are included in Table 5-1 of the Specific Plan.) Any decision of the Planning Director in approving, modifying or denying an application for development within the March Life Care Specific Plan area shall be subject to the appeal provisions in Section 9.02.240 of the Authority's Development Code.

In all cases where the Planning Director determines that there are unusual circumstances and/or unusual impacts and/or unusual controversy associated with the proposed development which dictate that the matter be reviewed and considered by the March Joint Powers Commission, the March Joint Powers Commission shall be the decision-making body on all project applications.

2.05 DUTIES OF A LEAD AGENCY.

As a Lead Agency, the Authority shall decide whether a Negative Declaration, Mitigated Negative Declaration or an EIR will be required for a project and shall prepare, or cause to be

prepared, and consider the document before making its decision on whether and how to approve the project. The Authority shall independently review and analyze all draft and final EIRs or Negative Declarations prepared for a project and shall find that the EIR or Negative Declaration reflects the independent judgment of the Authority prior to approval of the document. If a Draft EIR or Final EIR is prepared under a contract to the Authority, the contract must be executed within forty-five (45) days from the date on which the Authority sends a Notice of Preparation. The Authority, however, may take longer to execute the contract if the project applicant and the Authority mutually agree to an extension of the 45-day time period. (Pub. Resources Code, § 21151.5; see also Local Guidelines Section 7.02.)

During the process of preparing an EIR, the Authority, as Lead Agency, shall have the following duties:

- (a) If a California Native American tribe has requested consultation, within 14 days after determining that an application for a project is complete or a decision to undertake a project, the lead agency shall begin consultation with the California Native American tribes (see Local Guidelines Section 7.07);
- (b) Immediately after deciding that an EIR is required for a project, the Authority shall send to the Office of Planning and Research and each Responsible Agency a Notice of Preparation (Form “G”) stating that an EIR will be prepared (see Local Guidelines Section 7.03);
- (c) Prior to release of an EIR, if the California Native American tribe that is culturally affiliated with the geographic area of a project requests in writing to be informed of any proposed project, the Authority must begin consultation with the tribe (see Local Guidelines Section 7.07);
- (d) The Authority shall prepare or cause to be prepared the Draft EIR for the project (see Local Guidelines Sections 7.06 and 7.18);
- (e) Once the Draft EIR is completed, the Authority shall file a Notice of Completion (Form “H”) with the Office of Planning and Research (see Local Guidelines Section 7.25);
- (f) The Authority shall consult with state, federal and local agencies which exercise authority over resources which may be affected by the project for their comments on the completed Draft EIR (see, e.g., Local Guidelines Sections 5.02, 5.16, and 7.26);
- (g) The Authority shall provide public notice of the availability of a Draft EIR (Form “K”) at the same time that it sends a Notice of Completion to the Office of Planning and Research (see Local Guidelines Section 7.25);
- (h) The Authority shall evaluate comments on environmental issues received from persons who reviewed the Draft EIR and shall prepare or cause to be prepared a written response to all comments that raise significant environmental issues and that were timely received during the public comment period. A written response must be provided to all public agencies who commented on the project during the public review period at least ten (10) days prior to certifying an EIR (see Local Guidelines Section 7.30);
- (i) The Authority shall prepare or cause to be prepared a Final EIR before approving the project (see Local Guidelines Section 7.31);
- (j) The Authority shall certify that the Final EIR has been completed in compliance with CEQA and has been reviewed by the Joint Powers Commission (see Local Guidelines Section 7.33); and

- (k) The Authority shall include in the Final EIR any comments received from a Responsible Agency on the Notice of Preparation or the Draft EIR (see Local Guidelines Sections 2.09, 7.30 and 7.31).

Additionally, in the event the Board of Commissioners has delegated authority to a subsidiary board or official to approve a project, the Board of Commissioners also hereby delegates to that subsidiary board or official the authority to make all necessary CEQA determinations, including whether an EIR, Negative Declaration, Mitigated Negative Declaration or exemption shall be required for any project. A subsidiary board or official's CEQA determination shall be subject to appeal consistent with the Authority's established procedures for appeals.

2.06 PROJECTS RELATING TO DEVELOPMENT OF HAZARDOUS WASTE AND OTHER SITES.

An applicant for a development project must submit a signed statement to the Authority, as Lead Agency, stating whether the project and any alternatives are located on a site which is included in any list compiled by the Secretary for Environmental Protection of the California Environmental Protection Agency ("California EPA") listing hazardous waste sites and other specified sites located in the Authority's boundaries. The applicant's statement must contain the following information:

- (a) The applicant's name, address, and phone number;
- (b) Address of site, and local agency (city/county);
- (c) Assessor's book, page, and parcel number; and
- (d) The list which includes the site, identification number, and date of list.

Before accepting as complete an application for any development project as defined in Local Guidelines Section 11.17, the Authority, as Lead Agency, shall consult lists compiled by the Secretary for Environmental Protection of the California EPA pursuant to Government Code section 65962.5 listing hazardous waste sites and other specified sites located in the Authority's boundaries. When acting as Lead Agency, the Authority shall notify an applicant for a development project if the project site is located on such a list and not already identified. In the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (see Local Guidelines Section 6.04) or the Notice of Preparation of Draft EIR (see Local Guidelines Section 7.03), the Authority shall specify the California EPA list, if any, which includes the project site, and shall provide the information contained in the applicant's statement.

(Reference: Gov. Code, § 65962.5.)

2.07 RESPONSIBLE AGENCY PRINCIPLE.

When a project is to be carried out or approved by more than one public agency, all public agencies other than the Lead Agency which have discretionary approval power over the project shall be identified as Responsible Agencies.

(Reference: State CEQA Guidelines, § 15381.)

2.08 DUTIES OF A RESPONSIBLE AGENCY.

When it is identified as a Responsible Agency, the Authority shall consider the environmental documents prepared or caused to be prepared by the Lead Agency and reach its own conclusions on whether and how to approve the project involved. The Authority shall also both respond to consultation and attend meetings as requested by the Lead Agency to assist the Lead Agency in preparing adequate environmental documents. The Authority should also review and comment on Draft EIRs and Negative Declarations. Comments shall be limited to those project activities which are within the Authority's area of expertise or are required to be carried out or approved by the Authority or are subject to the Authority's powers.

As a Responsible Agency, the Authority may identify significant environmental effects of a project for which mitigation is necessary. As a Responsible Agency, the Authority may submit to the Lead Agency proposed mitigation measures which would address those significant environmental effects. If mitigation measures are required, the Authority should submit to the Lead Agency complete and detailed performance objectives for such mitigation measures which would address the significant environmental effects identified, or refer the Lead Agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to the Lead Agency by the Authority, when acting as a Responsible Agency, shall be limited to measures which mitigate impacts to resources that are within the Authority's authority. For private projects, the Authority, as a Responsible Agency, may require the project proponent to provide such information as may be required and to reimburse the Authority for all costs incurred by it in reporting to the Lead Agency.

(Reference: State CEQA Guidelines, § 15096.)

2.09 RESPONSE TO NOTICE OF PREPARATION BY RESPONSIBLE AGENCIES.

Within thirty (30) days of receipt of a Notice of Preparation of an EIR, the Authority, as a Responsible Agency, shall specify to the Lead Agency the scope and content of the environmental information related to the Authority's area of statutory responsibility in connection with the proposed project. At a minimum, the response shall identify the significant environmental issues and possible alternatives and mitigation which the Authority, as a Responsible Agency, will need to have explored in the Draft EIR. Such information shall be specified in writing, shall be as specific as possible, and shall be communicated to the Lead Agency, by certified mail, email, or any other method of transmittal which provides it with a record that the response was received. The Lead Agency shall incorporate this information into the EIR.

(Reference: Pub. Resources Code, § 21080.4; State CEQA Guidelines, § 15103.)

2.10 USE OF FINAL EIR OR NEGATIVE DECLARATION BY RESPONSIBLE AGENCIES.

The Authority, as a Responsible Agency, shall consider the Lead Agency's Final EIR or Negative Declaration before acting upon or approving a proposed project. As a Responsible Agency, the Authority must independently review and consider the adequacy of the Lead Agency's environmental documents prior to approving any portion of the proposed project. In certain instances the Authority, in its role as a Responsible Agency, may require that a Subsequent EIR or a Supplemental EIR be prepared to fully address those aspects of the project over which the

Authority has approval authority. (See Form J-1.) Mitigation measures and alternatives deemed feasible and relevant to the Authority's role in carrying out the project shall be adopted. Findings which are relevant to the Authority's role as a Responsible Agency shall be made. After the Authority decides to approve or carry out part of a project for which an EIR or negative declaration has previously been prepared by the Lead Agency, the Authority, as Responsible Agency, should file a Notice of Determination with the County Clerk within five (5) days of approval, but need not state that the Lead Agency's EIR or Negative Declaration complies with CEQA. The Authority, as Responsible Agency should state that it considered the EIR or Negative Declaration as prepared by a Lead Agency.

(Reference: State CEQA Guidelines, § 15096.)

2.11 SHIFT IN LEAD AGENCY RESPONSIBILITIES.

The Authority, as a Responsible Agency, shall assume the role of the Lead Agency if any one of the following three conditions is met:

- (a) The Lead Agency did not prepare any environmental documents for the project, and the statute of limitations has expired for a challenge to the action of the appropriate Lead Agency;
- (b) The Lead Agency prepared environmental documents for the project, and all of the following conditions occur:
 - (1) A Subsequent or Supplemental EIR is required;
 - (2) The Lead Agency has granted a final approval for the project; and
 - (3) The statute of limitations has expired for a challenge to the action of the appropriate Lead Agency; or
- (c) The Lead Agency prepared inadequate environmental documents without providing public notice of a Negative Declaration or sending Notice of Preparation of an EIR to Responsible Agencies and the statute of limitations has expired for a challenge to the action of the appropriate Lead Agency.

(Reference: State CEQA Guidelines, § 15052.)

3. ACTIVITIES EXEMPT FROM CEQA

3.01 ACTIONS SUBJECT TO CEQA.

CEQA applies to discretionary projects proposed to be carried out or approved by public agencies such as the Authority. If the proposed activity does not come within the definition of “project” contained in Local Guidelines Section 11.57, it is not subject to environmental review under CEQA.

The term “project,” as defined by CEQA, does not include:

- (a) Proposals for legislation to be enacted by the State Legislature;
- (b) Continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, and general policy and procedure making (except as provided in Local Guidelines Section 11.57);
- (c) The submittal of proposals to a vote of the people in response to a petition drive initiated by voters, or the enactment of a qualified voter-sponsored initiative under California Constitution Art. II, Section 11(a) and Election Code section 9214;
- (d) The creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project which may have a potentially significant physical impact on the environment. Government funding mechanisms may include, but are not limited to, assessment districts and community facilities districts;
- (e) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment; and
- (f) Activities that do not result in a direct or reasonably foreseeable indirect physical change in the environment.

(Reference: State CEQA Guidelines, §§ 15060(c), 15378.)

3.02 MINISTERIAL ACTIONS.

Ministerial actions are not subject to CEQA review. A ministerial action is one that is approved or denied by a decision which a public official or a public agency makes that involves only the use of fixed standards or objective measurements without personal judgment or discretion.

When a project involves an approval that contains elements of both a ministerial and discretionary nature, the project will be deemed to be discretionary and subject to the requirements of CEQA. The decision whether a proposed project or activity is ministerial in nature may involve or require, to some extent, interpretation of the language of the legal mandate, and should be made on a case-by-case basis. The following is a non-exclusive list of examples of ministerial activities:

- (a) Issuance of business licenses;
- (b) Approval of final subdivision maps and final parcel maps;
- (c) Approval of individual utility service connections and disconnections;
- (d) Issuance of licenses;
- (e) Issuance of a permit to do street work;
- (f) Issuance of building permits where the Lead Agency does not retain significant discretionary power to modify or shape the project; and

- (g) Until January 1, 2024, approval of an application to install an emergency standby generator to serve a macro cell tower where conditions set forth in Government Code section 65850.75 are met.

(Reference: State CEQA Guidelines, § 15268.)

3.03 EXEMPTIONS IN GENERAL.

CEQA and the State CEQA Guidelines exempt certain activities and provide that local agencies should further identify and describe certain exemptions. The requirements of CEQA and the obligation to prepare an EIR, Negative Declaration or Mitigated Negative Declaration do not apply to the exempt activities which are set forth in CEQA, the State CEQA Guidelines and Chapter 3 of these Local Guidelines.

(Reference: State CEQA Guidelines, §§ 15260 – 15332.)

3.04 NOTICE OF EXEMPTION.

After approval of an exempt project, a “Notice of Exemption” (Form “A”) may be filed by Staff with the County Clerk of each county in which the activity will be located. The Notice of Exemption must be filed electronically with the County Clerk if that option is offered by the County Clerk. When the Lead Agency files a Notice of Exemption with the County Clerk, it must also file the Notice of Exemption with the State Clearinghouse in the Office of Planning and Research (“OPR”). After filing, the Authority must additionally post the Notice of Exemption on the District’s website, if any. The Authority is generally not required to file a Notice of Exemption after approving a project that it finds exempt from CEQA, though there are circumstances where a Notice of Exemption must be filed. Please see Local Guidelines Section 3.12 for certain circumstances in which the Lead Agency is required to file a Notice of Exemption.

The filing of a Notice of Exemption, when appropriate, is recommended for Authority actions because it shortens the statute of limitations to challenge the Authority’s exemption determination under CEQA from 180 days to 35 days.

The County Clerk must post a Notice of Exemption within twenty-four (24) hours of receipt, and the Notice must remain posted for thirty (30) days. The 30 day-posting requirement excludes the first day of posting and includes the last day of posting. On the 30th day, the Notice of Exemption must be posted for the entire day. Although no California Department of Fish and Wildlife (“DFW”) filing fee is applicable to exempt projects, most counties customarily charge a documentary handling fee to pay for record keeping on behalf of the DFW. Refer to the Index in the County Clerk Memo to determine if such a fee will be required for the project.

The Notice of Exemption must, among other things, identify the person undertaking the project, including any person undertaking an activity that receives financial assistance from the Authority as part of the project or the person receiving a lease, permit, license, certificate, or other entitlement for use from the Authority as part of the project. Certain counties require the name and address of an applicant to be included in the “Project Applicant” box of the Notice of Exemption, even when the only project proponent is the Authority; in these counties, if the Authority is the only project proponent, the Authority’s name and address should be provided in

the “Project Applicant” box of the Notice of Exemption. Check the county’s requirements before submitting the Notice of Exemption for filing and posting.

The Notice of Exemption may be filed by the project applicant, rather than the Lead Agency, in certain circumstances. Specifically, the Lead Agency may direct the project applicant to file the Notice of Exemption where the activity that the Lead Agency has determined is exempt from CEQA either:

(a) is undertaken by a *person* (not a public agency) which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; or

(b) involves the issuance to a *person* (not a public agency) of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

(See Pub. Resources Code §§21065 (b), (c), 21152.) Where the Notice of Exemption is filed by a project applicant rather than the Lead Agency, the applicant must attach a Certificate of Determination to the Notice of Exemption to be filed. The Certificate of Determination may be in the form of a certified copy of an existing document or record of the Lead Agency. Alternatively, the Lead Agency may prepare a Certificate of Determination (see Form “B”) stating that the activity is exempt from CEQA, and the Lead Agency may provide the Certificate of Determination to the applicant. The applicant must attach the Certificate of Determination to the Notice of Exemption to be filed.

(Reference: Pub. Resources Code, § 21152; State CEQA Guidelines, § 15062.)

3.05 DISAPPROVED PROJECTS.

CEQA does not apply to projects which the Lead Agency rejects or disapproves. Even if a project for which an EIR, Negative Declaration, or Mitigated Negative Declaration has been prepared is ultimately disapproved, the project applicant shall not be relieved of its obligation to pay the costs incurred to prepare the EIR, Negative Declaration, or Mitigated Negative Declaration for the project. See Local Guidelines Section 1.08 for general provisions regarding requests for notices.

(Reference: State CEQA Guidelines, §¶ 15061 (b)(4), 15270.)

3.06 PROJECTS WITH NO POSSIBILITY OF SIGNIFICANT EFFECT.

Where it can be seen with absolute certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is exempt.

(Reference: State CEQA Guidelines, § 15061(b)(3).)

3.07 EMERGENCY PROJECTS.

The following types of emergency projects are exempt (the term “emergency” is defined in Local Guidelines Section 11.20):

- (a) Work in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Section 8550 of the Government Code. This includes projects that will remove, destroy, or significantly alter a historical resource when that resource represents an imminent threat to the public of bodily harm or of damage to adjacent property or when the project has received a determination by the State Office of Historic Preservation pursuant to Section 5028(b) of the Public Resources Code;
- (b) Emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency;
- (c) Projects necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility;
- (d) Projects undertaken, carried out, or approved by a public agency to maintain, repair, or restore an existing highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide, provided that the project is within the existing right of way of that highway and is initiated within one year of the damage occurring. Highway shall have the same meaning as defined in Section 360 of the Vehicle Code. This exemption does not apply to highways designated as official state scenic highways, nor to any project undertaken, carried out, or approved by a public agency to expand or widen a highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide; and
- (e) Seismic work on highways and bridges pursuant to Streets and Highways Code section 180.2.

(Reference: State CEQA Guidelines, § 15269.)

3.08 FEASIBILITY AND PLANNING STUDIES.

A project that involves only feasibility or planning studies for possible future actions which the Authority has not yet approved, adopted or funded is exempt.

(Reference: State CEQA Guidelines, § 15262.)

3.09 RATES, TOLLS, FARES, AND CHARGES.

The establishment, modification, structuring, restructuring or approval of rates, tolls, fares or other charges by the Authority that the Authority finds are for one or more of the purposes listed below are exempt.

- (a) Meeting operating expenses, including employee wage rates and fringe benefits;
- (b) Purchasing or leasing supplies, equipment or materials;
- (c) Meeting financial reserve needs and requirements; or

- (d) Obtaining funds for capital projects necessary to maintain service within existing service areas.

When the Authority determines that one of the aforementioned activities pertaining to rates, tolls, fares or charges is exempt from the requirements of CEQA, it shall incorporate written findings setting forth the specific basis for the claim of exemption in the record of any proceeding in which such an exemption is claimed.

(Reference: State CEQA Guidelines, § 15273.)

3.10 PIPELINES WITHIN A PUBLIC RIGHT-OF-WAY AND LESS THAN ONE MILE IN LENGTH

Projects that are for the installation of a new pipeline or the maintenance, repair, restoration, reconditioning, relocation, replacement, removal, or demolition of an existing pipeline and that are:

- (a) In a public street or highway or any other public right-of-way; and
- (b) less than one mile in length

shall be exempt from CEQA requirements.

“Pipeline” means subsurface facilities but does not include any surface facility related to the operation of the underground facility.

This exemption was enacted on January 1, 2018.

(Reference: Public Resources Code, § 21080.21.)

3.11 PIPELINES OF LESS THAN EIGHT MILES IN LENGTH

Projects that are for the inspection, maintenance, repair, restoration, reconditioning, relocation, replacement, or removal of an existing pipeline, or any valve, flange, meter, or other piece of equipment that is directly attached to the pipeline shall be exempt from CEQA requirements if all of the following conditions are met:

- (a) The project is less than eight miles in length.
- (b) Notwithstanding the project length, actual construction and excavation activities undertaken to achieve the maintenance, repair, restoration, reconditioning, relocation, replacement, or removal of an existing pipeline are not undertaken over a length of more than one-half mile at any one time.
- (c) The project consists of a section of pipeline that is not less than eight miles from any section of pipeline that has been subject to an exemption pursuant to this section in the past 12 months.
- (d) The project is not solely for the purpose of excavating soil that is contaminated by hazardous materials, and, to the extent not otherwise expressly required by law, the party undertaking the project immediately informs the lead agency of the discovery of contaminated soil.

- (e) To the extent not otherwise expressly required by law, the person undertaking the project has, in advance of undertaking the project, prepared a plan that will result in notification of the appropriate agencies so that they may take action, if determined to be necessary, to provide for the emergency evacuation of members of the public who may be located in close proximity to the project.
- (f) Project activities are undertaken within an existing right-of-way and the right-of-way is restored to its condition prior to the project.
- (g) The project applicant agrees to comply with all conditions otherwise authorized by law, imposed by the city or county planning department as part of any local agency permit process, that are required to mitigate potential impacts of the proposed project, and to otherwise comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and other applicable state laws, and with all applicable federal laws.

If a project meets all of the requirements for this exemption, the person undertaking the project shall do all of the following:

- (a) Notify, in writing, any affected public agency, including, but not limited to, any public agency having permit, land use, environmental, public health protection, or emergency response authority of this exemption.
- (b) Provide notice to the public in the affected area in a manner consistent with paragraph (3) of Public Resources Code section 21092(b).
- (c) In the case of private rights-of-way over private property, receive from the underlying property owner permission for access to the property.
- (d) Comply with all conditions otherwise authorized by law, imposed by the city or county planning department as part of any local agency permit process, that are required to mitigate potential impacts of the proposed project, and otherwise comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and other applicable state laws, and with all applicable federal laws.

This exemption does not apply to a project in which the diameter of the pipeline is increased or a project undertaken within the boundaries of an oil refinery.

For purposes of this exemption, the following definitions apply:

- (a) “Pipeline” includes every intrastate pipeline used for the transportation of hazardous liquid substances or highly volatile liquid substances, including a common carrier pipeline, and all piping containing those substances located within a refined products bulk loading facility which is owned by a common carrier and is served by a pipeline of that common carrier, and the common carrier owns and serves by pipeline at least five such facilities in the state. “Pipeline” does not include the following:
 - (1) An interstate pipeline subject to Part 195 of Title 49 of the Code of Federal Regulations.

- (2) A pipeline for the transportation of a hazardous liquid substance in a gaseous state.
- (3) A pipeline for the transportation of crude oil that operates by gravity or at a stress level of 20 percent or less of the specified minimum yield strength of the pipe.
- (4) Transportation of petroleum in onshore gathering lines located in rural areas.
- (5) A pipeline for the transportation of a hazardous liquid substance offshore located upstream from the outlet flange of each facility on the Outer Continental Shelf where hydrocarbons are produced or where produced hydrocarbons are first separated, dehydrated, or otherwise processed, whichever facility is farther downstream.
- (6) Transportation of a hazardous liquid by a flow line.
- (7) A pipeline for the transportation of a hazardous liquid substance through an onshore production, refining, or manufacturing facility, including a storage or in plant piping system associated with that facility.
- (8) Transportation of a hazardous liquid substance by vessel, aircraft, tank truck, tank car, or other vehicle or terminal facilities used exclusively to transfer hazardous liquids between those modes of transportation.

(Reference: State CEQA Guidelines, § 15284.)

3.12 CERTAIN RESIDENTIAL HOUSING PROJECTS.

CEQA does not apply to the construction, conversion, or use of residential housing if the project meets all of the general requirements described in Section A below and satisfies the specific requirements for any one of the following three categories: (1) agricultural housing (Section B below), (2) affordable housing projects in urbanized areas (Section C below), or (3) affordable housing projects near major transit stops (Section D below).

A. General Requirements. The construction, conversion, or use of residential housing units affordable to low-income households (as defined in Local Guidelines Section 11.36) located on an infill site in an urbanized area is exempt from CEQA if all of the following general requirements are satisfied:

- (1) The project is consistent with:
 - (a) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application was deemed complete; and
 - (b) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application was deemed complete. However, the project may be inconsistent with zoning if the zoning is inconsistent with the general plan and the project site has not been rezoned to conform to the general plan;
- (2) Community level environmental review has been adopted or certified;

- (3) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees;
- (4) The project site meets all of the following four criteria relating to biological resources:
 - (a) The project site does not contain wetlands;
 - (b) The project site does not have any value as a wildlife habitat;
 - (c) The project does not harm any species protected by the federal Endangered Species Act of 1973, the Native Plant Protection Act, or the California Endangered Species Act; and
 - (d) The project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete;
- (5) The site is not included on any list of facilities and sites compiled pursuant to Government Code section 65962.5;
- (6) The project site is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps must have been taken in response to the results of this assessment:
 - (a) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements; or
 - (b) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements;
- (7) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code (see Local Guidelines Section 11.28);
- (8) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection; unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard;
- (9) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties;

- (10) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency;
- (11) Either the project site is not within a delineated earthquake fault zone, or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard;
- (12) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood;
- (13) The project site is not located on developed open space;
- (14) The project site is not located within the boundaries of a state conservancy;
- (15) The project site has not been divided into smaller projects to qualify for one or more of the exemptions for affordable housing, agricultural housing, or residential infill housing projects found in the subsequent sections; and
- (16) The project meets the requirements set forth in either Public Resources Code sections 21159.22, 21159.23 or 21159.24.

(Reference: State CEQA Guidelines, § 15192.)

B. Specific Requirements for Agricultural Housing. CEQA does not apply to the construction, conversion, or use of residential housing for agricultural employees that meets all of the general requirements described above in Section A and meets the following additional criteria:

- (1) The project either:
 - (a) Is affordable to lower income households, lacks public financial assistance, and the developer has provided sufficient legal commitments to ensure the continued availability and use of the housing units for lower income households for a period of at least fifteen (15) years; or
 - (b) If public financial assistance exists for the project, then the project must be housing for very low, low-, or moderate-income households and the developer of the project has provided sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for low- and moderate-income households for a period of at least fifteen (15) years;
- (2) The project site is adjacent on at least two sides to land that has been developed and the project consists of not more than forty-five (45) units or

provides dormitories, barracks, or other group-living facilities for a total of forty-five (45) or fewer agricultural employees, and either:

- (a) The project site is within incorporated city limits or within a census-defined place with a minimum population density of at least five thousand (5,000) persons per square mile; or
 - (b) The project site is within incorporated city limits or within a census-defined place and the minimum population density of the census-defined place is at least one thousand (1,000) persons per square mile, unless the Lead Agency determines that there is a reasonable possibility that the project, if completed, would have a significant effect on the environment due to unusual circumstances or that the cumulative effects of successive projects of the same type in the same area would, over time, be significant;
- (3) If the project is located on a site zoned for general agricultural use, it must consist of twenty (20) or fewer units, or, if the housing consists of dormitories, barracks, or other group-living facilities, the project must not provide housing for more than twenty (20) agricultural employees; and
 - (4) The project is not more than two (2) acres in area if the project site is located in an area with a population density of at least one thousand (1,000) persons per square mile, and is not more than five (5) acres in area for all other project sites.

(Reference: Pub. Resources Code, §§ 21084, 21159.22; State CEQA Guidelines, §§ 15192, 15193.)

C. Specific Requirements for Affordable Housing Projects in Urbanized Areas. CEQA does not apply to any development project that consists of the construction, conversion, or use of residential housing consisting of one hundred (100) or fewer units that are affordable to low-income households if all of the general requirements described in Section A above are satisfied and the following additional criteria are also met:

- (1) The developer of the project provides sufficient legal commitments to the local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least thirty (30) years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code;
- (2) The project site:
 - (a) Has been previously developed for qualified urban uses;
 - (b) Is immediately adjacent to parcels that are developed with qualified urban uses; or

- (c) At least 75% of the perimeter of the site adjoins parcels that are developed with qualified urban uses and the remaining 25% of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses, the site has not been developed for urban uses and no parcel within the site has been created within ten (10) years prior to the proposed development of the site;
- (3) The project site is not more than five (5) acres in area; and
- (4) The project site meets one of the following requirements regarding population density:
 - (a) The project site is within an urbanized area or within a census-defined place with a population density of at least five thousand (5,000) persons per square mile;
 - (b) If the project consists of fifty (50) or fewer units, the project site is within an incorporated city with a population density of at least twenty-five hundred (2,500) persons per square mile and a total population of at least twenty-five thousand (25,000) persons; or
 - (c) The project site is within either an incorporated city or a census-defined place with a population density of one thousand (1,000) persons per square mile, unless there is a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

(Reference: Pub. Resources Code, §§ 21083, 21159.23; State CEQA Guidelines, § 15194.)

D. Specific Requirements for Affordable Housing Projects Near Major Transit Stops.

- (a) Except as provided in subdivision (b), CEQA does not apply to a project if all of the following criteria are met:
 - 1. The project is a residential project on an infill site.
 - 2. The project is located within an urbanized area.
 - 3. The project satisfies the criteria of Section 21159.21, described above in Section A.
 - 4. Within five years of the date that the application for the project is deemed complete pursuant to Section 65943 of the Government Code, community-level environmental review was certified or adopted.
 - 5. The site of the project is not more than four acres in total area.

6. The project does not contain more than 100 residential units.
 7. Either of the following criteria (subdivision a or subdivision) are met:
 - a.
 - (1) At least 10 percent of the housing is sold to families of moderate income, or not less than 10 percent of the housing is rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income.
 - (2) The project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low-, and moderate-income households at monthly housing costs determined pursuant to paragraph (3) of the subdivision (h) of Section 65589.5 of the Government Code.
 - b. The project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph 7.a above.
 8. The project is within one-half mile of a major transit stop.
 9. The project does not include any single level building that exceeds 100,000 square feet.
 10. The project promotes higher density infill housing. A project with a density of at least 20 units per acre shall be conclusively presumed to promote higher density infill housing. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density housing unless the preponderance of the evidence demonstrates otherwise.
- (b) Notwithstanding subdivision (a) above, the Exemption for Affordable Housing Projects near Major Transit Stops does not apply if any one of the following criteria is met:
1. There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances;
 2. Substantial changes have occurred since community-level environmental review was adopted or certified with respect

- to the circumstances under which the project is being undertaken, and those changes are related to the project; or
3. New information regarding the circumstances under which the project is being undertaken has become available, and that new information is related to the project and was not known and could not have been known at the time of the community-level environmental review;
- (c) If a project satisfies the criteria described above in Section 3.12 D(a), but is not exempt from CEQA as a result of satisfying the criteria described in Section 3.12D(b), the analysis of the environmental effects of the project in the EIR or the negative declaration for the project shall be limited to an analysis of the project-specific effects of the project and any effects identified pursuant to Paragraph 2 or 3 of Section 3.12D(b), above.

(Reference: Pub. Resources Code, §§ 21083, 21159.24; State CEQA Guidelines, § 15195.)

- E.** Whenever the Lead Agency determines that a project is exempt from environmental review based on Public Resources Code sections 21159.22 [Section 3.12 B of these Local Guidelines], 21159.23 [Section 3.12 C of these Local Guidelines], or 21159.24 [Section 3.12 D of these Local Guidelines], Staff and/or the proponent of the project shall file a Notice of Exemption with the Office of Planning and Research within five (5) working days after the approval of the project.

(Reference: State CEQA Guidelines, § 15196.)

3.13 MINOR ALTERATIONS TO FLUORIDATE WATER UTILITIES.

Minor alterations to water utilities made for the purpose of complying with the fluoridation requirements of Health and Safety Code sections 116410 and 116415 or regulations adopted thereunder are exempt.

(Reference: State CEQA Guidelines, § 15282(m).)

3.14 BALLOT MEASURES.

The definition of project in the State CEQA Guidelines specifically excludes the submittal of proposals to a vote of the people of the state or of a particular community. This exemption does not apply to the public agency that sponsors the initiative. When a governing body makes a decision to put a measure on the ballot, that decision may be discretionary and therefore subject to CEQA. In contrast, the enactment of a qualified voter-sponsored initiative under California Constitution Art. II, Section 11(a) and Election Code section 9214 is not a project and therefore is not subject to CEQA review.

(Reference: Local Guidelines Section 3.01, State CEQA Guidelines, § 15378(b)(3).)

3.15 TRANSIT PRIORITY PROJECT.

Exemption: Transit Priority Projects (see Local Guidelines Section 11.75) that are consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a Sustainable Community Strategy or an alternative planning strategy may be exempt from CEQA. To qualify for the exemption, the decision-making body must hold a hearing and make findings that the project meets all of Public Resources Code section 21155.1's environmental, housing, and public safety conditions and requirements.

Streamlined Review: A Transit Priority Project that has incorporated all feasible mitigation measures, performance standards or criteria set forth in a prior environmental impact report, may be eligible for streamlined environmental review. For a complete description of the requirements for this streamlined review see Public Resources Code section 21155.2. Similarly, the environmental review for a residential or mixed use residential project may limit, or entirely omit, its discussion of growth-inducing impacts or impacts from traffic on global warming under certain limited circumstances. Note, however, that impacts from other sources of greenhouse gas emissions would still need to be analyzed. For complete requirements see Public Resources Code section 21159.28.

Note that neither the exemption nor the streamlined review will apply until: (1) the applicable Metropolitan Planning Organization prepares and adopts a Sustainable Communities Strategy or alternative planning strategy for the region; and (2) the California Air Resources Board has accepted the Metropolitan Planning Organization's determination that the Sustainable Communities Strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets adopted for the region.

(Reference: Pub. Resources Code, § 21155.1, 21151.2, 21159.28.)

3.16 CERTAIN INFILL PROJECTS

(a) General requirements:

(1) If an environmental impact report was certified for a planning level decision, the application of CEQA to the approval of an infill project shall be limited to the effects on the environment that (A) are specific to the project or to the project site and were not addressed as significant effects in the prior environmental impact report or (B) substantial new information shows the effects will be more significant than described in the prior environmental impact report. The attached Form "S" shall be used for this determination. A lead agency's determination pursuant to this section shall be supported by substantial evidence.

(2) An effect of a project upon the environment shall not be considered a specific effect of the project or a significant effect that was not considered significant in a prior environmental impact report, or an effect that is more significant than was described in the prior environmental impact report if uniformly applicable development policies or standards adopted by the city, county, or the lead agency, would apply to the project and the lead agency makes a finding, based upon substantial evidence, that the development policies or standards will substantially mitigate that effect.

(b) If an infill project would result in significant effects that are specific to the project or the project site, or if the significant effects of the infill project were not addressed in the prior environmental impact report, or are more significant than the effects addressed in the prior environmental impact report, and if a mitigated negative declaration or a sustainable communities environmental assessment could not be otherwise adopted, an environmental impact report prepared for the project analyzing those effects shall be limited as follows:

(1) Alternative locations, densities, and building intensities to the project need not be considered.

(2) Growth inducing impacts of the project need not be considered.

(c) This section applies to an infill project that satisfies both of the following:

(1) The project satisfies any of the following:

(A) Is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

(B) Consists of a small walkable community project located in an area designated by a city for that purpose.

(C) Is located within the boundaries of a metropolitan planning organization that has not yet adopted a sustainable communities strategy or alternative planning strategy, and the project has a residential density of at least 20 units per acre or a floor area ratio of at least 0.75.

(2) Satisfies all applicable statewide performance standards contained in the guidelines adopted pursuant to Public Resources Code section 21094.5.5 (Form "R").

(d) This section applies after the Secretary of the Natural Resources Agency adopts and certifies the guidelines establishing statewide standards pursuant to Section 21094.5.5.

(e) For the purposes of this section, the following terms mean the following:

(1) "Infill project" means a project that meets the following conditions:

(A) Consists of any one, or combination, of the following uses:

(i) Residential.

(ii) Retail or commercial, where no more than one-half of the project area is used for parking.

- (iii) A transit station.
- (iv) A school.
- (v) A public office building.

(B) Is located within an urban area on a site that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

(2) “Planning level decision” means the enactment or amendment of a general plan, community plan, specific plan, or zoning code.

(3) “Prior environmental impact report” means the environmental impact report certified for a planning level decision, as supplemented by any subsequent or supplemental environmental impact reports, negative declarations, or addenda to those documents.

(4) “Small walkable community project” means a project that is in an incorporated city, which is not within the boundary of a metropolitan planning organization and that satisfies the following requirements:

(A) Has a project area of approximately one-quarter mile diameter of contiguous land completely within the existing incorporated boundaries of the city.

(B) Has a project area that includes a residential area adjacent to a retail downtown area.

(C) The project has a density of at least eight dwelling units per acre or a floor area ratio for retail or commercial use of not less than 0.50.

(5) “Urban area” includes either an incorporated city or an unincorporated area that is completely surrounded by one or more incorporated cities that meets both of the following criteria:

(A) The population of the unincorporated area and the population of the surrounding incorporated cities equal a population of 100,000 or more.

(B) The population density of the unincorporated area is equal to, or greater than, the population density of the surrounding cities.

(Reference: Pub. Resources Code, § 21094.5.)

3.17 EXEMPTION FOR INFILL PROJECTS IN TRANSIT PRIORITY AREAS

A residential or mixed-use project, or a project with a floor area ratio of at least 0.75 on commercially-zoned property, including any required subdivision or zoning approvals, is exempt from CEQA if the project satisfies the following criteria:

- The project is located within a transit priority area as defined in Section 11.75 below;
- The project is consistent with an applicable specific plan for which an environmental impact report was certified; and
- The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board has accepted the determination that the sustainable communities strategy or the alternative planning strategy would achieve the applicable greenhouse gas emissions reduction targets.

Further environmental review shall be required for a project meeting the above criteria only if one of the events specified in Section 8.04 below occurs.

(Reference: State CEQA Guidelines, § 15182(b).)

3.18 EXEMPTION FOR RESIDENTIAL PROJECTS UNDERTAKEN PURSUANT TO A SPECIFIC PLAN

Where a public agency has prepared an EIR for a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity with that specific plan is generally exempt from CEQA. Residential projects covered by this section include, but are not limited to, land subdivisions, zoning changes, and residential planned unit developments.

Further environmental review shall be required for a project meeting the above criteria only if, after the adoption of the specific plan, one of the events specified in Section 8.04 below occurs. In that circumstance, this exemption shall not apply until the city or county that adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the Lead Agency has filed a Notice of Determination on the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.

(Reference: State CEQA Guidelines, § 15182(c).)

3.19 TRANSFER OF LAND FOR THE PRESERVATION OF NATURAL CONDITIONS

CEQA does not apply to the acquisition, sale, or other transfer of interest in land by the Authority for the purpose of fulfilling any of the following purposes: (1) preservation of natural conditions existing at the time of transfer, including plant and animal habitats, (2) restoration of natural conditions, including plant and animal habitats, (3) continuing agricultural use of the land; (4) prevention of encroachment of development into flood plains; (5) preservation of historical resources; or (6) preservation of open space or lands for park purposes. CEQA similarly does not apply to the granting or acceptance of funding by the Authority for the foregoing purposes.

The foregoing applies even if physical changes to the environment or changes in the use of the land are a reasonably foreseeable consequence of the acquisition, sale, or other transfer of the interests in land, or of the granting or acceptance of funding, provided that environmental review

otherwise required by CEQA occurs before any project approval that would authorize physical changes being made to that land.

The Authority must file a Notice of Exemption with the State Clearinghouse and the County Clerk should it find a project exempt under this provision.

(Reference: Pub. Resources Code, § 21080.28.)

3.20 TRANSIT PRIORITIZATION PROJECTS.

CEQA exempts the following projects when (i) the project is carried out by a local agency that is the lead agency for the project; (ii) the project does not induce single-occupancy vehicle trips, add additional highway lanes, widen highways, or add physical infrastructure or striping to highways except for minor modifications needed for efficient and safe movement of transit vehicles, bicycles, or high-occupancy vehicles, such as extended merging lanes, shoulder improvements, or improvements to the roadway within the existing right of way; (iii) the project does not include the addition of any auxiliary lanes; and (iv) the construction of the project shall not require the demolition of affordable housing units:

- (1) Pedestrian and bicycle facilities—including bicycle parking, bicycle sharing facilities, and bikeways as defined in Section 890.4 of the Streets and Highways Code—that improve safety, access, or mobility, including new facilities, within the public right-of-way;
- (2) Projects that improve customer information and wayfinding for transit riders, bicyclists, or pedestrians within the public right-of-way;
- (3) Transit prioritization projects, which are defined to mean any of the following transit project types on highways or in the public right-of-way:
 - (a) Signal and sign changes, such as signal coordination, signal timing modifications, signal modifications, or the installation of traffic signs or new signals;
 - (b) The installation of wayside technology and onboard technology;
 - (c) The installation of ramp meters;
 - (d) The conversion to dedicated transit lanes, including transit queue jump or bypass lanes, shared turning lanes and turn restrictions, the narrowing of lanes to allow for dedicated transit lanes or transit reliability improvements, or the widening of existing transit travel lanes by removing or restricting street parking; and
 - (e) Transit stop access and safety improvements, including, but not limited to, the installation of transit bulbs and the installation of transit boarding islands.

- (4) A project for the designation and conversion of general purpose lanes to high-occupancy vehicle lanes or bus-only lanes, or highway shoulders to part-time transit lanes, for use either during peak congestion hours or all day on highways with existing public transit service or where a public transit agency will be implementing public transit service as identified in a short range transit plan.
- (5) A project for the institution or increase of bus rapid transit, bus, or light rail service, including the construction or rehabilitation of stations, terminals, or existing operations facilities, which will be exclusively used by zero-emission, near-zero emission, low oxide of nitrogen engine, compressed natural gas fuel, fuel cell, or hybrid powertrain buses or light rail vehicles, on existing public rights-of-way or existing highway rights-of-way, whether or not the right-of-way is in use for public mass transit. The project shall be located on a site that is wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.
- (6) A project to construct or maintain infrastructure to charge or refuel zero-emission transit buses, provided the project is carried out by a public transit agency that is subject to, and in compliance with, the State Air Resources Board's Innovative Clean Transit regulations (Article 4.3 (commencing with Section 2023) of Chapter 1 of Division 3 of Title 13 of the California Code of Regulations) and the project is located on property owned by the transit agency or within an existing public right-of-way.

A lead agency applying an exemption pursuant to this paragraph for hydrogen refueling infrastructure or facilities necessary to refuel or maintain zero-emission public transit buses, trains, or ferries shall hold a noticed public hearing and give notice of the meeting consistent with Public Resources Code section 21080.25(b)(6)(B).
- (7) The maintenance, repair, relocation, replacement, or removal of any utility infrastructure associated with a project identified in paragraphs (1) to (6), inclusive.
- (8) A project that consists exclusively of a combination of any of the components of a project identified in paragraphs (1) to (7), inclusive.
- (9) A planning decision carried out by a local agency to reduce or eliminate minimum parking requirements or institute parking maximums, remove or restrict parking, or implement transportation demand management requirements or programs.

Additional conditions apply to a project otherwise exempt under this section if the project exceeds fifty million dollars (\$50,000,000), as set forth in Public Resources Code section 21080.25(d)-(e).

Moreover, a project exempt under this section may be subject to certain labor requirements, including that the project be completed by a skilled and trained workforce, as set forth in Public Resources Code section 21080.25(f).

If the Authority determines that a project is not subject to CEQA pursuant to this section and approves that project, the Authority must file a Notice of Exemption with both the Office of Planning and Research and the County Clerk of the county in which the project is located.

This exemption shall remain in effect only until January 1, 2030, and as of that date it will be repealed. (Reference: Pub. Resources Code, § 21080.25.)

3.21 TRANSPORTATION PLANS, PEDESTRIAN PLANS, AND BICYCLE TRANSPORTATION PLANS.

CEQA does not apply to an active transportation plan, a pedestrian plan, or a bicycle transportation plan for restriping of streets and highways, bicycle parking and storage, signal timing to improve street and highway intersection operations, and the related signage for bicycles, pedestrians, and vehicles. An active transportation plan or pedestrian plan is encouraged to include the consideration of environmental factors, but that consideration does not inhibit or preclude the application of this section.

An individual project that is part of an active transportation plan or pedestrian plan remains subject to CEQA unless another exemption applies to that project.

Before determining that a project is exempt pursuant to this section, the Lead Agency must hold noticed public hearings in areas affected by the project to hear and respond to public comments. Publication of the notice must comply with Government Code section 6061 and be in a newspaper of general circulation in the area affected by the proposed project.

If the District determines that a project is not subject to CEQA pursuant to this section and approves that project, the District must file a Notice of Exemption with both the Office of Planning and Research and the County Clerk of the county in which the project is located.

For purposes of this section, the following definitions apply:

- (1) “Active transportation plan” means a plan developed by a local jurisdiction that promotes and encourages people to choose walking, bicycling, or rolling through the creation of safe, comfortable, connected, and accessible walking, bicycling, or rolling networks, and encourages alternatives to single-occupancy vehicle trips.
- (2) “Pedestrian plan” means a plan developed by a local jurisdiction that establishes a comprehensive, coordinated approach to improving pedestrian infrastructure and safety.

This exemption shall remain in effect only until January 1, 2030, and as of that date it will be repealed. (Reference: Pub. Resources Code, § 21080.20.)

3.22 WATER SYSTEM WELLS AND DOMESTIC WELL PROJECTS.

CEQA does not apply to the construction, maintenance, repair, or replacement of a well or a domestic well that meets all of the following conditions:

- (1) The domestic well or water system to which the well is connected has been designated by the State Water Resources Control Board (“State Board”) as high risk or medium risk in the State Board’s drinking water needs assessment;
- (2) The well project is designed to mitigate or prevent a failure of the well or the domestic well that would leave residents that rely on the well, the water system to which the well is connected, or the domestic well without an adequate supply of safe drinking water;
- (3) The lead agency determines all of the following:
 - (a) The well project is not designed primarily to serve irrigation or future growth.
 - (b) The well project does not affect wetlands or sensitive habitats.
 - (c) Unusual circumstances do not exist that would cause the well project to have a significant effect on the environment.
 - (d) The well project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.
 - (e) The well project does not have the potential to cause a substantial adverse change in the significance of a historical resource.
 - (f) The well project’s construction impacts are fully mitigated consistent with applicable law.
 - (g) The cumulative impact of successive reasonably anticipated projects of the same type as the well project, in the same place, over time, is not significant.

Before determining that a well project is exempt pursuant to this section, a lead agency must contact the State Board to determine whether claiming the exemption under this section will affect the ability of the well project to receive federal financial assistance or federally capitalized financial assistance.

A lead agency that determines that a well project is exempt under this section must file a notice of exemption with both OPR and the County Clerk. The notice of exemption must explain whether the project is additionally exempt from CEQA under Public Resources Code section 21080 (e.g., whether it is a ministerial project, an emergency repair necessary to maintain service, or an action necessary to prevent or mitigate an emergency), Public Resources Code section 21080.47 (see Section 3.23 of these Local Guidelines, below), or under the Class 1 (Existing Facilities) or Class 2 (Replacement or Reconstruction) categorical exemptions (see Section 3.28 of these Local Guidelines, below). If none of the exemptions referenced in this paragraph apply to a project that is otherwise exempt under this section, the notice of exemption must explain why the exemptions referenced in this paragraph do not apply to the project.

For purposes of this section, the following definitions apply:

A “well” is defined as a wellhead that provides drinking water to a “water system.”

A “domestic well” is defined as a groundwater well used to supply water for the domestic needs of an individual residence or a water system that is not a public water system and that has no more than four service connections.

A “water system” is defined to mean a “public water system” as that term is defined in Health and Safety Code section 116275(h) (i.e., a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year), a “state small water system” as that term is defined in Health and Safety Code section 116275(n) (i.e., a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year), or a tribal water system.

(Pub. Resources Code, § 21080.31 [in effect until January 1, 2028].)

3.23 SMALL DISADVANTAGED COMMUNITY WATER SYSTEM AND STATE SMALL WATER SYSTEM.

CEQA does not apply to certain water infrastructure projects that primarily benefit a “small disadvantaged community water system” or a “state small water system,” as these terms are defined in Public Resources Code section 21080.47. If certain labor requirements and other conditions are met as set forth in Public Resources Code section 21080.47, the installation, repair, or construction of the following for the benefit of a small disadvantaged community water system or state small water system is exempt from CEQA:

- (1) Drinking water groundwater wells with a maximum flow rate of up to 250 gallons per minute;
- (2) Drinking water treatment facilities with a footprint of less than 2,500 square feet that are not located in an environmentally sensitive area;
- (3) Drinking water storage tanks with a capacity of up to 250,000 gallons;
- (4) Booster pumps and hydropneumatic tanks;
- (5) Pipelines of less than one mile in length in a road right-of-way or up to seven miles in length in a road right-of-way when the project is required to address threatened or current drinking water violations;
- (6) Water services lines; and
- (7) Minor drinking water system appurtenances, including, but not limited to, system and service meters, fire hydrants, water quality sampling stations, valves, air releases and

vacuum break valves, emergency generators, backflow prevention devices, and appurtenance enclosures.

(Reference: Pub. Resources Code, § 21080.47.)

3.24 CONSERVATION AND RESTORATION OF CALIFORNIA NATIVE FISH AND WILDLIFE.

(a) CEQA does not apply to a project that is exclusively one of the following (though a project may exclusively be one of the following even if it has incidental public benefits, such as public access or recreation) and meets the criteria set forth in subdivision (b) of this section:

- (1) A project to conserve, restore, protect, or enhance, and assist in the recovery of California native fish and wildlife, and the habitat upon which they depend.
 - (2) A project to restore or provide habitat for California native fish and wildlife.
- (b) This section does not apply to a project unless the project does both of the following:
- (1) Results in long-term net benefits to climate resiliency, biodiversity, and sensitive species recovery; and
 - (2) Includes procedures and ongoing management for the protection of the environment.
- (c) This section does not apply to a project that includes construction activities, except for construction activities solely related to habitat restoration.
- (d) The lead agency shall obtain the concurrence of the Director of Fish and Wildlife for the determinations required pursuant to subdivisions (a) through (c) above.
- (e) Within 48 hours of making a determination that a project is exempt pursuant to this section, the lead agency shall file a Notice of Exemption with the Office of Planning and Research, and the Department of Fish and Wildlife must post the concurrence of the Director of Fish and Wildlife on the department's website.

This exemption is in effect until January 1, 2025. (Pub. Resources Code, § 21080.56.)

3.25 LINEAR BROADBAND DEPLOYMENT IN A RIGHT-OF-WAY.

(a) CEQA does not apply to a project that consists of linear broadband deployment in a right-of-way if the project meets all of the following conditions:

- (1) The project is located in an area identified by the Public Utilities Commission as a component of the statewide open-access middle-mile broadband network pursuant to Section 11549.54 of the Government Code.

- (2) The project is constructed along, or within 30 feet of, the right-of-way of any public road or highway.
- (3) The project is either deployed underground where the surface area is restored to a condition existing before the project or placed aerially along an existing utility pole right-of-way.
- (4) The project incorporates, as a condition of project approval, measures developed by the Public Utilities Commission or the Department of Transportation to address potential environmental impacts. At a minimum, the project shall be required to include monitors during construction activities and measures to avoid or address impacts to cultural and biological resources.
- (5) The project applicant agrees to comply with all conditions otherwise authorized by law, imposed by the planning department of a city or county as part of a local agency permit process, that are required to mitigate potential impacts of the proposed project, and to comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), as applicable, other applicable state laws, and all applicable federal laws.

(b) If a project meets all of the requirements of subdivision (a), the project applicant shall do all of the following:

- (1) Notify, in writing, any affected public agency, including, but not limited to, any public agency having permit, land use, environmental, public health protection, or emergency response authority, of the exemption of the project pursuant to this section.
- (2) File a Notice of Exemption.
- (3) In the case of private rights-of-way over private property, receive from the underlying property owner permission for access to the property.
- (4) Comply with all conditions authorized by law imposed by the planning department of a city or county as part of any local agency permit process, that are required to mitigate potential impacts of the proposed project, and otherwise comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), as applicable, other applicable state laws, and all applicable federal laws.

(Pub. Resources Code, § 21080.51.)

3.26 NEEDLE AND SYRINGE EXCHANGE SERVICES.

The Legislature has authorized cities and counties meeting certain requirements to apply to the State Department of Public Health for authorization to provide hypodermic needle and syringe exchange services consistent with state standards in any location where the State Department of Public Health determines that the conditions exist for the rapid spread of human immunodeficiency virus (HIV), viral hepatitis, or any other potentially deadly or disabling infections that are spread through the sharing of used hypodermic needles and syringes. (Health and Safety Code, § 121349.) Needle and syringe exchange services application submissions, authorizations, and operations performed pursuant to Health and Safety Code section 121349 are exempt from review under CEQA. (Health and Safety Code, § 121349(h).)

3.27 OTHER SPECIFIC EXEMPTIONS.

CEQA and the State CEQA Guidelines exempt many other specific activities, including early activities related to thermal power plants, ongoing projects, transportation improvement programs, family day care homes, congestion management programs, railroad grade separation projects, restriping of streets or highways to relieve traffic congestion, hazardous or volatile liquid pipelines, and the installation of solar energy systems, including, but not limited to solar panels. Specific statutory exemptions are listed in the Public Resources Code, including Sections 21080 through 21080.35, and in the State CEQA Guidelines, including Sections 15260 through 15285. In addition, other titles of the California Codes provide statutory exemptions from CEQA, including, for example, Government Code section 12012.70.

3.28 CATEGORICAL EXEMPTIONS.

The State CEQA Guidelines establish certain classes of categorical exemptions. These apply to classes of projects which have been determined not to have a significant effect on the environment and which, therefore, are generally exempt. Compliance with the requirements of CEQA or the preparation of environmental documents for any project which comes within one of these classes of categorical exemptions is not required. The classes of projects are briefly summarized below. (Reference to the State CEQA Guidelines for the full description of each exemption is recommended.)

The exemptions for Classes 3, 4, 5, 6 and 11 below are qualified in that such projects must be considered in light of the location of the project. A project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Therefore, these classes are considered to apply in all instances except when the project may impact on an environmental resource of hazardous or critical concern which has been designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

All classes of categorical exemptions are qualified. None of the categorical exemptions are applicable if any of the following circumstances exist:

- (1) The cumulative impact of successive projects of the same type in the same place over time is significant;

- (2) There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- (3) The project may result in damage to a scenic resource or a substantial adverse change to a historical resource; or
- (4) The project is located on a site which is included on any hazardous waste site or list compiled pursuant to Government Code section 65962.5.

However, a project's greenhouse gas emissions do not, in and of themselves, cause an exemption to be inapplicable if the project otherwise complies with all applicable regulations or requirements adopted to implement statewide, regional, or local plans consistent with State CEQA Guidelines section 15183.5.

With the foregoing limitations in mind, the following classes of activity are generally exempt:

Class 1: Existing Facilities. Activities involving the operation, repair, maintenance, permitting, leasing, licensing, minor alteration of, or legislative activities to regulate, existing public or private structures, facilities, mechanical equipment or other property, or topographical features, provided the activity involves negligible or no expansion of existing or former use. The types of "existing facilities" itemized in Class 1 are not intended to be all-inclusive of the types of projects which might fall within the Class 1 categorical exemption. The key consideration is whether the project involves negligible or no expansion of use. (State CEQA Guidelines, § 15301.)

Class 2: Replacement or Reconstruction. Replacement or reconstruction of existing facilities, structures, or other property where the new facility or structure will be located on the same site as the replaced or reconstructed facility or structure and will have substantially the same purpose and capacity as the replaced or reconstructed facility or structure. (State CEQA Guidelines, § 15302.)

Class 3: New Construction or Conversion of Small Structures. Construction of limited numbers of small new facilities or structures; installation of small new equipment or facilities in small structures; and the conversion of existing small structures from one use to another, when only minor modifications are made in the exterior of the structure. This exemption includes structures built for both residential and commercial uses. (State CEQA Guidelines, §15303 outlines, among other things, the maximum number of structures allowable under this exemption.)

Class 4: Minor Alterations to Land. Minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees, except for forestry or agricultural purposes. (State CEQA Guidelines, § 15304.)

Class 5: Minor Alterations in Land Use Limitations. Minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density. (State CEQA Guidelines, § 15305.)

Class 6: Information Collection. Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. (State CEQA Guidelines, § 15306.)

Class 7: Actions by Regulatory Agencies for Protection of Natural Resources. Actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. (State CEQA Guidelines, § 15307.)

Class 8: Actions By Regulatory Agencies for Protection of the Environment. Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment. (State CEQA Guidelines, § 15308.)

Class 9: Inspection. Inspection activities, including, but not limited to, inquiries into the performance of an operation and examinations of the quality, health or safety of a project. (State CEQA Guidelines, § 15309.)

Class 10: Loans. Loans made by the Department of Veterans Affairs under the Veterans Farm and Home Purchase Act of 1943, mortgages for the purchase of existing structures where the loan will not be used for new construction and the purchase of such mortgages by financial institutions. (State CEQA Guidelines, § 15310.)

Class 11: Accessory Structures. Construction or replacement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities, including, but not limited to, on-premise signs; small parking lots; and placement of seasonal or temporary use items, such as lifeguard towers, mobile food units, portable restrooms or similar items in generally the same locations from time to time in publicly owned parks, stadiums or other facilities designed for public use. (State CEQA Guidelines, § 15311.)

Class 12: Surplus Government Property Sales. Sales of surplus government property, except for certain parcels of land located in an area of statewide, regional or areawide concern as that term is defined in State CEQA Guidelines section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

- (a) The property does not have significant values for wildlife or other environmental purposes; and
- (b) Any one of the following three conditions is met:
 1. The property is of such size, shape, or inaccessibility that it is incapable of independent development or use;
 2. The property to be sold would qualify for an exemption under any other class of categorical exemption in the State CEQA Guidelines; or
 3. The use of the property and adjacent property has not changed since the time of purchase by the public agency.

(State CEQA Guidelines, § 15312.)

Class 13: Acquisition of Lands for Wildlife Conservation Purposes. Acquisition of lands for fish and wildlife conservation purposes, including preservation of fish and wildlife habitat, establishment of ecological preserves under Fish and Game Code section 1580, and preservation of access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition. (State CEQA Guidelines, § 15313.)

Class 14: Minor Additions to Schools. Minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten (10) classrooms, whichever is less. The addition of portable classrooms is included in this exemption. (State CEQA Guidelines, § 15314.)

Class 15: Minor Land Divisions. Division(s) of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20%. (State CEQA Guidelines, § 15315.)

Class 16: Transfer of Ownership of Land in Order to Create Parks. Acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition or contains historical or archaeological resources and either:

- (a) The management plan for the park has not been prepared, or
- (b) The management plan proposes to keep the area in a natural condition or preserve the historic or archaeological resources.

CEQA will apply when a management plan is proposed that will change the area from its natural condition or cause substantial adverse change in the significance of the historic or archaeological resource. (State CEQA Guidelines, § 15316.)

Class 17: Open Space Contracts or Easements. Establishment of agricultural preserves, making and renewing of open space contracts under the Williamson Act or acceptance of easements or fee interests in order to maintain the open space character of the area. (The cancellation of such preserves, contracts, interests or easements is not included in this exemption.) (State CEQA Guidelines, § 15317.)

Class 18: Designation of Wilderness Areas. Designation of wilderness areas under the California Wilderness System. (State CEQA Guidelines, § 15318.)

Class 19: Annexations of Existing Facilities and Lots for Exempt Facilities. This exemption applies only to the following annexations:

- (a) Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or rezoning of either the gaining or losing governmental agency, whichever is more restrictive; provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; and

- (b) Annexations of individual small parcels of the minimum size for facilities exempted by Class 3, New Construction or Conversion of Small Structures.

(State CEQA Guidelines, § 15319.)

Class 20: Changes in Organization of Local Agencies. Changes in the organization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to:

- (a) Establishment of a subsidiary district;
- (b) Consolidation of two or more districts having identical powers; and
- (c) Merger with a city of a district lying entirely within the boundaries of the city.

(State CEQA Guidelines, § 15320.)

Class 21: Enforcement Actions by Regulatory Agencies. Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate or other entitlement for use issued, adopted or prescribed by the regulatory agency or enforcement of a law, general rule, standard or objective administered or adopted by the regulatory agency; or law enforcement activities by peace officers acting under any law that provides a criminal sanction. The direct referral of a violation of lease, permit, license certificate, or entitlement to the City Attorney for judicial enforcement is exempt under this Class. (Construction activities undertaken by the public agency taking the enforcement or revocation action are not included in this exemption.) (State CEQA Guidelines, § 15321.)

Class 22: Educational or Training Programs Involving No Physical Changes. The adoption, alteration or termination of educational or training programs which involve no physical alteration in the area affected or which involve physical changes only in the interior of existing school or training structures. Examples include but are not limited to:

- (a) Development of or changes in curriculum or training methods; or
- (b) Changes in the trade structure in a school which do not result in changes in student transportation.

(State CEQA Guidelines, § 15322.)

Class 23: Normal Operations of Facilities for Public Gatherings. Continued or repeated normal operations of existing facilities for public gatherings for which the facilities were designed, where there is past history, of at least three years, of the facility being used for the same or similar purposes. Facilities included within this exemption include, but are not limited to race tracks, stadiums, convention centers, auditoriums, amphitheatres, planetariums, swimming pools and amusement parks. (State CEQA Guidelines, § 15323.)

Class 24: Regulation of Working Conditions. Actions taken by the Authority to regulate employee wages, hours of work or working conditions where there will be no demonstrable physical changes outside the place of work. (State CEQA Guidelines, § 15324.)

Class 25: Transfers of Ownership of Interest in Land to Preserve Existing Natural Conditions and Historical Resources. Transfers of ownership of interest in land in order to

preserve open space, habitat, or historical resources. Examples include, but are not limited to, acquisition, sale, or other transfer of areas to: preserve existing natural conditions, including plant or animal habitats; allow continued agricultural use of the areas; allow restoration of natural conditions; preserve open space or lands for natural park purposes; or prevent encroachment of development into floodplains. This exemption does not apply to the development of parks or park uses. (State CEQA Guidelines, § 15325.)

Class 26: Acquisition of Housing for Housing Assistance Programs. Actions by a redevelopment agency, housing authority or other public agency to implement an adopted Housing Assistance Plan by acquiring an interest in housing units, provided the housing units are either in existence or possessing all required permits for construction when the agency makes its final decision to acquire the units. (State CEQA Guidelines, § 15326.)

Class 27: Leasing New Facilities. Leasing of a newly constructed or previously unoccupied privately owned facility by a local or state agency when the Authority determines that the proposed use of the facility:

- (a) Conforms with existing state plans and policies and with general, community, and specific plans for which an EIR or Negative Declaration has been prepared;
- (b) Is substantially the same as that originally proposed at the time the building permit was issued;
- (c) Does not result in a traffic increase of greater than 10% of front access road capacity; and
- (d) Includes the provision of adequate employee and visitor parking facilities.

(State CEQA Guidelines, § 15327.)

Class 28: Small Hydroelectric Projects as Existing Facilities. Installation of certain small hydroelectric-generating facilities in connection with existing dams, canals and pipelines, subject to the conditions in State CEQA Guidelines section 15328. (State CEQA Guidelines, § 15328.)

Class 29: Cogeneration Projects at Existing Facilities. Installation of cogeneration equipment with a capacity of 50 megawatts or less at existing facilities meeting certain conditions listed in State CEQA Guidelines section 15329. (State CEQA Guidelines, § 15329.)

Class 30: Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances. Any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less. (State CEQA Guidelines, § 15330.)

- (a) No cleanup action shall be subject to this Class 30 exemption if the action requires the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses, or the action involves the potential release into the air of volatile organic compounds as defined in Health and Safety Code section 25123.6, except for small scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District. All actions must be consistent with applicable

state and local environmental permitting requirements including, but not limited to, off-site disposal, air quality rules such as those governing volatile organic compounds and water quality standards, and approved by the regulatory body with jurisdiction over the site;

- (b) Examples of such minor cleanup actions include but are not limited to:
1. Removal of sealed, non-leaking drums of hazardous waste or substances that have been stabilized, containerized and are designated for a lawfully permitted destination;
 2. Maintenance or stabilization of berms, dikes, or surface impoundments;
 3. Construction or maintenance or interim of temporary surface caps;
 4. Onsite treatment of contaminated soils or sludge provided treatment system meets Title 22 requirements and local air district requirements;
 5. Excavation and/or offsite disposal of contaminated soils or sludge in regulated units;
 6. Application of dust suppressants or dust binders to surface soils;
 7. Controls for surface water run-on and run-off that meets seismic safety standards;
 8. Pumping of leaking ponds into an enclosed container;
 9. Construction of interim or emergency ground water treatment systems; or
 10. Posting of warning signs and fencing for a hazardous waste or substance site that meets legal requirements for protection of wildlife.

(State CEQA Guidelines, § 15330.)

Class 31: Historical Resource Restoration/Rehabilitation. Maintenance, repairs, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. (State CEQA Guidelines, § 15331.)

Class 32: Infill Development Projects. Infill development meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

(State CEQA Guidelines, § 15332.)

Class 33: Small Habitat Restoration Projects. Examples of small habitat restoration projects include, but are not limited to: revegetation of disturbed areas with native plant species; wetland restoration, the primary purpose of which is to improve conditions for waterfowl or other species that rely on wetland habitat; stream or river bank revegetation, the primary purpose of which is to improve habitat for amphibians or native fish; projects to restore or enhance habitat that are carried out principally with hand labor and not mechanized equipment; stream or river bank stabilization with native vegetation or other bioengineering techniques, the primary purpose of which is to reduce or eliminate erosion and sedimentation; culvert replacement conducted in accordance with published guidelines of DFW or NOAA Fisheries, the primary purpose of which is to improve habitat or reduce sedimentation, and other similar projects to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife.

This exemption only applies to projects that are five acres or less in size and that meet the following criteria:

- (a) There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to Section 15065 of the State CEQA Guidelines;
- (b) There are no hazardous materials at or around the project site that may be disturbed or removed; and
- (c) The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

(State CEQA Guidelines, § 15333.)

4. TIME LIMITATIONS

4.01 REVIEW OF PRIVATE PROJECT APPLICATIONS.

Staff shall determine whether the application for a private project is complete within thirty (30) days of receipt of the application. To be complete, the applicant must execute a reimbursement agreement with the Authority for the provision of environmental review, if necessary. No application may be deemed incomplete for lack of a waiver of the time limitations in Local Guidelines Sections 4.03 and 4.04.

Accepting an application as complete does not limit the authority of the Authority, acting as Lead Agency or Responsible Agency, to require the applicant to submit additional information needed for environmental evaluation of the project. Requiring such additional information after the application is complete does not change the status of the application.

(Reference: State CEQA Guidelines, § 15101.)

4.02 DETERMINATION OF TYPE OF ENVIRONMENTAL DOCUMENT.

Except as provided in Local Guidelines Sections 4.05 and 4.06, Staff's initial determination as to whether a Negative Declaration, Mitigated Negative Declaration or an EIR should be prepared shall be made within thirty (30) days from the date on which an application for a project is accepted as complete by the Authority. This period may be extended fifteen (15) days with consent of the applicant and the Authority.

(Reference: State CEQA Guidelines, § 15102.)

4.03 COMPLETION AND ADOPTION OF NEGATIVE DECLARATION.

For private projects involving the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies, the Negative Declaration/Mitigated Negative Declaration shall be completed and approved within one hundred eighty (180) days from the date when the Authority accepted the application as complete. In the event that compelling circumstances justify additional time and the project applicant consents thereto, Staff may provide that the 180-day time limit may be extended once for a period of not more than 90 days.

(Reference: State CEQA Guidelines, § 15107.)

4.04 COMPLETION AND CERTIFICATION OF FINAL EIR.

For private projects, the Final EIR shall be completed and certified by the Authority within one (1) year after the date when the Authority accepted the application as complete. In the event that compelling circumstances justify additional time and the project applicant consents thereto, the Authority may provide a one-time extension up to ninety (90) days for completing and certifying the EIR.

(Reference: State CEQA Guidelines, § 15108.)

4.05 PROJECTS SUBJECT TO THE PERMIT STREAMLINING ACT.

The Permit Streamlining Act requires agencies to make decisions on certain development project approvals within specified time limits. If a project is subject to the Permit Streamlining Act, the Authority cannot require the project applicant to submit the informational equivalent of an EIR or prove compliance with CEQA as a prerequisite to determining whether the project application is complete. In addition, if requested by the project applicant, the Authority must begin processing the project application prior to final CEQA action, provided the information necessary to begin the process is available.

(Reference: Gov. Code §§ 65941, 65944.)

Under the Permit Streamlining Act, the Lead Agency must approve or disapprove the development project application within one hundred eighty (180) days from the date on which it certifies the EIR, or within ninety (90) days of certification if an extension for completing and certifying the EIR was granted. If the Lead Agency adopts a Negative Declaration/Mitigated Negative Declaration or determines the development project is exempt from CEQA, it shall approve or disapprove the project application within sixty (60) days from the date on which it adopts the Negative Declaration/Mitigated Negative Declaration or determines that the project is exempt from CEQA.

(Reference: Gov. Code §§ 65950, 65950.1; see also State CEQA Guidelines, § 15107.)

Except for waivers of the time periods for preparing a joint Environmental Impact Report/Environmental Impact Statement (as outlined in Government Code sections 65951 and 65957), the Authority cannot require a waiver of the time limits specified in the Permit Streamlining Act as a condition of accepting or processing a development project application. In addition, the Authority cannot disapprove a development project application in order to comply with the time limits specified in the Permit Streamlining Act.

(Reference: Gov. Code §§ 65940.5, 65952.2.)

4.06 PROJECTS, OTHER THAN THOSE SUBJECT TO THE PERMIT STREAMLINING ACT, WITH SHORT TIME PERIODS FOR APPROVAL.

A few statutes require agencies to make decisions on project applications within time limits that are so short that review of the project under CEQA would be difficult. To enable the Authority as Lead Agency to comply with both the enabling statute and CEQA, the Authority shall deem a project application as not received for filing under the enabling statute until such time as the environmental documentation required by CEQA is complete. This section applies where all of the following conditions are met:

- (a) The enabling statute for a program, other than development projects under Chapter 4.5 (commencing with Section 65920) of Division 1 of Title 7 of the Government Code, requires the Authority to take action on an application within a specified period of time of six (6) months or less;
- (b) The enabling statute provides that the project is approved by operation of law if the Authority fails to take any action within the specified time period; and

- (c) The project application involves the Authority’s issuance of a lease, permit, license, certificate or other entitlement for use.

In any case, the environmental document shall be completed or certified and the decision on the application shall be made within the period established by the Permit Streamlining Act (Government Code sections 65920, et seq.).

(Reference: State CEQA Guidelines, § 15111.)

4.07 WAIVER OR SUSPENSION OF TIME PERIODS.

These deadlines may be waived by the applicant if the project is subject to both CEQA and National Environmental Policy Act (“NEPA”).

An unreasonable delay by an applicant in meeting the Authority’s requests necessary for the preparation of a Negative Declaration, Mitigated Negative Declaration, or an EIR shall suspend the running of the time periods described in Local Guidelines sections 4.03 and 4.04 for the period of the unreasonable delay. Alternatively, the Authority may disapprove a project application where there is unreasonable delay in meeting requests. The Authority may also allow a renewed application to start at the same point in the process where the prior application was when it was disapproved.

(Reference: State CEQA Guidelines, §§ 15109, 15110, and 15224; see Section 5.04 of these Local Guidelines for information about projects that are subject to both CEQA and NEPA.)

5. INITIAL STUDY

5.01 PREPARATION OF INITIAL STUDY.

If the Authority determines that it is the Lead Agency for a project which is not exempt, the Authority will normally prepare an Initial Study to ascertain whether the project may have a substantial adverse effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial. All phases of project planning, implementation and operation must be considered in the Initial Study. An Initial Study may rely on expert opinion supported by facts, technical studies or other substantial evidence. However, an Initial Study is neither intended nor required to include the level of detail included in an EIR.

- (a) For Authority projects for which an Initial Study is prepared, the Initial Study shall be prepared by Staff or by private experts pursuant to contract with the Authority.
- (b) For private projects, the person or entity proposing to carry out the project shall complete Form “I” of these Local CEQA Guidelines, submit the completed Form “I” to the Authority, and submit all other data and information as may be required by the Authority to determine whether the proposed project may have a significant effect on the environment, however, the applicant should not prepare the initial study. The Authority shall prepare the initial study or contract for the preparation of the initial study. All costs incurred by the Authority in reviewing the data and information submitted, or in conducting its own investigation based upon such data and information, or in preparing an Initial Study for the project shall be borne by the person or entity proposing to carry out the project. (See Local Guidelines Section 2.03.)

(Reference: State CEQA Guidelines, §§ 15063, 15084.)

5.02 INFORMAL CONSULTATION WITH OTHER AGENCIES.

When more than one public agency will be involved in undertaking or approving a project, the Lead Agency shall consult with all Responsible and any Trustee Agencies. Such consultation shall be undertaken in compliance with the notice procedures applicable to the type of CEQA document being prepared. See Local Guidelines Sections 6.04 (Negative Declarations) and 7.03 and 7.25 (Draft EIRs).

When the Authority is acting as Lead Agency, the Authority may choose to engage in early consultation with Responsible and Trustee Agencies before the Authority begins to prepare the Initial Study. This early consultation may be done quickly and informally and is intended to ensure that the EIR, Negative Declaration or Mitigated Negative Declaration reflects the concerns of all Responsible Agencies that will issue approvals for the project and all Trustee Agencies responsible for natural resources affected by the project. The Authority’s early consultation process may include consultation with other individuals or organizations with an interest in the project, if the Authority so desires. The OPR, upon request of the Authority or a private project applicant, shall assist in identifying the various Responsible Agencies for a proposed project and ensure that the Responsible Agencies are notified regarding any early consultation. In the case of a project undertaken by a public agency, the OPR, upon request of the Authority, shall ensure that any

Responsible Agency or public agency that has jurisdiction by law with respect to the project is notified regarding any early consultation.

If, during the early consultation process it is determined that the project will clearly have a significant effect on the environment, the Authority, as Lead Agency, may immediately dispense with the Initial Study and determine that an EIR is required.

(Reference: State CEQA Guidelines, § 15063.)

5.03 CONSULTATION WITH PRIVATE PROJECT APPLICANT.

During or immediately after preparation of an Initial Study for a private project, the Authority may consult with the applicant to determine if the applicant is willing to modify the project to reduce or avoid the significant effects identified in the Initial Study. If the project can be revised to avoid or mitigate effects to a level of insignificance and there is no substantial evidence before the Authority that the project, as revised, may have a significant effect on the environment, the Authority may prepare and adopt a Negative Declaration. If any significant effect may still occur despite alterations of the project, an EIR must be prepared.

(Reference: State CEQA Guidelines, § 15063(g).)

5.04 PROJECTS SUBJECT TO NEPA.

Projects that are carried out, financed, or approved in whole or in part by a federal agency are subject to the provisions of NEPA in addition to CEQA. To the extent possible, the State CEQA Guidelines encourage the Authority, when it is a Lead Agency under CEQA, to use the federally-prepared Environmental Impact Statement (“EIS”) or Finding of No Significant Impact (“FONSI”) or to prepare a joint CEQA/NEPA document instead of preparing a separate NEPA and CEQA documents for a project that is subject to both NEPA and CEQA. (State CEQA Guidelines, § 15220.)

For example, the Authority should attempt to work in conjunction with the federal agency involved in the project to prepare a combined EIR-EIS or Negative Declaration-FONSI. (State CEQA Guidelines, § 15222.) To avoid the need for the federal agency to prepare a separate document for the same project, the Authority must involve the federal agency in the preparation of the joint document. The Authority may also enter into a Memorandum of Understanding with the federal agency to ensure that both federal and state requirements are met.

The Authority is required to cooperate with the federal agency and to utilize joint planning processes, environmental research and studies, public hearings, and environmental documents to the fullest extent possible. (State CEQA Guidelines, § 15226.) However, since NEPA does not require an examination of mitigation measures or growth-inducing impacts, analysis of mitigation measures and growth-inducing impacts will need to be added before NEPA documents may be used to satisfy CEQA. (State CEQA Guidelines, § 15221.)

For projects that are subject to NEPA, a scoping meeting held pursuant to NEPA satisfies the CEQA scoping requirement as long as notice is provided to the agencies and individuals listed in Local Guidelines Section 7.10, and provided in accordance with these Local Guidelines.

If the federal agency refuses to cooperate with the Authority with regard to the preparation of joint documents, the Authority should attempt to involve a state agency in the preparation of the EIR, Negative Declaration, or Mitigated Negative Declaration. Since federal agencies are explicitly permitted to utilize environmental documents prepared by agencies of statewide jurisdiction, it is possible that the federal agency will reuse the state-prepared CEQA documents instead of requiring the applicant to fund a redundant set of federal environmental documents. (State CEQA Guidelines, § 15228.)

Where the federal agency has circulated the EIS or FONSI and the circulation satisfied the requirements of CEQA and any other applicable laws, the Authority, when it is a Lead Agency under CEQA, may use the EIS or FONSI in place of an EIR or Negative Declaration without having to recirculate the federal documents. The Authority's intention to adopt the previously circulated EIS or FONSI must be publicly noticed in the same way as a Notice of Availability of a Draft EIR.

Special rules may apply when the environmental documents are prepared for projects involving the reuse of military bases. (See State CEQA Guidelines, § 15225.)

5.05 AN INITIAL STUDY.

The Initial Study shall be used to determine whether a Negative Declaration, Mitigated Negative Declaration or an EIR shall be prepared for a project. It provides written documentation of whether the Authority found evidence of significant adverse impacts which might occur. The purposes of an Initial Study are to:

- (a) Identify environmental impacts;
- (b) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is written;
- (c) Focus an EIR, if one is required, on potentially significant environmental effects;
- (d) Facilitate environmental assessment early in the design of a project;
- (e) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
- (f) Eliminate unnecessary EIRs; and
- (g) Determine whether a previously prepared EIR could be used for the project.

(Reference: State CEQA Guidelines, § 15063.)

5.06 CONTENTS OF INITIAL STUDY.

An Initial Study shall contain in brief form:

- (a) A description of the project, including the location of the project. The project description must be consistent throughout the environmental review process;
- (b) An identification of the environmental setting. The environmental setting is usually the existing physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, such as in the case of a Negative Declaration or Mitigated Negative Declaration, at the time environmental analysis begins. The environmental setting should describe both the project

- site and surrounding properties. The description should include, but not necessarily be limited to, a discussion of existing structures, land use, energy supplies, topography, water usage, soil stability, plants and animals, and any cultural, historical, or scenic aspects. This environmental setting will normally constitute the baseline physical conditions against which a Lead Agency may compare the project to determine whether an impact is significant;
- (c) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries are briefly explained to show the evidence supporting the entries. The brief explanation may be through either a narrative or a reference to other information such as attached maps, photographs, or an earlier EIR or Negative Declaration or Mitigated Negative Declaration. A reference to another document should include a citation to the page or pages where the information is found;
 - (d) A discussion of ways to mitigate any significant effects identified;
 - (e) An examination of whether the project is consistent with existing zoning and local land use plans and other applicable land use controls;
 - (f) The name of the person or persons who prepared or participated in the Initial Study; and
 - (g) Identification of prior EIRs or environmental documents which could be used with the project.

(Reference: State CEQA Guidelines, § 15063(d).)

5.07 USE OF A CHECKLIST INITIAL STUDY.

When properly completed, the Environmental Checklist (Form “J”) will meet the requirements of Local Guidelines Section 5.05 for an Initial Study provided that the entries on the checklist are explained. Either the Environmental Checklist (Form “J”) should be expanded or a separate attachment should be prepared to describe the project, including its location, and to identify the environmental setting.

California courts have rejected the use of a bare, unsupported Environmental Checklist as an Initial Study. An Initial Study must contain more than mere conclusions. It must disclose supporting data or evidence upon which the Lead Agency relied in conducting the Initial Study. The Lead Agency must augment checklists with supporting factual data and reference information sources when completing the forms. Explanation of all “potential impact” answers should be provided on attached sheets. For controversial projects, it is advisable to state briefly why “no” answers were checked. If practicable, attach a list of reference materials, such as prior EIRs, plans, traffic studies, air quality data, or other supporting studies.

5.08 EVALUATING SIGNIFICANT ENVIRONMENTAL EFFECTS.

In evaluating the environmental significance of effects disclosed by the Initial Study, the Lead Agency shall consider:

- (a) Whether the Initial Study and/or any comments received informally during consultations indicate that a fair argument can be made that the project may have a significant adverse environmental impact which cannot be mitigated to a level of insignificance. Even if a fair argument can be made to the contrary, an EIR should be prepared;

- (b) Whether both primary (direct) and reasonably foreseeable secondary (indirect) consequences of the project were evaluated. Primary consequences are immediately related to the project, while secondary consequences are related more to the primary consequences than to the project itself. For example, secondary impacts upon the resources base, including land, air, water and energy use of an area, may result from population growth, a primary impact;
- (c) Whether adverse social and economic changes will result from a physical change caused by the project. Adverse economic and social changes resulting from a project are not, in themselves, significant environmental effects. However, if such adverse changes cause physical changes in the environment, those consequences may be used as the basis for finding that the physical change is significant;
- (d) Whether there is serious public controversy or disagreement among experts over the environmental effects of the project. However, the existence of public controversy or disagreement among experts does not, without more, require preparation of an EIR in the absence of substantial evidence of significant effects;
- (e) Whether the cumulative impact of the project is significant and whether the incremental effects of the project are “cumulatively considerable” (as defined in Local Guidelines Section 11.14) when viewed in connection with the effects of past projects, current projects, and probable future projects. The Authority may conclude that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem. To be used for this purpose, such a plan or program must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process. In relying on such a plan or program, the Authority should explain which requirements apply to the project and ensure that the project’s incremental contribution is not cumulatively considerable; and
- (f) Whether the project may cause a substantial adverse change in the significance of an archaeological or historical resource.

(Reference: State CEQA Guidelines, § 15064(b)(2).)

5.09 DETERMINING THE SIGNIFICANCE OF TRANSPORTATION IMPACTS

On or about December 28, 2018, the California Natural Resources Agency added a new section to the State CEQA Guidelines—Section 15064.3, entitled “Determining the Significance of Transportation Impacts.”

Section 15064.3 provides:

- (a) Purpose.

This section describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate

measure of transportation impacts. For the purposes of this section, “vehicle miles traveled” refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact.

(b) Criteria for Analyzing Transportation Impacts.

(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

(3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

(c) Applicability.

The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide.

(Reference: State CEQA Guidelines, § 15064.3.)

5.10 MANDATORY FINDINGS OF SIGNIFICANT EFFECT.

Whenever there is substantial evidence, in light of the whole record, that any of the conditions set forth below may occur, the Lead Agency shall find that the project may have a significant effect on the environment and thereby shall require preparation of an EIR:

- (a) The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory;
- (b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals;
- (c) The project has possible environmental effects which are individually limited but Cumulatively Considerable as defined in Local Guidelines Section 11.14. That is, the Authority, when acting as Lead Agency, is required to determine whether the incremental impacts of a project are cumulatively considerable by evaluating them against the back-drop of the environmental effects of the other projects; or
- (d) The environmental effects of a project will cause substantial adverse effects on humans either directly or indirectly.

If, before the release of the CEQA document for public review, the potential for triggering one of the mandatory findings of significance is avoided or mitigation measures or project modifications reduce the potentially significant impacts to a point where clearly the mandatory finding of significance is not triggered, preparation of an EIR is not mandated. If the project's potential for triggering one of the mandatory findings of significance cannot be avoided or mitigated to a point where the criterion is clearly not triggered, an EIR shall be prepared, and the relevant mandatory findings of significance shall be used:

- (1) as thresholds of significance for purposes of preparing the EIR's impact analysis;
- (2) in making findings on the feasibility of alternatives or mitigation measures;
- (3) when found to be feasible, in making changes in the project to lessen or avoid the adverse environmental impacts; and
- (4) when necessary, in adopting a statement of overriding considerations.

Although an EIR prepared for a project that triggers one of the mandatory findings of significance must use the relevant mandatory findings as thresholds of significance, the EIR need not conclude that the impact itself is significant. Rather, the Authority, as Lead Agency, must exercise its discretion and determine, on a case-by-case basis after evaluating all of the relevant evidence, whether the project's environmental impacts are avoided or mitigated below a level of significance or whether a statement of overriding considerations is required.

With regard to a project that has the potential to substantially reduce the number or restrict the range of a protected species, the Authority, as Lead Agency, does not have to prepare an EIR solely due to that impact, provided the project meets the following three criteria:

- (a) The project proponent must be bound to implement mitigation requirements relating to such species and habitat pursuant to an approved habitat conservation plan and/or natural communities conservation plan;
- (b) The state or federal agency must have approved the habitat conservation plan and/or natural community conservation plan in reliance on an EIR and/or EIS; and
- (c) The mitigation requirements must either avoid any net loss of habitat and net reduction in number of the affected species, or preserve, restore, or enhance sufficient habitat to mitigate the reduction in habitat and number of the affected species below a level of significance.

(Reference: State CEQA Guidelines, § 15065.)

5.11 MANDATORY PREPARATION OF AN EIR FOR WASTE-BURNING PROJECTS.

Lead Agencies shall prepare or cause to be prepared and certify the completion of an EIR, or, if appropriate, an Addendum, Supplemental EIR, or Subsequent EIR, for any project involving the burning of municipal wastes, hazardous waste or refuse-derived fuel, including, but not limited to, tires, if the project consists of any of the following:

- (a) The construction of a new facility;
- (b) The expansion of an existing hazardous waste burning facility which would increase its permitted capacity by more than 10%;
- (c) The issuance of a hazardous waste facilities permit to a land disposal facility, as defined in Local Guidelines Section 11.32; or
- (d) The issuance of a hazardous waste facilities permit to an offsite large treatment facility, as defined in Local Guidelines Sections 11.33 and 11.53.

This section does not apply to projects listed in subsections (c) and (d), immediately above, if the facility only manages hazardous waste that is identified or listed pursuant to Health and Safety Code section 25140 or 25141 or only conducts activities which are regulated pursuant to Health and Safety Code sections 25100, et seq.

The Lead Agency shall calculate the percentage of expansion for an existing facility by comparing the proposed facility's capacity with either of the following, as applicable:

- (a) The facility capacity authorized in the facility's hazardous waste facilities permit pursuant to Health and Safety Code section 25200, or its grant of interim status pursuant to Health

- and Safety Code section 25200.5, or the facility capacity authorized in any state or local agency permit allowing the construction or operation of the facility for the burning of hazardous waste granted before January 1, 1990; or
- (b) The facility capacity authorized in the facility’s original hazardous facilities permit, grant of interim status, or any state or local agency permit allowing the construction or operation of a facility for the burning of hazardous waste, granted on or after January 1, 1990.

This section does not apply to any project over which the State Energy Resources Conservation and Development Commission has assumed jurisdiction per Health and Safety Code sections 25500, et seq.

The EIR requirement is also subject to a number of exceptions for specific types of waste-burning projects. (Public Resources Code section 21151.1 and State CEQA Guidelines section 15081.5.) Even if preparation of an EIR is not mandatory for a particular type of waste-burning project, those projects are not exempt from the other requirements of CEQA, the State CEQA Guidelines, or these Local Guidelines. In addition, waste-burning projects are subject to special notice requirements under Public Resources Code section 21092. Specifically, in addition to the standard public notices required by CEQA, notice must be provided to all owners and occupants of property located within one-fourth mile of any parcel or parcels on which the waste-burning project will be located. (Public Resources Code section 21092(c); see Local Guidelines Sections 6.12 and 7.27.)

5.12 DEVELOPMENT PURSUANT TO AN EXISTING COMMUNITY PLAN AND EIR.

Before preparing a CEQA document, Staff should determine whether the proposed project involves development consistent with an earlier zoning or community plan to accommodate a particular density for which an EIR has been certified. If an earlier EIR for the zoning or planning action has been certified, and if the proposed project concerns the approval of a subdivision map or development, CEQA applies only to the extent the project raises environmental effects peculiar to the parcel which were not addressed in the earlier EIR. Off-site and cumulative effects not discussed in the general plan EIR must still be considered. Mitigation measures set out in the earlier EIR should be implemented at this stage.

Environmental effects shall not be considered peculiar to the parcel if uniformly applied development policies or standards have been previously adopted by a city or county with a finding based on substantial evidence that the policy or standard will substantially mitigate the environmental effect when applied to future projects. Examples of uniformly applied development policies or standards include, but are not limited to: parking ordinances; public access requirements; grading ordinances; hillside development ordinances; flood plain ordinances; habitat protection or conservation ordinances; view protection ordinances; and requirements for reducing greenhouse gas emissions as set forth in adopted land use plans, policies or regulations. Any rezoning action consistent with the Community Plan shall be subject to exemption from CEQA in accordance with this section. “Community Plan” means part of a city’s general plan which: (1) applies to a defined geographic portion of the total area included in the general plan; (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code by referencing each of the mandatory elements specified in Government Code section 65302; and (3) contains specific development policies adopted for the area in the

Community Plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined.

(Reference: State CEQA Guidelines, § 15183.)

5.13 LAND USE POLICIES.

When a project will amend a general plan or another land use policy, the Initial Study must address how the change in policy and its expected direct and indirect effects will affect the environment. When the amendments constitute substantial changes in policies that result in a significant impact on the environment, an EIR may be required.

5.14 EVALUATING IMPACTS ON HISTORICAL RESOURCES.

Projects that may cause a substantial adverse change in the significance of a historical resource, as defined in Local Guidelines Section 11.28 are projects that may have a significant effect on the environment, thus requiring consideration under CEQA. Particular attention and care should be given when considering such projects, especially projects involving the demolition of a historical resource, since such demolitions have been determined to cause a significant effect on the environment.

Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings, such that the significance of a historical resource would be materially impaired.

The significance of a historical resource is materially impaired when a project:

- (a) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources;
- (b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources or its identification in a historical resources survey, unless the Lead Agency establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by the Lead Agency for purposes of CEQA.

Generally, a project that follows either one of the following sets of standards and guidelines will be considered mitigated to a level of less than significant: (a) the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings; or (b) the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer.

In the event of an accidental discovery of a possible historical resource during construction of the project, the Authority may provide for the evaluation of the find by a qualified archaeologist

or other professional. If the find is determined to be a historical resource, the Authority should take appropriate steps to implement appropriate avoidance or mitigation measures. Work on non-affected portions of the project, as determined by the Authority, may continue during the process. Curation may be an appropriate mitigation measure for an artifact that must be removed during project excavation or testing.

(Reference: State CEQA Guidelines, § 15064.5.)

5.15 EVALUATING IMPACTS ON ARCHAEOLOGICAL SITES.

When a project will impact an archaeological site, the Authority shall first determine whether the site is a historical resource, as defined in Local Guidelines Section 11.28. If the archaeological site is a historical resource, it shall be treated and evaluated as such, and not as an archaeological resource. If the archaeological site does not meet the definition of a historical resource, but does meet the definition of a unique archaeological resource set forth in Public Resources Code section 21083.2, the site shall be treated in accordance with said provisions of the Public Resources Code. The time and cost limitations described in Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project site contains unique archaeological resources.

If the archaeological resource is neither a unique archaeological resource nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

In the event of an accidental discovery of a possible unique archaeological resource during construction of the project, the Authority may provide for the evaluation of the find by a qualified archaeologist. If the find is determined to be a unique archaeological resource, the Authority should take appropriate steps to implement appropriate avoidance or mitigation measures. Work on non-affected portions of the project, as determined by the Authority, may continue during the process. Curation may be an appropriate mitigation measure for an artifact that must be removed during project excavation or testing.

When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the Project, the Authority shall comply with the provisions of State CEQA Guidelines section 15064.5(d). In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the Authority shall comply with the provisions of State CEQA Guidelines section 15064.5(e).

(Reference: State CEQA Guidelines, § 15064.5(c).)

5.16 CONSULTATION WITH WATER AGENCIES REGARDING LARGE DEVELOPMENT PROJECTS.

(a) Projects Subject to Consultation Requirements.

For certain development projects, cities and counties must consult with water agencies. The Authority may refer to this section when preparing such an assessment or reviewing projects in its role as a Responsible Agency. This section applies only to water demand projects as defined by Local Guidelines Section 11.83. Program level environmental review may not need to be as extensive as project level environmental review. (See Local Guidelines Sections 8.03 and 8.08; see also *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412.)

(b) Water Supply Assessment.

When a city or county as Lead Agency determines the type of environmental document that will be prepared for a water demand project or any project that includes a water demand project, the city or county must identify any public water system (as defined in Local Guidelines Sections 11.59 and 11.83) that may supply water for the project. The city or county must also request that the public water system determine whether the projected demand associated with the project was included in the most recently adopted Urban Water Management Plan. The city or county must also request that the public water system prepare a specified water supply assessment for approval at a regular or special meeting of the public water system governing body. A sample request for a water supply assessment is provided as Form “N” of these Local CEQA Guidelines.

If no public water system is identified that may supply water for the water demand project, the city or county shall prepare the water supply assessment. The city or county shall consult with any entity serving domestic water supplies whose service area includes the site of the water demand project, the local agency formation commission, and the governing body of any public water system adjacent to the site of the water demand project. The city council or county board of supervisors must approve the water assessment prepared pursuant to this paragraph at a regular or special meeting.

As per Water Code section 10910, the water assessment must include identification of existing water supply entitlements, water rights, or water service contracts relevant to the water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts, and further information is required if water supplies include groundwater. The water assessment must determine the ability of the public water system to meet existing and future demands along with the demands of the proposed water demand project in light of existing and future water supplies. This supply demand analysis is to be conducted via a twenty-year projection, and must assess water supply sufficiency during normal year, single dry year, and multiple dry year hydrology scenarios. If the public water agency concludes that the water supply is, or will be, insufficient, it must submit plans for acquiring additional water supplies.

The city or county may grant the public water agency a thirty (30) day extension of time to prepare the assessment if the public water agency requests an extension within ninety (90) days of being asked to prepare the assessment. If the governing body of the public water system fails to request and receive an extension of time, or fails to submit the water assessment notwithstanding the thirty (30) day extension, the city or county may seek a writ of mandamus to compel the governing body of the public water system to comply.

If a water-demand project has been the subject of a water assessment, no additional water assessment shall be required for subsequent water-demand projects that were included in the larger water-demand project if all of the following criteria are met:

- (1) The entity completing the water assessment concluded that its water supplies are sufficient to meet the projected water demand associated with the larger water-demand project, in addition to the existing and planned future uses, including, but not limited to, agricultural and industrial uses; and
- (2) None of the following changes has occurred since the completion of the water assessment for the larger water-demand project:
 - (A) Changes in the larger water-demand project that result in a substantial increase in water demand for the water-demand project;
 - (B) Changes in the circumstances or conditions substantially affecting the ability of the public water system identified in the water assessment to provide a sufficient supply of water for the water demand project; and
 - (C) Significant new information becomes available which was not known and could not have been known at the time when the entity had reached its assessment conclusions.

(3) The city or county shall include the water assessment, and any water acquisition plan in the EIR, negative declaration, or mitigated negative declaration, or any supplement thereto, prepared for the project, and may include an evaluation of the water assessment and water acquisition plan information within such environmental document. A discussion of water supply availability should be included in the main text of the environmental document. Normally, this discussion should be based on the data and information included in the water supply assessment. In making its required findings under CEQA, the city or county shall determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. If a city or county determines that water supplies will not be sufficient, the city or county shall include that determination in its findings for the project.

The degree of certainty regarding the availability of water supplies will vary depending on the stage of project approval. A Lead Agency should have greater confidence in the availability of water supplies for a specific project than might be required for a conceptual plan (i.e. general plan, specific plan). An analysis of water supply in an environmental document may incorporate by reference information in a water supply assessment, urban water management plan, or other publicly available sources. The analysis shall include the following:

- (1) Sufficient information regarding the project's proposed water demand and proposed water supplies to permit the Lead Agency to evaluate the pros and cons of supplying the amount of water that the project will need.
- (2) An analysis of the reasonably foreseeable environmental impacts of supplying water throughout all phases of the project.

- (3) An analysis of circumstances affecting the likelihood of the water's availability, as well as the degree of uncertainty involved. Relevant factors may include but are not limited to, drought, salt-water intrusion, regulatory or contractual curtailments, and other reasonably foreseeable demands on the water supply.
- (4) If the Lead Agency cannot determine that a particular water supply will be available, it shall conduct an analysis of alternative sources, including at least in general terms the environmental consequences of using those alternative sources, or alternatives to the project that could be served with available water.

For complete information on these requirements, consult Water Code sections 10910, et seq. For other CEQA provisions applicable to these types of projects, see Local Guidelines Sections 7.03 and 7.25.

5.17 SUBDIVISIONS WITH MORE THAN 500 DWELLING UNITS.

Cities and counties must obtain written verification (see Form “O” for a sample) from the applicable public water system(s) that a sufficient water supply is available before approving certain residential development projects. The Authority should also be aware of these requirements when reviewing projects in its role as a Responsible Agency.

Cities and counties are prohibited from approving a tentative map, parcel map for which a tentative map was not required, or a development agreement for a subdivision of property of more than 500 dwellings units, unless:

- (1) The City Council, Board of Supervisors, or the advisory agency receives written verification from the applicable public water system that a sufficient water supply is available; or
- (2) Under certain circumstances, the City Council, Board of Supervisors or the advisory agency makes a specified finding that sufficient water supplies are, or will be, available prior to completion of the project.

For complete information on these requirements, consult Government Code section 66473.7.

5.18 IMPACTS TO OAK WOODLANDS.

When a county prepares an Initial Study to determine what type of environmental document will be prepared for a project within its jurisdiction, the county must determine whether the project may result in a conversion of oak woodlands that will have a significant effect on the environment. Normally, this rule will not apply to projects undertaken by the Authority. However, if the Authority is a Responsible Agency on such a project, the Authority should endeavor to ensure that the county, as Lead Agency, analyzes these impacts in accordance with CEQA.

(Reference: Pub. Resources Code, § 21083.4.)

5.19 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS.

A. Estimating or Calculating the Magnitude of the Project's Greenhouse Gas Emissions.

The Authority shall analyze the greenhouse gas emissions of its projects as required in State CEQA Guidelines section 15064.4. For projects subject to CEQA, the Authority shall make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.

In performing analysis of greenhouse gas emissions, the Authority, as Lead Agency, shall have discretion to determine, in the context of a particular project, whether to:

- (1) Quantify greenhouse gas emissions resulting from a project; and/ or
- (2) Rely on a qualitative analysis or performance-based standards.

B. Factors in Determining Significance.

In determining the significance of a project's greenhouse gas emissions, the Authority, when acting as Lead Agency, should focus its analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change. A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to statewide, national, or global emissions. The Authority's analysis should consider a timeframe that is appropriate for the project. The Authority's analysis also must reasonably reflect evolving scientific knowledge and state regulatory schemes.

Once the magnitude of a project's greenhouse gas emissions have been described, estimated or calculated, the Authority should consider the following factors, among others, to determine whether those emissions are significant:

- (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting. Physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published or the time when the environmental analysis is commenced, will normally constitute the baseline. All project phases, including construction and operation, should be considered in determining whether a project will cause emissions to increase or decrease as compared to the baseline;
- (2) Whether the project emissions exceed a threshold of significance that the Lead Agency determines applies to the project. Lead Agencies may rely on thresholds of significance developed by experts or other agencies provided that application of the threshold and the significance conclusion is supported with substantial evidence. When relying on thresholds developed by other agencies, Lead Agencies should ensure that the threshold is appropriate for the project and the project's location; and

- (3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project. In determining the significance of impacts, the Lead Agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is not cumulatively considerable.

The Lead Agency may use a model or methodology to estimate greenhouse gas emissions resulting from a project. The Lead Agency has discretion to select the model or methodology it considers most appropriate to enable decision makers to intelligently take into account the project's incremental contribution to climate change. The Lead Agency must support its selection of a model or methodology with substantial evidence. The Lead Agency should explain the limitations of the particular model or methodology selected for use.

C. Consistency with Applicable Plans.

When an EIR is prepared, it must discuss any inconsistencies between the proposed project and any applicable general plan, specific plans, and regional plans. This includes, but is not limited to, any applicable air quality attainment plans, regional blueprint plans, or plans for the reduction of greenhouse gas emissions.

D. Mitigation Measures Related to Greenhouse Gas Emissions.

Lead Agencies must consider feasible means of mitigating the significant effects of greenhouse gas emissions. Any such mitigation measure must be supported by substantial evidence and be subject to monitoring or reporting. Potential mitigation will depend on the particular circumstances of the project, but may include the following, among others:

- (1) Measures in an existing plan or mitigation program for the reduction of emissions that are required as part of the Lead Agency's decision;
- (2) Reductions in emissions resulting from a project through implementation of project features, project design, or other measures, such as those described in State CEQA Guidelines Appendix F;
- (3) Off-site measures, including offsets that are not otherwise required, to mitigate a project's emissions;
- (4) Measures that sequester greenhouse gases; and

- (5) In the case of the adoption of a plan, such as a general plan, long range development plan, or plan for the reduction of greenhouse gas emissions, mitigation may include the identification of specific measures that may be implemented on a project-by-project basis. Mitigation may also include the incorporation of specific measures or policies found in an adopted ordinance or regulation that reduces the cumulative effect of emissions.

E. Streamlined Analysis of Greenhouse Gas Emissions.

Under certain limited circumstances, the legislature has specifically declared that the analysis of greenhouse gas emissions or climate change impacts may be limited. Public Resources Code sections 21155, 21155.2, and 21159.28 provide that if certain residential, mixed use and transit priority projects meet specified ratios and densities, then the lead agencies for those projects may conduct a limited review of greenhouse gas emissions or may be exempted from analyzing global warming impacts that result from cars and light duty trucks, if a detailed list of requirements is met. However, unless the project is exempt from CEQA, the Lead Agency must consider whether such projects will result in greenhouse gas emissions from other sources, including, but not limited to, energy use, water use, and solid waste disposal.

F. Tiering.

The Authority may analyze and mitigate the significant effects of greenhouse gas emissions at a programmatic level. Later project-specific environmental documents may then tier from and/or incorporate by reference that existing programmatic review.

G. Plans for the Reduction of Greenhouse Gas Emissions.

Public agencies may choose to analyze and mitigate greenhouse gas emissions in a plan for the reduction of greenhouse gas emissions or similar document. A plan for the reduction of greenhouse gas emissions should:

- (1) Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
- (2) Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
- (3) Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- (4) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;

- (5) Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and
- (6) Be adopted in a public process following environmental review.

A plan for the reduction of greenhouse gas emissions, once adopted following certification of an EIR, or adoption of another environmental document, may be used in the cumulative impacts analysis of later projects. An environmental document that relies on a plan for the reduction of greenhouse gas emissions for a cumulative impacts analysis must identify those requirements specified in the plan that apply to the project, and, if those requirements are not otherwise binding and enforceable, incorporate those requirements as mitigation measures applicable to the project. If there is substantial evidence that the effects of a particular project may be cumulatively considerable notwithstanding the project's compliance with the specified requirements in the plan for reduction of greenhouse gas emissions, an EIR must be prepared for the project.

H. Analyzing the Effects of Climate Change on the Project.

Where an EIR is prepared for a project, the EIR shall analyze any significant environmental effects the project might cause by bringing development and people into the project area that may be affected by climate change. In particular, the EIR should evaluate any potentially significant impacts of locating development in areas susceptible to hazardous conditions (e.g., floodplains, coastlines, wildfire risk areas) as identified in authoritative hazard maps, risk assessments or in land use plans addressing such hazards areas. The analysis may be limited to the potentially significant effects of locating the project in a potentially hazardous location. Further, this analysis may be limited by the project's life in relation to the potential of such effects to occur and the availability of existing information related to potential future effects of climate change. Further, the EIR need not include speculation regarding such future effects.

5.20 ENERGY CONSERVATION.

Potentially significant energy implications of a project must be considered in an EIR to the extent relevant and applicable to the project. Therefore, the project description should identify the following as applicable or relevant to the particular project:

- (1) Energy consuming equipment and processes which will be used during construction, operation and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project;
- (2) Total energy requirements of the project by fuel type and end use;
- (3) Energy conservation equipment and design features;
- (4) Identification of energy supplies that would serve the project; and
- (5) Total estimated daily vehicle trips to be generated by the project and the additional energy consumed per trip by mode.

As described in Local Guidelines Section 5.06, above, an initial study must include a description of the environmental setting. The discussion of the environmental setting may include existing energy supplies and energy use patterns in the region and locality. The Authority may also consider the extent to which energy supplies have been adequately considered in other environmental documents. Environmental impacts may include:

- (1) The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed;
- (2) The effects of the project on local and regional energy supplies and on requirements for additional capacity;
- (3) The effects of the project on peak and base period demands for electricity and other forms of energy;
- (4) The degree to which the project complies with existing energy standards;
- (5) The effects of the project on energy resources; and/or
- (6) The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

As discussed above in Local Guidelines Section 5.06, the Initial Study must identify the potential environmental effects of the proposed activity. That discussion must include the unavoidable adverse effects. Unavoidable adverse effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

When discussing energy conservation, alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

5.21 ENVIRONMENTAL IMPACT ASSESSMENT.

The Initial Study identifies which environmental impacts may be significant. Based upon the Initial Study, Staff shall determine whether a proposed project may or will have a significant effect on the environment. Such determination shall be made in writing on the Environmental Impact Assessment Form (Form "C"). If Staff finds that a project will not have a significant effect on the environment, it shall recommend that a Negative Declaration be prepared and adopted by the decision-making body. If Staff finds that a project may have a significant effect on the environment, but the effects can be mitigated to a level of insignificance, it shall recommend that a Mitigated Negative Declaration be prepared and adopted by the decision-making body. If Staff finds that a project may have a significant effect on the environment, it shall recommend that an EIR be prepared and certified by the decision-making body.

5.22 FINAL DETERMINATION.

The Joint Powers Commission shall have the final responsibility for determining whether an EIR, Negative Declaration or Mitigated Negative Declaration shall be required for any project. The Joint Powers Commission's determination shall be final and conclusive on all persons, including Responsible Agencies and Trustee Agencies, except as provided in Section 15050(c) of the State CEQA Guidelines. Additionally, in the event the Board of Commissioners has delegated authority to a subsidiary board or official to approve a project, the Board of Commissioners also hereby delegates to that subsidiary board or official the authority to make all necessary CEQA determinations, including whether an EIR, Negative Declaration, Mitigated Negative Declaration or exemption shall be required for any project. A subsidiary board or official's CEQA determination shall be subject to appeal consistent with the Authority's established procedures for appeals.

(Reference: Pub. Resources Code, § 21151.)

6. NEGATIVE DECLARATION

6.01 DECISION TO PREPARE A NEGATIVE DECLARATION.

A Negative Declaration (Form “E”) shall be prepared for a project subject to CEQA when the Initial Study shows that there is no substantial evidence in light of the whole record that the project may have a significant or potentially significant adverse effect on the environment. (See Local Guidelines Sections 11.65 and 11.71.)

(Reference: State CEQA Guidelines, § 15070(a).)

6.02 DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION.

A Mitigated Negative Declaration (Form “E”) shall be prepared for a project subject to CEQA when the Initial Study identifies potentially significant effects on the environment, but:

- (a) The project applicant has agreed to revise the project or the Authority can revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur; or
- (b) There is no substantial evidence in light of the whole record before the Authority that the revised project may have a significant effect.

It is insufficient to require an applicant to adopt mitigation measures after final adoption of the Negative Declaration or to state that mitigation measures will be recommended on the basis of a future study. The Authority must know the measures at the time the Negative Declaration is adopted in order for them to be evaluated and accepted as adequate mitigation. Evidence of agreement by the applicant to such mitigation should be in the record prior to public review. Except where noted, the procedural requirements for the preparation and approval of a Negative Declaration and Mitigated Negative Declaration are the same.

(Reference: State CEQA Guidelines, § 15070(b).)

6.03 CONTRACTING FOR PREPARATION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

The Authority, when acting as Lead Agency, is responsible for preparing all documents required pursuant to CEQA. The documents may be prepared by either Staff or by private consultants pursuant to a contract with the Authority, but they must be the Authority’s product and reflect the independent judgment of the Authority.

6.04 NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

When, based upon the Initial Study, it is recommended to the decision-making body that a Negative Declaration or Mitigated Negative Declaration be adopted, a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (Form “D”) shall be prepared. In addition to being provided to the public through the means set forth in Local Guidelines Section 6.10, this Notice shall also be provided to:

- (a) Each Responsible and Trustee Agency;
- (b) Any other federal, state, or local agency which has jurisdiction by law or exercises authority over resources affected by the project, including:
 - (1) Any water supply agency consulted under Local Guidelines Section 5.16;
 - (2) Any city or county bordering on the project area;
 - (3) For a project of statewide, regional, or areawide significance, to any transportation agencies or public agencies which have major local arterials or public transit facilities within five (5) miles of the project site or freeways, highways, or rail transit service within ten (10) miles of the project site which could be affected by the project; and
 - (4) For a subdivision project located within one mile of a facility of the State Water Resources Development System, to the California Department of Water Resources;
- (c) The last known name and address of all organizations and individuals who have previously filed a written request with the Authority to receive these notices (see Local Guidelines Section 1.08 for general provisions regarding requests for notices);
- (d) For certain projects that may impact a low-level flight path, military impact zone, or special use airspace and that meet the other criteria of Local Guidelines Section 6.05, to the specified military services contact;
- (e) For certain projects that involve the construction or alteration of a facility anticipated to include hazardous air emissions or handle hazardous substances within one-quarter mile of a school and that meet the other requirements of Local Guidelines Section 6.06, to any potentially affected school district;
- (f) For certain waste-burning projects that meet the requirements of Local Guidelines Sections 7.27 and 5.11 (regarding mandatory preparation of EIR), to the owners and occupants of property within one-fourth mile of any parcel on which the project will be located; and
- (g) For a project that establishes or amends a redevelopment plan that contains land in agricultural use, notice shall be provided to the agricultural and farm agencies and organizations specified in Health and Safety Code section 33333.3.

The Notice of Intent must also be posted to the Lead Agency's website, if any. (Pub. Resources Code, §21092.2(d).) Additionally, for a project of statewide, regional, or area-wide significance, the Lead Agency should also consult with public transit agencies with facilities within one-half mile of the proposed project.

A copy of the proposed Negative Declaration or Mitigated Negative Declaration and the Initial Study shall be attached to the Notice of Intent to Adopt that is sent to every Responsible Agency and Trustee Agency concerned with the project and every other public agency with jurisdiction by law over resources affected by the project.

The public review period for a Negative Declaration or Mitigated Negative Declaration shall not be less than twenty (20) days; the public review period shall be at least thirty (30) days where the Negative Declaration or Mitigated Negative Declaration is for a proposed project where (1) a state agency is the lead agency, a responsible agency, or a trustee agency; (2) a state agency

otherwise has jurisdiction by law with respect to the project; or (3) the proposed project is of sufficient statewide, regional, or area-wide significance as determined pursuant to State CEQA Guidelines section 15206. The Lead Agency shall give notice of the public review period by filing and posting a Notice of Intent to Adopt a Negative Declaration (Form “D”) with the County Clerk before commencement of the public review period; where a public review period of at least 30 days is required, the Lead Agency shall also electronically submit the Notice of Intent to the State Clearinghouse.

For purposes of calculating the length of the public review period, the last day of the public review period cannot fall on a weekend, a legal holiday, or other day on which the lead agency’s offices are closed.¹ (Reference: *Rominger v. County of Colusa* (2014) 229 Cal.App.4th 690, 708.)

Individuals may file a request to receive notices with the Authority. See Local Guidelines Section 1.08.

If the Negative Declaration or Mitigated Negative Declaration has been submitted to the State Clearinghouse for review by state agencies, the public review period shall be at least as long as the period of review and comment by state agencies. (See Local Guidelines Section 6.11.) Day one of the state agency review period shall be the date that the State Clearinghouse distributes the Negative Declaration or Mitigated Negative Declaration to state agencies.

The Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration shall contain the following information:

- (a) The period during which comments shall be received;
- (b) The date, time and place of any public meetings or hearings on the proposed project;
- (c) A brief description of the proposed project and its location;
- (d) The address where copies of the proposed Negative Declaration or Mitigated Negative Declaration and all documents incorporated by reference in the proposed Negative Declaration or Mitigated Negative Declaration are available for review;
- (e) A description of how the proposed Negative Declaration or Mitigated Negative Declaration can be obtained in electronic format;
- (f) The Environmental Protection Agency (“EPA”) list on which the proposed project site is located, if applicable, and the corresponding information from the applicant’s statement (see Local Guidelines Section 2.06); and
- (g) The significant effects on the environment, if any, anticipated as a result of the proposed project.

(Reference: Pub. Resources Code, §§ 21082.1, 21091, 21161; State CEQA Guidelines, §§ 15072, 15105, 15205.)

¹ A public agency’s “offices are closed” for purposes of this section on days in which the agency is formally closed for business (for example, due to a weekend, a legal holiday, or a formal furlough affecting the entire office). A public agency’s office is not considered closed for purposes of this section where the agency’s office may be physically closed, but the agency is nonetheless open for business and is operating remotely or virtually (for example, in response to the Covid-19 pandemic).

6.05 PROJECTS AFFECTING MILITARY SERVICES; DEPARTMENT OF DEFENSE NOTIFICATION.

CEQA imposes additional requirements to provide notice to potentially affected military agencies when:

- (a) The project meets one of the following three criteria:
 - (1) The project includes a general plan amendment;
 - (2) The project is of statewide, regional, or areawide significance; or
 - (3) The project relates to a public use airport or certain lands surrounding a public use airport; and
- (b) A “military service” (defined in Section 11.42 of these Local Guidelines) has provided its contact office and address and notified the Lead Agency of the specific boundaries of a “low-level flight path” (defined in Section 11.37 of these Local Guidelines), “military impact zone” (defined in Section 11.41 of these Local Guidelines), or “special use airspace” (defined in Section 11.67 of these Local Guidelines).

When a project meets these requirements, the Authority must provide the military service’s designated contact with a copy of the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration that has been prepared for the project, unless the project involves the remediation of lands contaminated with hazardous wastes and meets certain other requirements. (Reference: Pub. Resources Code, §§ 21080.4 and 21092; Health & Safety Code, §§ 25300, et seq., 25396, and 25187.

The Authority must provide the military service with sufficient notice of its intent to adopt a Negative Declaration or Mitigated Negative Declaration to ensure that the military service has no fewer than twenty (20) days to review the documents before they are approved, provided that the military service shall have a minimum of thirty (30) days to review the environmental documents if the documents have been submitted to the State Clearinghouse. See State CEQA Guidelines Sections 15105(b) and 15190.5(c).

(Reference: State CEQA Guidelines, §§ 15105(b), 15190.5(c).)

6.06 SPECIAL FINDINGS REQUIRED FOR FACILITIES THAT MAY EMIT HAZARDOUS AIR EMISSIONS NEAR SCHOOLS.

Special procedural rules apply to projects involving the construction or alteration of a facility within one-quarter mile of a school/schools when: (1) the facility might reasonably be anticipated to emit hazardous air emissions or to handle an extremely hazardous substance or a mixture containing extremely hazardous substances in a quantity equal to or greater than the threshold specified in Health and Safety Code section 25532(j), and (2) the emissions or substances may pose a health or safety hazard to persons who would attend or would be employed at the school. If the project meets both of those criteria, a Lead Agency may not approve a Negative Declaration unless both of the following have occurred:

- (a) The Lead Agency consulted with the affected school district or districts having jurisdiction over the school regarding the potential impact of the project on the school; and
- (b) The school district(s) was given written notification of the project not less than thirty (30) days prior to the proposed approval of the Negative Declaration.

When the Authority is considering the adoption of a Negative Declaration for a project that meets these criteria, it can satisfy this requirement by providing the Notice of Intent to Adopt a Negative Declaration and the proposed Negative Declaration and Initial Study to the potentially affected school district at least thirty (30) days before the decision-making body will consider the adoption of the Negative Declaration. See also Local Guidelines Section 6.04.

Implementation of this Guideline shall be consistent with the definitions and terms utilized in State CEQA Guidelines section 15186.

6.07 CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES.

Prior to the release of a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration for a project, the lead agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if:

- (a) The California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe; and
- (b) The California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation. The California Native American tribe shall designate a lead contact person when responding to the lead agency. If a lead contact is not designated by the California Native American tribe, or it designates multiple lead contact people, the lead agency shall defer to the individuals listed on the contact list maintained by the Native American Heritage Commission. Consultation is defined in Local Guidelines Section 11.12.

To expedite the requirements of this section, the Native American Heritage Commission shall assist the lead agency in identifying the California American Native tribes that are traditionally and culturally affiliated with the project area.

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. Where the application for a housing development project is deemed to be complete on or after March 4, 2020 and before December 31, 2021, the California Native American tribe shall have 60 days to respond to the Lead Agency and request consultation. (Reference: Gov. Code, § 65583(i).)

The lead agency shall begin the consultation process within 30 days of receiving a California Native American tribe's request for consultation.

If consultation is requested, the parties may propose mitigation measures, including those set forth in Public Resources Code section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. The consultation may include discussion concerning the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and, if necessary, project alternatives or the appropriate measures for preservation or mitigation that the California Native American tribe may recommend to the lead agency.

The consultation shall be considered concluded when either of the following occurs:

- (1) The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource.
- (2) A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

The California Native American tribe is not limited in its ability to submit information to the lead agency regarding the significance of the tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the impacts. Additionally, the lead agency or project proponent is not limited in its ability to incorporate changes and additions to the project as a result of the consultation, even if not legally required.

(Reference: Pub. Resources Code, §§ 21080.3.1, 21080.3.2.)

6.08 IDENTIFICATION OF TRIBAL CULTURAL RESOURCES AND PROCESSING OF INFORMATION AFTER CONSULTATION WITH THE CALIFORNIA NATIVE AMERICAN TRIBE

After consultation with the California Native American tribe listed above in Local Guidelines Section 6.07, any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the Mitigated Negative Declaration and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impacts and shall be enforceable.

If a project may have a significant impact on a tribal cultural resource, the lead agency's Mitigated Negative Declaration shall discuss both of the following:

- (a) Whether the proposed project has a significant impact on an identified tribal cultural resource;
- (b) Whether feasible alternatives or mitigation measures, including those measures that may be agreed to during the consultation, avoid or substantially lessen the impact on the identified tribal cultural resource.

Any information provided regarding the location, description and use of the tribal cultural resource that is submitted by a California Native American tribe during the environmental review process shall not be included in the Negative Declaration or Mitigated Negative Declaration or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code section 7927.005 and State CEQA Guidelines section 15120(d), without the prior consent of the tribe that provided the information. If the lead agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the Negative Declaration or Mitigated Negative Declaration unless the tribe provides consent, in writing, to the disclosure of some or all of the information to the public. This does not prohibit the confidential exchange of the submitted information between public agencies that have lawful jurisdiction over the preparation of the Mitigated Negative Declaration.

The exchange of confidential information regarding tribal cultural resources submitted by a California Native American tribe during the consultation or environmental review process among the lead agency, the California Native American tribe, the project applicant, or the project applicant's agent is not prohibited by Public Resources Code section 21082.3. The project applicant and the project applicant's legal advisers must use a reasonable degree of care and maintain the confidentiality of the information exchanged for the purposes of preventing looting, vandalism, or damage to tribal cultural resources and shall not disclose to a third party confidential information regarding the cultural resource unless the California Native American tribe providing the information consents in writing to the public disclosure of such information.

Public Resources Code section 21082.3 does not prevent a lead agency or other public agency from describing the information in general terms in the Negative Declaration or Mitigated Negative Declaration so as to inform the public of the basis of the lead agency's or other public agency's decision without breaching the confidentiality required. In addition, a lead agency may adopt a Mitigated Negative Declaration for a project with a significant impact on an identified tribal cultural resource only if one of the following occurs:

- (a) The consultation process between the California Native American tribe and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to subdivision (b) of Section 21080.3.2.
- (b) The California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage, in the consultation process.
- (c) The lead agency has complied with subdivision (d) of Section 21080.3.1 of the Public Resources Code and the California Native American tribe has failed to request consultation within 30 days.

If substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource but the decision-makers do not include the mitigation measures recommended by the staff in the Mitigated Negative Declaration, or if there are no agreed upon mitigation measures at the conclusion of the consultation; or if no consultation has occurred, the lead agency must still consider the adoption of feasible mitigation.

(Reference: Pub. Resources Code, § 21082.3.)

6.09 SIGNIFICANT ADVERSE IMPACTS TO TRIBAL CULTURAL RESOURCES

Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. If the lead agency determines that a project may cause a substantial adverse change to a tribal cultural resource, and measures are not otherwise identified in the consultation process provided in Public Resources Code section 21080.3.2 and as set forth in Local Guidelines Section 6.07, the following examples of mitigation measures, if feasible, may be considered to avoid or minimize the significant adverse impacts:

- (a) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- (b) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to the following:
 - (1) Protecting the cultural character and integrity of the resource.
 - (2) Protecting the traditional use of the resource.
 - (3) Protecting the confidentiality of the resource.
- (c) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- (d) Protecting the resource.

(Reference: Pub. Resources Code, § 21084.3.)

6.10 POSTING AND PUBLICATION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

The Authority shall have a copy of the Notice of Intent to Adopt, the Negative Declaration or Mitigated Negative Declaration and the Initial Study posted at the Authority's offices and on the Authority's website, if any, and shall make these documents available for public inspection. The Notice must be provided either twenty (20) or thirty (30) days prior to final adoption of the Negative Declaration or Mitigated Negative Declaration. The public review period for Negative Declarations or Mitigated Negative Declaration prepared for projects subject to state agency review must be circulated for at least as long as the review period established by the State Clearinghouse, usually no less than thirty (30) days. Under certain circumstances, a shortened review period of at least twenty (20) days may be approved by the State Clearinghouse as provided for in State CEQA Guidelines section 15105. See the Shortened Review Request Form "P." The state review period will commence on the date the State Clearinghouse distributes the document

to state agencies. The State Clearinghouse will distribute the document within three (3) days of receipt if the Negative Declaration or Mitigated Negative Declaration is deemed complete.

The Notice must also be posted in the office of the Clerk in each county in which the Project is located and must remain posted throughout the public review period. The County Clerk is required to post the Notice within twenty-four (24) hours of receiving it.

Notice shall be provided as stated in Local Guidelines Section 6.04. In addition, Notice of the Intent to Adopt shall be given to the last known name and address of all organizations and individuals who have previously requested notice; by posting the notice on the website of the lead agency; and by at least one of the following procedures:

- (a) Publication at least once in a newspaper of general circulation in the area affected by the proposed project. If more than one area will be affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas;
- (b) Posting of notice on and off site in the area where the project is to be located; or
- (c) Direct mailing to owners and occupants of property contiguous to the project, as shown on the latest equalized assessment roll.

The Authority shall consider all comments received during the public review period for the Negative Declaration or Mitigated Negative Declaration. For a Negative Declaration or Mitigated Negative Declaration, the Authority is not required to respond in writing to comments it receives either during or after the public review period. However, the Authority may want to provide a written response to all comments if it will not delay action on the Negative Declaration or Mitigated Negative Declaration, since any comment received prior to final action on the Negative Declaration or Mitigated Negative Declaration can form the basis of a legal challenge. A written response which refutes the comment or adequately explains the Authority's action in light of the comment will assist the Authority in defending against a legal challenge. The Authority shall notify any public agency which comments on a Negative Declaration or Mitigated Negative Declaration of the public hearing or hearings, if any, on the project for which the Negative Declaration or Mitigated Negative Declaration was prepared.

(Reference: Pub. Resources Code, § 21092; State CEQA Guidelines, §§ 15072-15073.)

6.11 SUBMISSION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION TO STATE CLEARINGHOUSE.

A Negative Declaration or Mitigated Negative Declaration must be submitted to the State Clearinghouse, in an electronic form as required by the Office of Planning and Research, regardless of whether the document must be circulated for review and comment by state agencies under State CEQA Guidelines section 15205 and 15206. The Negative Declaration or Mitigated Negative Declaration must be submitted via the Office of Planning and Research's CEQA Submit website (<https://cegasubmit.opr.ca.gov/Security/LogOn?ReturnUrl=%2f>). The CEQA Submit website differentiates between environmental documents that do require review and comment by state agencies and those that do not. In particular, the website provides a "Local Review Period" tab for submitting documents that do not require review and comment by state agencies, and a "State

Review Period” tab for submitting documents that do require review and comment by state agencies.

A Negative Declaration or Mitigated Negative Declaration must be submitted to the State Clearinghouse for review and comment by state agencies (i.e., a Negative Declaration or Mitigated Negative Declaration must be submitted through the CEQA Submit website under the “State Review Period” tab) in the following situations:

- (a) The Negative Declaration or Mitigated Negative Declaration is prepared by a Lead Agency that is a state agency;
- (b) The Negative Declaration or Mitigated Negative Declaration is prepared by a public agency where a state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction by law with respect to the project; or
- (c) The Negative Declaration or Mitigated Negative Declaration is for a project identified in State CEQA Guidelines section 15206 as being of statewide, regional, or areawide significance.

State CEQA Guidelines section 15206 identifies the following types of projects as being examples of projects of statewide, regional, or areawide significance which require submission to the State Clearinghouse for circulation:

- (1) Projects which have the potential for causing significant environmental effects beyond the city or county where the project would be located, such as:
 - (a) Residential development of more than 500 units;
 - (b) Commercial projects employing more than 1,000 persons or covering more than 500,000 square feet of floor space;
 - (c) Office building projects employing more than 1,000 persons or covering more than 250,000 square feet of floor space;
 - (d) Hotel or motel development of more than 500 rooms; or
 - (e) Industrial projects housing more than 1,000 persons, occupying more than 40 acres of land, or covering more than 650,000 square feet of floor area;
- (2) Projects for the cancellation of a Williamson Act contract covering 100 or more acres;
- (3) Projects in one of the following Environmentally Sensitive Areas:
 - (a) Lake Tahoe Basin;
 - (b) Santa Monica Mountains Zone;
 - (c) Sacramento-San Joaquin River Delta;
 - (d) Suisun Marsh;
 - (e) Coastal Zone, as defined by the California Coastal Act;
 - (f) Areas within one-quarter mile of a river designated as wild and scenic; or
 - (g) Areas within the jurisdiction of the San Francisco Bay Conservation and Development Commission;

- (4) Projects which would affect sensitive wildlife habitats or the habitats of any rare, threatened, or endangered species;
- (5) Projects which would interfere with water quality standards; and
- (6) Projects which would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.

A Negative Declaration or Mitigated Negative Declaration may also be submitted to the State Clearinghouse for circulation if a state agency has special expertise with regard to the environmental impacts involved.

The public review period for a Negative Declaration or a Mitigated Negative Declaration shall not be less than twenty (20) days. The review period, however, shall be at least thirty (30) days if the Negative Declaration or Mitigated Negative Declaration is for a proposed project where a state agency is the lead agency, a responsible agency, or a trustee agency; a state agency otherwise has jurisdiction by law with respect to the project; or the proposed project is of sufficient statewide, regional, or areawide significance as determined pursuant to the guidelines certified and adopted pursuant to State CEQA Guidelines section 15206. When the Negative Declaration or Mitigated Negative Declaration is submitted to the State Clearinghouse for review, the review period begins (day one) on the date that the State Clearinghouse distributes the Negative Declaration or Mitigated Negative Declaration to state agencies. The State Clearinghouse is required to distribute the Negative Declaration or Mitigated Negative Declaration to state agencies within three (3) working days from the date the State Clearinghouse receives the document, as long as the Negative Declaration or Mitigated Negative Declaration is complete when submitted to the State Clearinghouse. If the document submitted to the State Clearinghouse is not complete, the State Clearinghouse must notify the Lead Agency. The review period for the public and all other agencies may run concurrently with the state agency review period established by the State Clearinghouse, but the public review period cannot conclude before the state agency review period does. The review period for the public shall be at least as long as the review period established by the State Clearinghouse.

A shorter review period by the State Clearinghouse for a Negative Declaration or Mitigated Negative Declaration can be requested by the decision-making body. The shortened review period shall not be less than twenty (20) days. Such a request must be made in writing by the Lead Agency to OPR. The decision-making body may designate by resolution or ordinance an individual authorized to request a shorter review period. (See Form “P”). Any approval of a shortened review period must be given prior to, and reflected in, the public notice. However, a shortened review period shall not be approved by the Office of Planning and Research for any proposed project of statewide, regional or areawide environmental significance, as defined by State CEQA Guidelines section 15206.

When the Lead Agency completes its Negative Declaration or Mitigated Negative Declaration for a proposed project, the Lead Agency must also cause a Notice of Completion (Form “H”) to be filed with the Office of Planning and Research via the Office of Planning and Research’s CEQA Submit website. The Notice of Completion should briefly identify the project,

indicate that an environmental document has been prepared for the project, and identify the project location by latitude and longitude.

The Lead Agency must post the Notice of Intent, Notice of Completion, and Negative Declaration or Mitigated Negative Declaration on its website, if any.

(Reference: Pub. Resources Code, §§ 21082.1, 21161; State CEQA Guidelines, §§ 15205, 15206.)

6.12 SPECIAL NOTICE REQUIREMENTS FOR WASTE- AND FUEL-BURNING PROJECTS.

For any waste-burning project not requiring an EIR, as defined in Local Guidelines Section 5.11, Notice of Intent to Adopt a Negative Declaration shall be given to all organizations and individuals who have previously requested it and shall also be given by all three of the procedures listed in Local Guidelines Section 6.10. In addition, Notice shall be given by direct mailing to the owners and occupants of property within one-quarter mile of any parcel or parcels on which such a project is located.

These notice requirements apply only to those projects described in Local Guidelines Section 5.11. These notice requirements do not preclude the Authority from providing additional notice by other means if desired.

(Reference: Pub. Resources Code, § 21092(c).)

6.13 CONSULTATION WITH WATER AGENCIES REGARDING LARGE DEVELOPMENT PROJECTS.

Under specific circumstances a city or county acting as Lead Agency must consult with the public water system which will supply the project to determine whether it can adequately supply the water needed for the project. In its role as Lead Agency and as a potential Responsible Agency, the Authority should be aware of these requirements. See Local Guidelines Section 5.16 for more information on these requirements.

(Reference: State CEQA Guidelines, § 15155.)

6.14 CONTENT OF NEGATIVE DECLARATION.

A Negative Declaration must be prepared directly by or under contract to the Authority and should generally resemble Form “E.” It shall contain the following information:

- (a) A brief description of the project proposed, including any commonly used name for the project;
- (b) The location of the project and the name of the project proponent;
- (c) A finding that the project as proposed will not have a significant effect on the environment;
- (d) An attached copy of the Initial Study documenting reasons to support the finding; and
- (e) For a Mitigated Negative Declaration, feasible mitigation measures included in the project to substantially lessen or avoid potentially significant effects, which must be fully enforceable through permit conditions, agreements, or other measures. Such permit conditions, agreements, and measures must be consistent with applicable constitutional

requirements such as the “nexus” and “rough proportionality” standards established by case law.

The proposed Negative Declaration or Mitigated Negative Declaration must reflect the independent judgment of the Authority.

(Reference: State CEQA Guidelines, § 15071.)

6.15 TYPES OF MITIGATION.

The following is a non-exhaustive list of potential types of mitigation the Authority may consider:

- (a) Avoidance;
- (b) Preservation;
- (c) Rehabilitation or replacement. Replacement may be on-site or off-site depending on the particular circumstances; and/or
- (d) Participation in a fee program.

(Reference: State CEQA Guidelines, § 15370.)

6.16 ADOPTION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

Following the publication, posting or mailing of the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration, but not before the expiration of the applicable twenty (20) or thirty (30) day public review period, the Negative Declaration or Mitigated Negative Declaration may be presented to the decision-making body at a regular or special meeting. Prior to adoption, the Authority shall independently review and analyze the Negative Declaration or Mitigated Negative Declaration and find that the Negative Declaration or Mitigated Negative Declaration reflects the independent judgment of the Authority.

If new information is added to the Negative Declaration after public review, the Authority should determine whether recirculation is warranted. (See Local Guidelines Section 6.19). If the decision-making body finds that the project will not have a significant effect on the environment, it shall adopt the Negative Declaration or Mitigated Negative Declaration. If the decision-making body finds that the proposed project may have a significant effect on the environment that cannot be mitigated or avoided, it shall order the preparation of a Draft EIR and the filing of a Notice of Preparation of a Draft EIR.

When adopting a Negative Declaration or Mitigated Negative Declaration, the Authority shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which it based its decision. If adopting a Negative Declaration for a project that may emit hazardous air emissions within one-quarter mile of a school and that meets the other requirements of Local Guidelines Section 6.06, the decision-making body must also make the findings required by Local Guidelines Section 6.06.

As Lead Agency, the Authority may charge a non-elected official or body with the responsibility of independently reviewing the adequacy of and adopting a Negative Declaration.

Any CEQA determination made by a non-elected body is appealable to the Authority within fifteen (15) days of the determination, in accordance with Section 9.02.240 of the Authority's Development Code.

(Reference: State CEQA Guidelines, § 15074.)

6.17 MITIGATION REPORTING OR MONITORING PROGRAM FOR MITIGATED NEGATIVE DECLARATION.

When adopting a Mitigated Negative Declaration pursuant to Local Guidelines Section 6.16, the Authority shall adopt a reporting or monitoring program to assure that mitigation measures, which are required to mitigate or avoid significant effects on the environment will be fully enforceable through permit conditions, agreements, or other measures and implemented by the project proponent or other responsible party in a timely manner, in accordance with conditions of project approval. The Authority shall also specify the location and the custodian of the documents which constitute the record of proceedings upon which it based its decision. There is no requirement that the reporting or monitoring program be circulated for public review; however, the Authority may choose to circulate it for public comments along with the Negative Declaration. The mitigation measures required to mitigate or avoid significant effects on the environment must be adopted as conditions of project approval.

This reporting or monitoring program shall be designed to assure compliance during the implementation or construction of a project and shall otherwise comply with the requirements described in Local Guidelines Section 7.38. If a Responsible Agency or Trustee Agency has required that certain conditions be incorporated into the project, the Authority may request that agency to prepare and submit a proposed reporting or monitoring program. The Authority shall also require that, prior to the close of the public review period for a Mitigated Negative Declaration (see Local Guidelines Section 6.04), the Responsible or Trustee Agency submit detailed performance objectives for mitigation measures, or refer the Authority to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to the Authority by a Responsible or Trustee Agency shall be limited to measures which mitigate impacts to resources which are within the Responsible or Trustee Agency's authority.

Local agencies have the authority to levy fees sufficient to pay for this program. Therefore, the Authority can charge the project proponent a fee to cover actual costs of program processing and implementation.

Transportation information resulting from the reporting or monitoring program required to be adopted by the Authority shall be submitted to the regional transportation planning agency where the project is located and to the Department of Transportation for a project of statewide, regional or areawide significance according to State CEQA Guidelines section 15206. The transportation planning agency and the Department of Transportation are required by law to adopt guidelines for the submittal of these reporting or monitoring programs, so the Authority may wish to tailor its submittal to such guidelines.

(Reference: State CEQA Guidelines, §§ 15074, 15097.)

6.18 APPROVAL OR DISAPPROVAL OF PROJECT.

At the time of adoption of a Negative Declaration or Mitigated Negative Declaration, the decision-making body may consider the project for purposes of approval or disapproval. Prior to approving the project, the decision-making body shall consider the Negative Declaration or Mitigated Negative Declaration, together with any written comments received and considered during the public review period, and shall approve or disapprove the Negative Declaration or Mitigated Negative Declaration. In making a finding as to whether there is any substantial evidence that the project will have a significant effect on the environment, the factors listed in Local Guidelines Section 5.08 should be considered. (See Local Guidelines Section 6.06 for approval requirements for facilities which may emit hazardous pollutants or which may handle extremely hazardous substances within one-quarter mile of a school site.)

(Reference: State CEQA Guidelines, § 15092.)

6.19 RECIRCULATION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

A Negative Declaration or Mitigated Negative Declaration must be recirculated when the document must be substantially revised after the public review period but prior to its adoption. A “substantial revision” occurs when the Authority has identified a new and avoidable significant effect for which mitigation measures or project revisions must be added in order to reduce the effect to a level of insignificance, or the Authority determines that the proposed mitigation measures or project revisions will not reduce the potential effects to less than significant and new measures or revisions must be required.

Recirculation is not required under the following circumstances:

- (a) Mitigation measures are replaced with equal or more effective measures, and the Authority makes a finding to that effect;
- (b) New project revisions are added after circulation of the Negative Declaration or Mitigated Negative Declaration or in response to written or oral comments on the project’s effects, but the revisions do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect;
- (c) Measures or conditions of project approval are added after circulation of the Negative Declaration or Mitigated Negative Declaration, but the measures or conditions are not required by CEQA, do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect; or
- (d) New information is added to the Negative Declaration or Mitigated Declaration which merely clarifies, amplifies, or makes insignificant modifications to the Negative Declaration or Mitigated Negative Declaration.

If, after preparation of a Negative Declaration or Mitigated Negative Declaration, the decision-making body determines that the project requires an EIR, it shall prepare and circulate the Draft EIR for consultation and review and advise reviewers in writing that a proposed Negative Declaration or Mitigated Declaration had previously been circulated for the project.

(Reference: State CEQA Guidelines, § 15073.5.)

6.20 NOTICE OF DETERMINATION ON A PROJECT FOR WHICH A PROPOSED NEGATIVE OR MITIGATED NEGATIVE DECLARATION HAS BEEN APPROVED.

After final approval of a project for which a Negative Declaration has been prepared, Staff shall cause to be prepared, filed and posted a Notice of Determination (Form “F”). The Notice of Determination shall contain the following information:

- (a) An identification of the project, including the project title as identified on the proposed Negative Declaration, location, and the State Clearinghouse identification number for the proposed Negative Declaration if the Notice of Determination is filed with the State Clearinghouse;
- (b) For private projects, identify the person undertaking the project, including any person undertaking an activity that receives financial assistance from the Authority as part of the project or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Authority as part of the project;
- (c) A brief description of the project;
- (d) The name of the Authority and the date on which the Authority approved the project;
- (e) The determination of the Authority that the project will not have a significant effect on the environment;
- (f) A statement that a Negative Declaration or Mitigated Negative Declaration was adopted pursuant to the provisions of CEQA;
- (g) A statement indicating whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted; and
- (h) The address where a copy of the Negative Declaration or Mitigated Negative Declaration may be examined.

The Notice of Determination shall be filed within five (5) working days of project approval with both (1) the Clerk of each county in which the project will be located; and (2) the State Clearinghouse in the OPR.

The Authority must also post the Notice of Determination on its website. Such electronic notice is in addition to the posting requirements of the State CEQA Guidelines and the Public Resources Code. The Clerk must post the Notice of Determination within twenty-four (24) hours of receipt. The Notice must be posted in the office of the Clerk for a minimum of thirty (30) days. Thereafter, the Clerk shall return the notice to the Authority with a notation of the period it was posted. The Authority shall retain the notice for not less than twelve (12) months. For projects with more than one phase, Staff shall file a Notice of Determination for each phase requiring a discretionary approval.

The filing and posting of the Notice of Determination with the County Clerk, usually starts a thirty (30) day statute of limitations on court challenges to the approval under CEQA. When separate notices are filed for successive phases of the same overall project, the thirty (30) day statute of limitation to challenge the subsequent phase begins to run when the subsequent notice is filed. Failure to file the Notice may result in a one hundred eighty (180) day statute of limitations.

(Reference: State CEQA Guidelines, § 15075.)

6.21 ADDENDUM TO NEGATIVE DECLARATION.

The Authority may prepare an addendum to an adopted Negative Declaration if only minor technical changes or additions are necessary. The Authority may also prepare an addendum to an adopted Negative Declaration when none of the conditions calling for a subsequent Negative Declaration have occurred. (See Local Guidelines Section 6.22 below.) An addendum need not be circulated for public review but can be attached to the adopted Negative Declaration. The Authority shall consider the addendum with the adopted Negative Declaration prior to project approval.

(Reference: State CEQA Guidelines, § 15164.)

6.22 SUBSEQUENT NEGATIVE DECLARATION.

When a Negative Declaration has been adopted for a project, or when an EIR has been certified, a subsequent Negative Declaration or EIR must be prepared in the following instances:

- (a) Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (b) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (c) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the Negative Declaration was adopted which shows any of the following:
 - (1) The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - (2) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (3) Mitigation measure(s) or alternative(s) previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents declined to adopt the mitigation measure(s) or alternative(s); or
 - (4) Mitigation measure(s) or alternative(s) which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure(s) or alternative(s).

The Authority, as Lead Agency, would then determine whether a Subsequent EIR, Supplemental EIR, Negative Declaration or Addendum would be applicable. (See Form J-1.) Subsequent Negative Declarations must be given the same notice and public review period as other

Negative Declarations. The Subsequent Negative Declaration shall state where the previous document is available and can be reviewed. (See Form J-1.)

(Reference: State CEQA Guidelines, § 15162.)

6.23 PRIVATE PROJECT COSTS.

For private projects, the person or entity proposing to carry out the project shall bear all costs incurred by the Authority in preparing the Initial Study and in preparing and filing the Negative Declaration and Notice of Determination. The person or entity proposing to carry out the project shall enter into a reimbursement agreement with the Authority. See Local Guidelines Section 2.03.

6.24 FILING FEES FOR PROJECTS THAT AFFECT WILDLIFE RESOURCES.

At the time a Notice of Determination for a Negative Declaration is filed with the County or Counties in which the project is located, a fee of \$2,916.75, or the then applicable fee, shall be paid to the Clerk for projects which will adversely affect fish or wildlife resources. These fees are collected by the Clerk on behalf of DFW pursuant to Fish and Game Code section 711.4.

Only one filing fee is required for each project unless the project is tiered or phased and separate environmental documents are prepared. (Fish & Game Code section 711.4(g).) For projects where Responsible Agencies file separate Notices of Determination, only the Lead Agency is required to pay the fee.

Note: County Clerks are authorized to charge a documentary handling fee for each project in addition to the Fish and Game Code fees specified above. Refer to the Index in the Staff Summary to help determine the correct total amount of fees applicable to the project.

For private projects, the Authority may pass these costs on to the project applicant.

Fish and Game Code fees may be waived for projects with “no effect” on fish or wildlife resources or for certain projects undertaken by the DFW and implemented through a contract with a non-profit entity or local government agency; however, the Lead Agency must obtain a form showing that the DFW has determined that the project will have “no effect” on fish and wildlife. (Fish and Game Code section 711.4(c)(2)(A).) Projects that are statutorily or categorically exempt from CEQA are also not subject to the filing fee, and do not require a no effect determination (State CEQA Guidelines sections 15260 through 15333; Fish and Game Code section 711.4(d)(1).) Regional Department environmental review and permitting staff are responsible for determining whether a project within their region will qualify for a no effect determination and if the CEQA filing fee will be waived.

The request for a no effect waiver should be submitted when the CEQA document is released for public review, or as early as possible in the public comment period. Documents submitted in digital format are preferred (e.g. compact disk). If insufficient documentation is submitted to DFW for the proposed project, a no effect determination will not be issued.

If the Authority believes that a project for which it is Lead Agency will have “no effect” on fish or wildlife resources, it should contact the DFW Department Regional Office. The project’s CEQA document may need to be provided to the DFW Department Regional Office along with a written request. Documentation submitted to the DFW Department Regional Office should set forth facts in support of the fee exemption. Previous examples of projects that have qualified for a fee exemption include: minor zoning changes that did not lead to or allow new construction, grading, or other physical alterations to the environment and minor modifications to existing structures including addition of a second story to single or multi-family residences.

It is important to note that the fee exemption requirement that the project have “no” impact on fish or wildlife resources is more stringent than the former requirement that a project have only “de minimis” effects on fish or wildlife resources. DFW may determine that a project would have no effect on fish and wildlife if all of the following conditions apply:

- The project would not result in or have the potential to result in harm, harassment, or take of any fish and/or wildlife species.
- The project would not result in or have the potential to result in direct or indirect destruction, ground disturbance, or other modification of any habitat that may support fish and/or wildlife species.
- The project would not result in or have the potential to result in the removal of vegetation with potential to support wildlife.
- The project would not result in or have the potential to result in noise, vibration, dust, light, pollution, or an alteration in water quality that may affect fish and/or wildlife directly or from a distance.
- The project would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species.

Any request for a fee exemption should include the following information:

- (1) the name and address of the project proponent and applicant contact information;
- (2) a brief description of the project and its location;
- (3) site description and aerial and/or topographic map of the project site;
- (4) State Clearinghouse number or county filing number;
- (5) a statement that an Initial Study has been prepared by the Authority to evaluate the project’s effects on fish and wildlife resources, if any; and
- (6) a declaration that, based on the Authority’s evaluation of potential adverse effects on fish and wildlife resources, the Authority believes the project will have no effect on fish or wildlife.

If insufficient documentation is submitted to DFW for the proposed project, a no effect determination will not be issued. (A sample Request for Fee Exemption is attached as Form “L.”) DFW will review the Authority’s finding, and if DFW agrees with the Lead Agency’s conclusions, DFW will provide the Authority with written confirmation. The Authority should retain DFW’s determination as part of the administrative record; the Authority is required to file a copy of this determination with the County after project approval and at the time of filing of the Notice of Determination.

The Authority must have written confirmation of DFW’s finding of “no impact” at the time the Authority files its Notice of Determination with the County. The County cannot accept the Notice of Determination unless it is accompanied by the appropriate fee or a written no effect determination from DFW.

7. ENVIRONMENTAL IMPACT REPORT

7.01 DECISION TO PREPARE AN EIR.

An EIR shall be prepared whenever there is substantial evidence in light of the whole record which supports a fair argument that the project may have a significant effect on the environment. (See Local Guidelines Sections 11.65 and 11.71.) The record may include the Initial Study or other documents or studies prepared to assess the project's environmental impacts.

(Reference: Pub. Resources Code, § 21151.)

7.02 CONTRACTING FOR PREPARATION OF EIRS.

If an EIR is prepared under a contract to the Authority, the contract must be executed within forty-five (45) days from the date on which the Authority sends a Notice of Preparation. The Authority may take longer to execute the contract if the project applicant and the Authority mutually agree to an extension of the 45-day time limit. (Reference: Pub. Resources Code, §21151.5.)

The EIR prepared under contract must be the Authority's product. Staff, together with such consultant help as may be required, shall independently review and analyze the EIR to verify its accuracy, objectivity and completeness prior to presenting it to the decision-making body. The EIR made available for public review must reflect the independent judgment of the Authority. Staff may require such information and data from the person or entity proposing to carry out the project as it deems necessary for completion of the EIR. (Reference: State CEQA Guidelines, §§ 15084, 15090.)

7.03 NOTICE OF PREPARATION OF DRAFT EIR.

After determining that an EIR will be required for a proposed project, the Lead Agency shall prepare and submit a Notice of Preparation (Form "G") to the Office of Planning and Research through its CEQA Submit website and to each of the following:

- (a) Each Responsible Agency and Trustee Agency involved with the project;
- (b) Any other federal, state, or local agency which has jurisdiction by law or exercises authority over resources affected by the project, including:
 - (1) Any water supply agency consulted under Local Guidelines Section 5.16;
 - (2) Any city or county bordering on the project area;
 - (3) For a project of statewide, regional, or areawide significance, to any transportation agencies or public agencies which have major local arterials or public transit facilities within five (5) miles of the project site or freeways, highways, or rail transit service within ten (10) miles of the project site which could be affected by the project; and

- (4) For a subdivision project located within one mile of a facility of the State Water Resources Development System, to the California Department of Water Resources;
- (c) The last known name and address of all organizations and individuals who have previously filed a written request with the Authority to receive these Notices;
- (d) For certain projects that may impact a low-level flight path, military impact zone, or special use airspace and that meet the other criteria in Local Guidelines Section 7.04 (see also Local Guidelines Section 7.26), to the specified military services contact;
- (e) For certain projects that involve the construction or alteration of a facility anticipated to emit hazardous air emissions or handle hazardous substances within one-quarter mile of a school and that meet the other requirements of Local Guidelines Section 7.36, to any potentially affected school district;
- (f) For certain waste-burning projects that meet the requirements of Local Guidelines Section 5.11 (See also Local Guidelines Section 7.27), to the owners and occupants of property within one-fourth mile of any parcel on which the project will be located; and
- (g) For a project that establishes or amends a redevelopment plan that contains land in agricultural use, notice of preparation shall be provided to the agricultural and farm agencies and organizations specified in Health and Safety Code section 33333.3.

Additionally, for a project of statewide, regional, or areawide significance, the Lead Agency should also consult with public transit agencies with facilities within one-half mile of the proposed project.

The Notice of Preparation must also be filed and posted in the office of the Clerk in each county in which the project is located for thirty (30) days. The County Clerk must post the Notice within twenty-four (24) hours of receipt.

When submitting the Notice of Preparation to OPR, a Notice of Completion (Form “H”) should be used as a cover sheet. Responsible and Trustee Agencies, the State Clearinghouse, and the state agencies contacted by the State Clearinghouse have thirty (30) days to respond to the Notice of Preparation in writing via certified mail, email, or an equivalent procedure. Agencies that do not respond within thirty (30) days shall be deemed not to have any comments on the Notice of Preparation.

At a minimum, the Notice of Preparation shall include:

- (a) A description of the project;
- (b) The location of the project indicated either on an attached map (preferably a copy of the USGS 15’ or 7½’ topographical map identified by quadrangle name) or by a street address and cross street in an urbanized area;
- (c) The probable environmental effects of the project;
- (d) The name and address of the consulting firm retained to prepare the Draft EIR, if applicable; and
- (e) The Environmental Protection Agency (“EPA”) list on which the proposed site is located, if applicable, and the corresponding information from the applicant’s statement. (See Local Guidelines Section 2.06.)

(Reference: Pub. Resources Code, § 21080.4; State CEQA Guidelines, § 15082.)

7.04 SPECIAL NOTICE REQUIREMENTS FOR AFFECTED MILITARY AGENCIES

CEQA imposes additional requirements to provide notice to potentially affected military agencies when:

- (a) A “military service” (defined in Section 11.42 of these Local Guidelines) has provided the Authority with its contact office and address and notified the Authority of the specific boundaries of a “low-level flight path” (defined in Section 11.37 of these Local Guidelines), “military impact zone” (defined in Section 11.41 of these Local Guidelines), or “special use airspace” (defined in Section 11.67 of these Local Guidelines); and
- (b) The project meets one of the following criteria:
 - (1) The project is within the boundaries specified pursuant to subsection (a) of this guideline;
 - (2) The project includes a general plan amendment;
 - (3) The project is of statewide, regional, or areawide significance; or
 - (4) The project relates to a public use airport or certain lands surrounding a public use airport.

When a project meets these requirements, the Authority must provide the military service’s designated contact with any Notice of Preparation, and/or Notice of Availability of Draft EIRs that have been prepared for a project, unless the project involves the remediation of lands contaminated with hazardous wastes and meets certain other requirements.

The Authority must provide the military service with sufficient notice of its intent to certify an EIR to ensure that the military service has no fewer than thirty (30) days to review the document; or forty-five (45) days to review the environmental documents before they are approved if the documents have been submitted to the State Clearinghouse.

It should be noted that the effect, or potential effect, a project may have on military activities does not itself constitute an adverse effect on the environment pursuant to CEQA.

(Reference: Pub. Resources Code, §§ 21080.4, 21092; Health & Safety Code, §§ 25300, et seq., 25396, 25187; State CEQA Guidelines, § 15082(a).)

7.05 ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECT.

Under certain circumstances, a project applicant may choose to apply to the Governor of the State of California to have the project certified as an Environmental Leadership Development Project. A project may qualify as an Environmental Leadership Development Project if it is one of the following:

- (1) A residential, retail, commercial, sports, cultural, entertainment, or recreational use project that meets the following standards:
 - The project is certified as Leadership in Energy and Environmental Design (LEED) gold or better by the United States Green Building Council; and
 - The project, where applicable, achieves a 15 percent greater standard for transportation efficiency than comparable projects; and
 - The project is located on an infill site; and
 - For a project that is within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the infill project shall be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board has accepted a metropolitan planning organization's determination, under subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.
- (2) A clean renewable energy project that generates electricity exclusively through wind or solar, but not including waste incineration or conversion.
- (3) A clean energy manufacturing project that manufactures products, equipment, or components used for renewable energy generation, energy efficiency, or for the production of clean alternative fuel vehicles.
- (4) A housing development project—i.e., a project that entails either residential units only; mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; or transitional housing or supportive housing—that meets all of the following conditions:
 - The housing development project is located on an infill site.
 - For a housing development project that is located within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board has accepted a metropolitan planning organization's determination, under subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

- Notwithstanding paragraph (1) of subdivision (a) of Section 21183, the housing development project will result in a minimum investment of fifteen million dollars (\$15,000,000), but less than one hundred million dollars (\$100,000,000), in California upon completion of construction.
- At least 15 percent of the housing development project is dedicated as housing that is affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code. Upon completion of a housing development project that is qualified under this paragraph and is certified by the Governor, the lead agency or applicant of the project shall notify the Office of Planning and Research of the number of housing units and affordable housing units established by the project. Notwithstanding the foregoing, if a local agency has adopted an inclusionary zoning ordinance that establishes a minimum percentage for affordable housing within the jurisdiction in which the housing development project is located that is higher than 15 percent, the percentage specified in the inclusionary zoning ordinance shall be the threshold for affordable housing.
- Except for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code, no part of the housing development project shall be used for a rental unit for a term shorter than 30 days, or designated for hotel, motel, bed and breakfast inn, or other transient lodging use. Moreover, no part of the housing development project shall be used for manufacturing or industrial uses.

The Governor may certify a leadership project for streamlining before the lead agency certifies an EIR for the project if various conditions set forth in Public Resources Code section 21182 are met. The conditions include but are not limited to the following: (1) except as set forth above, the project will result in a minimum investment of one hundred million dollars (\$100,000,000) in California upon completion of construction; (2) the project creates high-wage, highly skilled jobs that pay prevailing wages and living wages, provide construction jobs and permanent jobs for Californians, helps reduce unemployment, and promotes apprenticeship training; and (3) the project will not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation.

If the Governor certifies a project as an Environmental Leadership Development Project, any lawsuit challenging the project—including any potential appeals to the court of appeal or the California Supreme Court—must be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceedings with the trial court.

This section shall remain in effect until January 1, 2026. This section does not comprehensively set forth the rules governing Environmental Leadership Development projects. For more information, please see Chapter 6.5 of the Public Resources Code, starting with Public Resources Code section 21178.

7.06 PREPARATION OF DRAFT EIR.

The Lead Agency is responsible for preparing a Draft EIR and may begin preparation immediately without awaiting responses to the Notice of Preparation. However, information communicated to the Lead Agency not later than thirty (30) days after receipt of the Notice of Preparation shall be included in the Draft EIR.

(Reference: State CEQA Guidelines, § 15084.)

7.07 CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES.

Prior to the release of a Draft EIR for a project, the lead agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if:

- (a) The California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe; and
- (b) The California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation. The California Native American tribe shall designate a lead contact person when responding to the lead agency. If a lead contact is not designated by the California Native American tribe, or it designates multiple lead contact people, the lead agency shall defer to the individuals listed on the contact list maintained by the Native American Heritage Commission. Consultation is defined in Local Guidelines Section 11.12.

To expedite the requirements of this section, the Native American Heritage Commission shall assist the lead agency in identifying the California American Native tribes that are traditionally and culturally affiliated with the project area.

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation.

The lead agency shall begin the consultation process within 30 days of receiving a California Native American tribe's request for consultation.

If consultation is requested, the parties may propose mitigation measures, including those set forth in Public Resources Code section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. The consultation may include discussion concerning the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and, if necessary, project alternatives or

the appropriate measures for preservation or mitigation that the California Native American tribe may recommend to the lead agency.

The consultation shall be considered concluded when either of the following occurs:

- (1) The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource.
- (2) A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

The California Native American tribe is not limited in its ability to submit information to the lead agency regarding the significance of the tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the impacts. Additionally, the lead agency or project proponent is not limited in its ability to incorporate changes and additions to the project as a result of the consultation, even if not legally required.

(Reference: Pub. Resources Code, §§ 21080.3.1, 21080.3.2.)

7.08 IDENTIFICATION OF TRIBAL CULTURAL RESOURCES AND PROCESSING OF INFORMATION AFTER CONSULTATION WITH THE CALIFORNIA NATIVE AMERICAN TRIBE

After consultation with the California Native American tribe listed above in Local Guidelines Section 7.07, any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the EIR and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impacts and shall be enforceable.

If a project may have a significant impact on a tribal cultural resource, the lead agency's EIR shall discuss both of the following:

- (a) Whether the proposed project has a significant impact on an identified tribal cultural resource;
- (b) Whether feasible alternatives or mitigation measures, including those measures that may be agreed to during the consultation, avoid or substantially lessen the impact on the identified tribal cultural resource.

Any information provided regarding the location, description and use of the tribal cultural resource that is submitted by a California Native American tribe during the environmental review process shall not be included in the EIR or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code section 7927.005 and State CEQA Guidelines section 15120(d), without the prior consent of the tribe that provided the information. If the lead agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the EIR unless the tribe provides consent, in writing, to the disclosure of some or all of the information to the public. This does not prohibit the confidential exchange of

the submitted information between public agencies that have lawful jurisdiction over the preparation of the EIR.

The exchange of confidential information regarding tribal cultural resources submitted by a California Native American tribe during the consultation or environmental review process among the lead agency, the California Native American tribe, the project applicant, or the project applicant's agent is not prohibited by Public Resources Code section 21082.3. The project applicant and the project applicant's legal advisers must use a reasonable degree of care and maintain the confidentiality of the information exchanged for the purposes of preventing looting, vandalism, or damage to tribal cultural resources and shall not disclose to a third party confidential information regarding the cultural resource unless the California Native American tribe providing the information consents in writing to the public disclosure of such information.

Public Resources Code section 21082.3 does not prevent a lead agency or other public agency from describing the information in general terms in the EIR so as to inform the public of the basis of the lead agency's or other public agency's decision without breaching the confidentiality required. In addition, a lead agency may certify an EIR for a project with a significant impact on an identified tribal cultural resource only if one of the following occurs:

- (a) The consultation process between the California Native American tribe and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to subdivision (b) of Section 21080.3.2.
- (b) The California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage, in the consultation process.
- (c) The lead agency has complied with subdivision (d) of Section 21080.3.1 of the Public Resources Code and the California Native American tribe has failed to request consultation within 30 days.

If substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource but the decision-makers do not include the mitigation measures recommended by the staff in the Draft EIR, or if there are no agreed upon mitigation measures at the conclusion of the consultation; or if no consultation has occurred, the lead agency must still consider the adoption of feasible mitigation.

(Reference: Pub. Resources Code, § 21082.3.)

7.09 SIGNIFICANT ADVERSE IMPACTS TO TRIBAL CULTURAL RESOURCES

Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. If the lead agency determines that a project may cause a substantial adverse change to a tribal cultural resource, and measures are not otherwise identified in the consultation process provided in Public Resources Code section 21080.3.2 as set forth in Local Guidelines Section 7.07, the following examples of mitigation measures, if feasible, may be considered to avoid or minimize the significant adverse impacts:

- (a) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- (b) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to the following:
 - (1) Protecting the cultural character and integrity of the resource.
 - (2) Protecting the traditional use of the resource.
 - (3) Protecting the confidentiality of the resource.
- (c) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- (d) Protecting the resource.

(Reference: Pub. Resources Code, § 21084.3.)

7.10 CONSULTATION WITH OTHER AGENCIES AND PERSONS.

To expedite consultation in response to the Notice of Preparation, the Lead Agency, a Responsible Agency, or a project applicant may request a meeting among the agencies involved to assist in determining the scope and content of the environmental information that the involved agencies may require. For any project that may affect highways or other facilities under the jurisdiction of the State Department of Transportation, the Department of Transportation can request a scoping meeting. When acting as Lead Agency, the Authority must convene the meeting as soon as possible but no later than thirty (30) days after a request is made. When acting as a Responsible Agency, the Authority should make any requests for consultation as soon as possible after receiving a Notice of Preparation.

Prior to completion of the Draft EIR, the Lead Agency shall consult with each Responsible Agency and any public agency which has jurisdiction by law over the project.

When acting as a Lead Agency, the Authority may fulfill this obligation by distributing the Notice of Preparation in compliance with Local Guidelines Section 7.03 and soliciting the comments of Responsible Agencies, Trustee Agencies, and other affected agencies. The Authority may also consult with any individual who has special expertise with respect to any environmental impacts involved with a project. The Authority may also consult directly with any person or organization it believes will be concerned with the environmental effects of the project, including any interested individuals and organizations of which the Authority is reasonably aware. The purpose of this consultation is to “scope” the EIR’s range of analysis. When a Negative Declaration or Mitigated Negative Declaration will be prepared for a project, no scoping meeting need be held, although the Authority may hold one if it so chooses. For private projects, the

Authority as Lead Agency may charge and collect from the applicant a fee not to exceed the actual cost of the consultations.

In addition to soliciting comments on the Notice of Preparation, the Lead Agency may be required to conduct a scoping meeting to take additional input regarding the impacts to be analyzed in the EIR. The Lead Agency is required to conduct a scoping meeting when:

- (a) The meeting is requested by a Responsible Agency, a Trustee Agency, OPR, or a project applicant;
- (b) The project is one of “statewide, regional or areawide significance” as defined in State CEQA Guidelines section 15206; or
- (c) The project may affect highways or other facilities under the jurisdiction of the State Department of Transportation and the Department of Transportation has requested a scoping meeting.

When acting as Lead Agency, the Authority shall provide notice of the scoping meeting to all of the following:

- (a) Any county or city that borders on a county or city within which the project is located, unless the Authority has a specific agreement to the contrary with that county or city;
- (b) Any Responsible Agency;
- (c) Any public agency that has jurisdiction by law over the project;
- (d) A transportation planning agency, or any public agency that has transportation facilities within its jurisdiction, that could be affected by the project; and
- (e) Any organization or individual who has filed a written request for the notice.

The requirement for providing notice of a scoping meeting may be met by including the notice of the public scoping meeting in the public meeting notice.

Government Code section 65352 requires that before a legislative body may adopt or substantially amend a general plan, the planning agency must refer the proposed action to any city or county, within or abutting the area covered by the proposal, and any special district that may be significantly affected by the proposed action. CEQA allows that referral procedure to be conducted concurrently with the scoping meeting required pursuant to this section of the Local CEQA Guidelines.

For projects that are also subject to NEPA, a scoping meeting held pursuant to NEPA satisfies the CEQA scoping requirement as long as notice is provided to the agencies and individuals listed above, and in accordance with these Local Guidelines. (See Local Guidelines Section 5.04 for a discussion of NEPA.)

The Authority shall call the scoping meeting as soon as possible but not later than 30 days after the meeting was requested. If the scoping meeting is being conducted concurrently with the procedure in Government Code section 65352 for the consideration of adoption or amendment of general plans, each entity receiving a proposed general plan or amendment of a general plan should have 45 days from the date the referring agency mails it or delivers it in which to comment unless a longer period is specified. The commenting entity may submit its comments at the scoping meeting.

A Responsible Agency or other public agency shall only make comments regarding those activities within its area of expertise or which are required to be carried out or approved by it. These comments must be supported by specific documentation. Any mitigation measures submitted to the Authority by a Responsible or Trustee Agency shall be limited to measures which mitigate impacts to resources which are within the Responsible or Trustee Agency's authority.

For projects of statewide, areawide, or regional significance, consultation with transportation planning agencies or with public agencies that have transportation facilities within their jurisdictions shall be for the purpose of obtaining information concerning the project's effect on major local arterials, public transit, freeways, highways, overpasses, on-ramps, off-ramps, and rail transit services. Moreover, the Lead Agency should also consult with public transit agencies with facilities within one-half mile of the proposed project. Any transportation planning agency or public agency that provides information to the Lead Agency must be notified of, and provided with, copies of any environmental documents relating to the project.

(Reference: State CEQA Guidelines, §§ 15082, 15083.)

7.11 EARLY CONSULTATION ON PROJECTS INVOLVING PERMIT ISSUANCE.

When the project involves the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies, the Authority, upon request of the applicant, shall meet with the applicant regarding the range of actions, potential alternatives, mitigation measures and significant effects to be analyzed in depth in the EIR. The Authority may also consult with concerned persons identified by the applicant and persons who have made written requests to be consulted. Such requests for early consultation must be made not later than thirty (30) days after the Authority's decision to prepare an EIR.

7.12 CONSULTATION WITH WATER AGENCIES REGARDING LARGE DEVELOPMENT PROJECTS.

For certain development projects, cities and counties must consult with water agencies. (See Local Guidelines Sections 5.16 and 5.17 for more information on these requirements.)

(Reference: State CEQA Guidelines, § 15155.)

7.13 AIRPORT LAND USE PLAN.

When the Authority prepares an EIR for a project within the boundaries of a comprehensive airport land use plan or, if such a plan has not been adopted for a project within two (2) nautical miles of a public airport or public use airport, the Authority shall utilize the Airport Land Use Planning Handbook published by CalTrans' Division of Aeronautics to assist in the preparation of the EIR relative to potential airport or related safety hazards and noise problems.

(Reference: State CEQA Guidelines, § 15154.)

7.14 GENERAL ASPECTS OF AN EIR.

Both a Draft and Final EIR must contain the information outlined in Local Guidelines Sections 7.17 and 7.18. Each element must be covered, and when elements are not separated into distinct sections, the document must state where in the document each element is covered.

The body of the EIR shall include summarized technical data, maps, diagrams and similar relevant information. Highly technical and specialized analyses and data should be included in appendices. Appendices may be prepared in separate volumes, but must be equally available to the public for examination. All documents used in preparation of the EIR must be referenced. An EIR shall not include “trade secrets,” locations of archaeological sites and sacred lands, or any other information subject to the disclosure restrictions of the Public Records Act (Government Code section 7920.000, et seq.).

The EIR should discuss environmental effects in proportion to their severity and probability of occurrence. Effects dismissed in the Initial Study as clearly insignificant and unlikely to occur need not be discussed.

The Initial Study should be used to focus the EIR so that the EIR identifies and discusses only the specific environmental problems or aspects of the project which have been identified as potentially significant or important. A copy of the Initial Study should be attached to the EIR or included in the administrative record to provide a basis for limiting the impacts discussed.

The EIR shall contain a statement briefly indicating the reason for determining that various effects of a project that could possibly be considered significant were not found to be significant and consequently were not discussed in detail in the EIR. The Authority should also note any conclusion by it that a particular impact is too speculative for evaluation.

The EIR should omit unnecessary descriptions of projects and emphasize feasible mitigation measures and alternatives to projects.

7.15 USE OF REGISTERED CONSULTANTS IN PREPARING EIRS.

An EIR is not a technical document that can be prepared only by a registered consultant or professional. However, state statutes may provide that only registered professionals can prepare certain technical studies which will be used in or which will control the detailed design, construction, or operation of the proposed project and which will be prepared in support of an EIR. To the extent a registered consultant is required, the Authority shall use such a consultant.

(Reference: State CEQA Guidelines, § 15149.)

7.16 INCORPORATION BY REFERENCE.

An EIR, Negative Declaration or Mitigated Negative Declaration, may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Any incorporated document shall be considered to be set forth in full as part of the text of the environmental document. When all or part of another document is incorporated by reference, that document shall be made available to the public for inspection at

the Authority's offices. The environmental document shall state where incorporated documents will be available for inspection.

When incorporation by reference is used, the incorporated part of the referenced document shall be briefly summarized, if possible, or briefly described if the data or information cannot be summarized. The relationship between the incorporated document and the EIR, Negative Declaration or Mitigated Negative Declaration shall be described. When information from an environmental document that has previously been reviewed through the state review system ("State Clearinghouse") is incorporated by the Authority, the state identification number of the incorporated document should be included in the summary or text of the EIR.

(Reference: State CEQA Guidelines, § 15150.)

7.17 STANDARDS FOR ADEQUACY OF AN EIR.

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which takes into account the environmental consequences of the project. The evaluation of environmental effects need not be exhaustive, but must be within the scope of what is reasonably feasible. The EIR should be written and presented in such a way that it can be understood by governmental decision-makers and members of the public. A good faith effort at completeness is necessary. The adequacy of an EIR is assessed in terms of what is reasonable in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. CEQA does not require a Lead Agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters, but CEQA does require the Lead Agency to make a good faith, reasoned response to timely comments raising significant environmental issues.

There is no need to unreasonably delay adoption of an EIR in order to include results of studies in progress, even if those studies will shed some additional light on subjects related to the project.

(Reference: State CEQA Guidelines, § 15151.)

7.18 FORM AND CONTENT OF EIR.

The text of the EIR should normally be less than 150 pages. For proposals of unusual scope or complexity, the EIR may be longer than 150 pages but should normally be less than 300 pages. The required contents of an EIR are set forth in Sections 15122 through 15132 of the State CEQA Guidelines. In brief, the EIR must contain:

- (a) A table of contents or an index;
- (b) A brief summary of the proposed project, including each significant effect with proposed mitigation measures and alternatives, areas of known controversy and issues to be resolved including the choice among alternatives, how to mitigate the significant effects and whether there are any significant and unavoidable impacts (generally, the summary should be less than fifteen (15) pages);

- (c) A description of the proposed project, including its underlying purpose and a list of permit and other approvals required to implement the project (see Local Guidelines Section 7.24 regarding analysis of future project expansion);
- (d) A description of the environmental setting which includes the project's physical environmental conditions from both a local and regional perspective at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time environmental analysis begins. (State CEQA Guidelines section 15125.) This environmental setting will normally constitute the baseline physical conditions by which the Lead Agency determines whether an impact is significant. However, the Authority may choose any baseline that is appropriate as long as the Lead Agency's choice of baseline is supported by substantial evidence;
- (e) A discussion of any inconsistencies between the proposed project and applicable general, specific and regional plans. Such plans include, but are not limited to, the applicable air quality attainment or maintenance plan or State Implementation Plan, areawide waste treatment and water quality control plans, regional transportation plans, regional housing allocation, regional blueprint plans, plans for the reduction of greenhouse gas emissions, habitat conservation plans, natural community conservation plans and regional land use plans;
- (f) A description of the direct and indirect significant environmental impacts of the proposed project explaining which, if any, can be avoided or mitigated to a level of insignificance, indicating reasons that various possible significant effects were determined not to be significant and denoting any significant effects which are unavoidable or could not be mitigated to a level of insignificance. Direct and indirect significant effects shall be clearly identified and described, giving due consideration to both short-term and long-term effects;
- (g) Potentially significant energy implications of a project must be considered to the extent relevant and applicable to the project (see Local Guidelines Section 5.20);
- (h) An analysis of a range of alternatives to the proposed project which could feasibly attain the project's objectives as discussed in Local Guidelines Section 7.23;
- (i) A description of any significant irreversible environmental changes which would be involved in the proposed action should it be implemented if, and only if, the EIR is being prepared in connection with:
 - (1) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency;
 - (2) The adoption by a Local Agency Formation Commission of a resolution making determinations; or
 - (3) A project which will be subject to the requirement for preparing an Environmental Impact Statement pursuant to NEPA;
- (j) An analysis of the growth-inducing impacts of the proposed action. The discussion should include ways in which the project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts may include the estimated energy consumption of growth induced by the project;

- (k) A discussion of any significant, reasonably anticipated future developments and the cumulative effects of all proposed and anticipated action as discussed in Local Guidelines Section 7.24;
- (l) In certain situations, a regional analysis should be completed for certain impacts, such as air quality;
- (m) A discussion of any economic or social effects, to the extent that they cause or may be used to determine significant environmental impacts;
- (n) A statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and, therefore, were not discussed in the EIR;
- (o) The identity of all federal, state or local agencies or other organizations and private individuals consulted in preparing the EIR, and the identity of the persons, firm or agency preparing the EIR, by contract or other authorization. To the fullest extent possible, the Authority should integrate CEQA review with these related environmental review and consultation requirements;
- (p) A discussion of those potential effects of the proposed project on the environment which the Authority has determined are or may be significant. The discussion on other effects may be limited to a brief explanation as to why those effects are not potentially significant; and
- (q) A description of feasible measures, as set forth in Local Guidelines Section 7.22, which could minimize significant adverse impacts.

(Reference: State CEQA Guidelines, §§ 15120-15148.)

7.19 CONSIDERATION AND DISCUSSION OF SIGNIFICANT ENVIRONMENTAL IMPACTS.

An EIR must identify and focus on the significant effects of the proposed project on the environment. In assessing the proposed project's potential impacts on the environment, the Authority should normally limit its examination to comparing changes that would result from the project as compared to the existing physical conditions in the affected area as they exist when the Notice of Preparation is published. If a Notice of Preparation is not published for the project, the Authority should compare the proposed project's potential impacts to the physical conditions that exist at the time environmental review begins.

Direct and indirect significant effects of the project on the environment must be clearly identified and described, considering both the short-term and long-term effects. The discussion should include relevant specifics of the area, the resources involved, physical changes, alterations to ecological systems, and changes induced in population distribution, population concentration, the human use of the land (including commercial and residential development), health and safety problems caused by the physical changes, and other aspects of the project that may impact resources in the project area, such as water, historical resources, scenic quality, and public services. The EIR must also analyze any significant environmental effects the project might cause or risk exacerbating by bringing development and people into the area. If applicable, an EIR should also evaluate any potentially significant direct, indirect, or cumulative environmental impacts of locating development in areas susceptible to hazardous conditions (e.g., floodplains, coastlines, wildfire risk areas), including both short-term and long-term conditions, as identified on authoritative hazard maps, risk assessments or in land use plans addressing such hazards areas.

If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the Lead Agency.

The EIR must describe all significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

The EIR must also discuss any significant irreversible environmental changes which would be caused by the project. For example, use of nonrenewable resources during the initial and continued phases of a project may be irreversible if a large commitment of such resources makes removal or nonuse thereafter unlikely. Additionally, the discussion of irreversible commitment of resources may include a discussion of how the project preempts future energy development or future energy conservation. Irretrievable commitments of resources to the proposed project should be evaluated to assure that such current consumption is justified.

(Reference: Pub. Resources Code, § 21100.)

7.20 ENVIRONMENTAL SETTING

An EIR must include a description of the physical environmental conditions in the vicinity of the project. This environmental setting will normally constitute the baseline physical conditions by which the Authority determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to provide an understanding of the significant effects of the proposed project and its alternatives. The purpose of this requirement is to give the public and decision makers the most accurate and understandable picture practically possible of the project's likely near-term and long-term impacts.

(1) Generally, the Authority should describe physical environmental conditions as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, the Authority may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, the Authority may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record.

(2) The Authority may use projected future conditions (beyond the date of project operations) as the sole baseline for analysis only if it demonstrates with substantial evidence that use of existing conditions would be either misleading or without informative value to decision-makers and the public. Use of projected future conditions as the only baseline must be supported by reliable projections based on substantial evidence in the record.

(3) An existing conditions baseline shall not include hypothetical conditions—such as those that might be allowed but have never actually occurred under existing permits or plans—as the baseline.

(State CEQA Guidelines, § 15125.)

7.21 ANALYSIS OF CUMULATIVE IMPACTS.

An EIR must discuss cumulative impacts when the project’s incremental effect is “cumulatively considerable” as defined in Local Guidelines Section 11.14. When the Authority is examining a project with an incremental effect that is not “cumulatively considerable,” it need not consider that effect significant, but must briefly describe the basis for this conclusion. A project’s contribution may be less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure designed to alleviate the cumulative impact. When relying on a fee program or mitigation measure(s), the Authority must identify facts and analysis supporting its conclusion that the cumulative impact is less than significant.

The Authority may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem in the geographic area in which the project is located. Such plans and programs may include, but are not limited to:

- (1) Water quality control plans;
- (2) Air quality attainment or maintenance plans;
- (3) Integrated waste management plans;
- (4) Habitat conservation plans;
- (5) Natural community conservation plans; and/or
- (6) Plans or regulations for the reduction of greenhouse gas emissions.

When relying on such a regulation, plan, or program, the Authority should explain how implementing the particular requirements of the plan, regulation or program will ensure that the project’s incremental contribution to the cumulative effect is not cumulatively considerable.

A cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.

The discussion of cumulative impacts in an EIR must focus on the cumulative impact to which the identified other projects contribute, rather than the attributes of other projects which do not contribute to the cumulative impact. The discussion of significant cumulative impacts must meet either of the following elements:

- (1) A list of past, present, and probable future projects causing related or cumulative impacts including, if necessary, those projects outside the control of the Authority; or
- (2) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or a plan for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Documents used in creating a summary of projections must be referenced and made available to the public.

When utilizing a list, as suggested above, factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined and the location and type of project. Location may be important, for example, when water quality impacts are involved since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.

Public Resources Code section 21094 also states that if a Lead Agency determines that a cumulative effect has been adequately addressed in an earlier EIR, it need not be examined in a later EIR if the later project's incremental contribution to the cumulative effect is not cumulatively considerable. A cumulative effect has been adequately addressed in the prior EIR if:

- (1) it has been mitigated or avoided as a result of the prior EIR; or
- (2) the cumulative effect has been examined in a sufficient level of detail to enable the effect to be mitigated or avoided by site-specific revisions, the imposition of conditions, or other means in connection with the approval of the later project.

Public Resources Code section 21094 only applies to earlier projects that (1) are consistent with the program, plan, policy, or ordinance for which an environmental impact report has been prepared and certified, (2) are consistent with applicable local land use plans and zoning of the city, county, or city and county in which the later project would be located and (3) are not subject to Public Resources Code section 21166.

If the Lead Agency determines that the cumulative effect has been adequately addressed in a prior EIR, it should clearly explain how in the current environmental documentation for the project.

The Authority should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.

(Reference: State CEQA Guidelines, § 15130.)

7.22 ANALYSIS OF MITIGATION MEASURES.

The discussion of mitigation measures in an EIR must distinguish between measures proposed by project proponents and other measures proposed by Lead, Responsible or Trust Agencies. This discussion shall identify mitigation measures for each significant environmental effect identified in the EIR.

Where several measures are available to mitigate an impact, each should be disclosed and the basis for selecting a particular measure should be identified. Formulation of mitigation measures shall not be deferred until some future time. The specific details of a mitigation measure, however, may be developed after project approval when it is impractical or infeasible to include those details during the project's environmental review provided that the Lead Agency (1) commits itself to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure. Compliance with a regulatory permit or other similar process may be identified as mitigation if compliance would result in implementation of measures that would be reasonably expected, based on substantial evidence in the record, to reduce the significant impact to the specified performance standards.

If a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measure shall be disclosed but in less detail than the significant effects of the project itself.

If a project includes a housing development, the Authority may not reduce the project's proposed number of housing units as a mitigation measure or project alternative if the Authority determines that there is another feasible specific mitigation measure or project alternative that would provide a comparable level of mitigation without reducing the number of housing units.

Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design. Mitigation measures must also be consistent with all applicable constitutional requirements such as the "nexus" and "rough proportionality" standards.

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.

The Authority should, whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature. The following factors must be considered and discussed in an EIR for a project involving an archaeological site:

- (a) Preservation in place is the preferred manner of mitigating impacts to archaeological sites; and
- (b) Preservation in place may be accomplished by, but is not limited to, the following:
 - (1) Planning construction to avoid archaeological sites;
 - (2) Incorporation of sites within parks, green space, or other open spaces;
 - (3) Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site; and/or
 - (4) Deeding the site into a permanent conservation easement.

When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to excavation. Such studies must be deposited with the California Historical Resources Regional Information Center.

Data recovery shall not be required for a historical resource if the Authority determines that existing testing or studies have adequately recovered the scientifically consequential information from and about the archaeological or historical resource, provided that the determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center.

(Reference: State CEQA Guidelines, § 15126.4.)

7.23 ANALYSIS OF ALTERNATIVES IN AN EIR.

The alternatives analysis must describe and evaluate the comparative merits of a range of reasonable alternatives to the project or to the location of the project which would feasibly attain most of the basic objectives of the project, but which would avoid or substantially lessen any of the significant effects of the project. An EIR need not consider every conceivable alternative to a project, and it need not consider alternatives which are infeasible. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

Purpose of the Alternatives Analysis: An EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment. For this reason, a discussion of alternatives must focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effect of the project, even if these alternatives would impede to some degree the attainment of the project objectives or would be more costly.

Selection of a Range of Reasonable Alternatives: The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects, even if those alternatives would be more costly or would impede to some degree the attainment of the project’s objectives. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the Lead Agency and rejected as infeasible during the scoping process, and it should briefly explain the reasons for rejecting those alternatives. Additional information explaining the choice of alternatives should be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (a) failure to meet most of the basic project objectives; (b) infeasibility; or (c) inability to avoid significant environmental impacts.

Evaluation of Alternatives: The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. The matrix may also identify and compare the extent to which each alternative meets project objectives. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed but in less detail than the significant effects of the project as proposed.

The Rule of Reason: The range of alternatives required in an EIR is governed by a “rule of reason” which courts have held means that an alternatives discussion must be reasonable in scope and content. Therefore, the EIR must set forth only those alternatives necessary to permit public participation, informed decision-making, and a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones the Authority determines could feasibly attain most of the basic objectives of the project. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

Feasibility of Alternatives: The factors that may be taken into account when addressing the feasibility of alternatives include: site suitability; economic viability; availability of infrastructure; general plan consistency; other plans or regulatory limitations; jurisdictional boundaries (projects with a regionally significant impact should consider the regional context); and whether the proponent already owns the alternative site or can reasonably acquire, control or otherwise have access to the site. No one factor establishes a fixed limit on the scope of reasonable alternatives.

Alternative Locations: The first step in the alternative location analysis is to determine whether any of the significant effects of the project could be avoided or substantially lessened by putting the project in another location. This is the key question in this analysis. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.

The second step in this analysis is to determine whether any of the alternative locations are feasible. If the Authority concludes that no feasible alternative locations exist, it must disclose its reasons, and it should include them in the EIR. When a previous document has sufficiently analyzed a range of reasonable alternative locations and environmental impacts for a project with the same basic purpose, the Authority should review the previous document and incorporate the previous document by reference. To the extent the circumstances have remained substantially the same with respect to an alternative, the EIR may rely on the previous document to help it assess the feasibility of the potential project alternative.

The “No Project” Alternative: The specific alternative of “no project” must be evaluated along with its impacts. The purpose of describing and analyzing the no project alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative may be different from the baseline environmental conditions. The no project alternative will be the same as the baseline only if it is identical to the existing environmental setting and the Lead Agency has chosen the existing environmental setting as the baseline.

A discussion of the “no project” alternative should proceed along one of two lines:

- (a) When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the “no project” alternative will be the continuation of the existing plan, policy or operation into the future. Typically, this is a situation where other projects initiated under the existing plan will continue while the new plan is developed. Thus, the projected impacts of the proposed plan or alternative plans would be compared to the impacts that would occur under the existing plan; or
- (b) If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the “no project” alternative is the circumstance under which the project does not proceed. This discussion would compare the environmental effects of the property remaining in its existing state against environmental effects which would occur if the project is approved. If disapproval of the project would result in predictable actions by others, such as the proposal of some other project, this “no project” consequence should be discussed.

After defining the “no project” alternative, the Authority should proceed to analyze the impacts of the “no project” alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the “no project” alternative is the environmentally superior alternative, the EIR must also identify another environmentally superior alternative among the remaining alternatives.

Remote or Speculative Alternatives: An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

(Reference: State CEQA Guidelines, § 15126.6.)

7.24 ANALYSIS OF FUTURE EXPANSION.

An EIR must include an analysis of the environmental effects of future expansion (or other similar future modifications) if there is credible and substantial evidence that:

- (a) The future expansion or action is a reasonably foreseeable consequence of the initial project; and
- (b) The future expansion or action is likely to change the scope or nature of the initial project or its environmental effects.

Absent these two circumstances, future expansion of a project need not be discussed. CEQA does not require speculative discussion of future development which is unspecific or uncertain. However, if future action is not considered now, it must be considered and environmentally evaluated before it is actually implemented.

(Reference: *Laurel Heights Improvement Ass'n v. Regents of University of California* (1988) 47 Cal.3d 376, 396.)

7.25 NOTICE OF COMPLETION OF DRAFT EIR; NOTICE OF AVAILABILITY OF DRAFT EIR.

Notice of Completion. When the Draft EIR is completed, a Notice of Completion (Form “H”) must be filed with the Office of Planning and Research in an electronic form via the Office of Planning and Research’s CEQA Submit website, which is located at the following web address: <https://ceqasubmit.opr.ca.gov/Security/LogOn?ReturnUrl=%2f>. The Notice of Completion shall contain:

- (a) A brief description of the proposed project;
- (b) The location of the proposed project including the proposed project’s latitude and longitude;
- (c) An address where copies of the Draft EIR are available and a description of how the Draft EIR can be provided in an electronic format; and
- (d) The review period during which comments will be received on the Draft EIR.

The Office of Planning and Research has developed a model form Notice of Completion. Form H follows OPR’s model. To ensure that the documents are accepted by OPR staff, this form should be used when documents are transmitted to OPR.

Notice of Availability. At the same time it sends a Notice of Completion to the Office of Planning and Research, the Authority shall provide public notice of the availability of the Draft EIR by distributing a Notice of Availability of Draft EIR (Form “K”). The Notice of Availability shall include at least the following information:

- (a) A brief description of the proposed project and its location;
- (b) The starting and ending dates for the review period during which the Authority will receive comments, the manner in which the Authority will receive those comments, and whether the review period has been shortened;

- (c) The date, time, and place of any scheduled public meetings or hearings to be held by the Authority on the proposed project, if the Authority knows this information when it prepares the Notice;
- (d) A list of the significant environmental effects anticipated as a result of the project;
- (e) The address where copies of the EIR and all documents incorporated by reference in the EIR will be available for public review. This location shall be readily accessible to the public during the Authority's normal working hours, and a description of how the Draft EIR can be provided in an electronic format; and
- (f) A statement indicating whether the project site is included on any list of hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal site, and, if so, the information required in the Hazardous Waste and Substances Statement pursuant to Government Code section 65962.5.

The Notice of Availability shall be provided to:

- (a) Each Responsible and Trustee Agency;
- (b) Any other federal, state, or local agency which has jurisdiction by law or exercises authority over resources affected by the project, including:
 - (1) Any water supply agency consulted under Local Guidelines Section 5.16;
 - (2) Any city or county bordering on the project area;
 - (3) For a project of statewide, regional, or areawide significance, to any transportation agencies or public agencies which have major local arterials or public transit facilities within five (5) miles of the project site or freeways, highways, or rail transit service within ten (10) miles of the project site which could be affected by the project;
 - (4) For a subdivision project located within one mile of a facility of the State Water Resources Development System, to the California Department of Water Resources; and
 - (5) For a general plan amendment, a project of statewide, regional, or areawide significance, or a project that relates to a public use airport, to any "military service" (defined in Section 11.42 of these Local Guidelines) that has provided the Authority with its contact office and address and notified the Authority of the specific boundaries of a "low-level flight path" (defined in Section 11.37 of these Local Guidelines), "military impact zone" (defined in Section 11.41 of these Local Guidelines), or "special use airspace" (defined in Section 11.67 of these Local Guidelines);
- (c) The last known name and address of all organizations and individuals who have previously filed a written request with the Authority to receive these Notices;
- (d) For certain projects that may impact a low-level flight path, military impact zone, or special use airspace and that meet the other criteria of Local Guidelines Section 7.04 to the specified military services contact;

- (e) For certain projects that involve the construction or alteration of a facility anticipated to emit hazardous air emissions or handle hazardous substances within one-quarter mile of a school and that meet the other requirements of Local Guidelines Section 7.36, to any potentially affected school district;
- (f) For certain waste-burning projects that meet the requirements of Local Guidelines Section 5.11 (see also Local Guidelines Section 7.27), to the owners and occupants of property within one-fourth mile of any parcel on which the project will be located; and
- (g) For a project that establishes or amends a redevelopment plan that contains land in agricultural use, notice and a copy of the Draft EIR shall be provided to the agricultural and farm agencies and organizations specified in Health and Safety Code section 33333.3.

Requests for copies of these Notices to be renewed every two (2) years and are subject to a processing fee. See Local Guidelines Section 1.08. A project will not be invalidated due to a failure to send a requested Notice provided there has been substantial compliance with these notice provisions.

Staff may also consult with and obtain comments from any person known to have special expertise or any other person or organization whose comments relative to the Draft EIR would be desirable.

Notice shall be given to the last known name and address of all organizations and individuals who have previously requested notice; by posting the notice on the website of the lead agency; and by at least one of the following procedures:

- (a) Publication of the Notice of Completion and/or the Notice of Availability at least once in a newspaper of general circulation in the area affected by the proposed project. If more than one area will be affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas;
- (b) Posting of the Notice of Completion and/or the Notice of Availability on and off site in the area where the project is to be located; or
- (c) Direct mailing of the Notice of Completion and/or the Notice of Availability to owners and occupants of property contiguous to the project, as identified on the latest equalized assessment roll.

The Notice of Completion and Notice of Availability shall be posted in the office of the Clerk in each county in which the project is located for at least thirty (30) days. If the public review period for the Draft EIR is longer than thirty (30) days, the Authority may wish to leave the Notice posted until the public review period for the Draft EIR has expired.

Copies of the Draft EIR shall also be made available at the Authority office for review by members of the general public. The Authority may require any person obtaining a copy of the Draft EIR to reimburse the Authority for the actual cost of its reproduction. Copies of the Draft EIR should also be furnished to appropriate public library systems.

The Authority shall also post an electronic copy of the Notice of Completion, Notice of Availability, and Draft EIR on its website, if any.

(Reference: Pub. Resources Code, § 21082.1; State CEQA Guidelines, §§ 15085, 15087.)

7.26 SUBMISSION OF DRAFT EIR TO STATE CLEARINGHOUSE.

A Draft EIR must be submitted to the State Clearinghouse, at the same time as the Notice of Completion, in an electronic form as required by the Office of Planning and Research, regardless of whether the document must be circulated for review and comment by state agencies under State CEQA Guidelines section 15205 and 15206. The Draft EIR must be submitted via the Office of Planning and Research’s CEQA Submit website (<https://cegasubmit.opr.ca.gov/Security/LogOn?ReturnUrl=%2f>). The CEQA Submit website differentiates between environmental documents that do require review and comment by state agencies and those that do not. In particular, the website provides a “Local Review Period” tab for submitting documents that do not require review and comment by state agencies, and a “State Review Period” tab for submitting documents that do require review and comment by state agencies.

A Draft EIR must be submitted to the State Clearinghouse for review and comment by state agencies (i.e., the Draft EIR must be submitted through the CEQA Submit website under the “State Review Period” tab) in the following situations:

- (a) A state agency is the Lead Agency for the Draft EIR;
- (b) A state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction by law over resources potentially affected by the project; or
- (c) The Draft EIR is for a project identified in State CEQA Guidelines section 15206 as being a project of statewide, regional, or area-wide significance.

State CEQA Guidelines section 15206 identifies the following types of projects as being examples of projects of statewide, regional, or area-wide significance which require submission to the State Clearinghouse for circulation:

- (1) General plans, elements, or amendments for which an EIR was prepared;
- (2) Projects which have the potential for causing significant environmental effects beyond the city or county where the project would be located, such as:
 - (a) Residential development of more than 500 units;
 - (b) Commercial projects employing more than 1,000 persons or covering more than 500,000 square feet of floor space;
 - (c) Office building projects employing more than 1,000 persons or covering more than 250,000 square feet of floor space;
 - (d) Hotel or motel development of more than 500 rooms; and
 - (e) Industrial projects housing more than 1,000 persons, occupying more than 40 acres of land, or covering more than 650,000 square feet of floor area;
- (3) Projects for the cancellation of a Williamson Act contract covering 100 or more acres;
- (4) Projects in one of the following Environmentally Sensitive Areas:
 - (a) Lake Tahoe Basin;

- (b) Santa Monica Mountains Zone;
 - (c) Sacramento-San Joaquin River Delta;
 - (d) Suisun Marsh;
 - (e) Coastal Zone, as defined by the California Coastal Act;
 - (f) Areas within one-quarter mile of a river designated as wild and scenic; or
 - (g) Areas within the jurisdiction of the San Francisco Bay Conservation and Development Commission;
- (5) Projects which would affect sensitive wildlife habitats or the habitats of any rare, threatened, or endangered species;
- (6) Projects which would interfere with water quality standards; and
- (7) Projects which would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.

A Draft EIR may also be submitted to the State Clearinghouse for review and comment by state agencies when a state agency has special expertise with regard to the environmental impacts involved.

Submission of the Draft EIR to the State Clearinghouse affects the timing of the public review period as set forth in Local Guidelines Section 7.26.

(Reference: Pub. Resources Code, § 21091; State CEQA Guidelines, §§ 15205, 15206.)

7.27 SPECIAL NOTICE REQUIREMENTS FOR WASTE- AND FUEL-BURNING PROJECTS.

For any waste-burning project, as defined in Local Guidelines Section 5.11, in addition to the notice requirements specified in Local Guidelines Section 7.25, Notice of Availability of the Draft EIR shall be given by direct mailing or any other method calculated to provide delivery of the notice to the owners and occupants of property within one-fourth mile of any parcel or parcels on which the project is located.

(Reference: Pub. Resources Code, § 21092(c).)

7.28 TIME FOR REVIEW OF DRAFT EIR; FAILURE TO COMMENT.

If the Draft EIR is for a proposed project where a state agency is the lead agency, a responsible agency, or a trustee agency; a state agency otherwise has jurisdiction by law with respect to the project; or the proposed project is of sufficient statewide, regional, or area-wide significance as determined pursuant to State CEQA Guidelines section 15206, the review period shall be at least forty-five (45) days (unless a shorter period is approved as set forth below), and the lead agency shall provide the document in an electronic form, as required by the Office of Planning and Research, to the State Clearinghouse for review and comment by state agencies.

For purposes of calculating the length of the public review period, the last day of the public review period cannot fall on a weekend, a legal holiday, or other day on which the lead agency's offices are closed.² (Reference: *Rominger v. County of Colusa* (2014) 229 Cal.App.4th 690, 708.)

If a state agency is a Responsible Agency, or if the Draft EIR is submitted to the State Clearinghouse for review and comment by state agencies, the public review period shall be at least as long as the review period established by the State Clearinghouse. The public review period and the state agency review period may, but are not required to, begin and end at the same time. The state agency review period begins (day one) on the date that the State Clearinghouse distributes the Draft EIR to state agencies. The State Clearinghouse is required to distribute the Draft EIR to state agencies within three (3) working days from the date the State Clearinghouse receives the document, as long as the Draft EIR is complete when submitted to the State Clearinghouse. If the document submitted to the State Clearinghouse is not complete, the State Clearinghouse must notify the Lead Agency. The review period for the public and all other agencies may run concurrently with the state agency review period established by the State Clearinghouse.

Under certain circumstances, a shorter review period of the Draft EIR by the State Clearinghouse can be requested by the Authority; however, a shortened review period shall not be less than thirty (30) days for a Draft EIR. Any request for a shortened review period must be made in writing by the Authority to OPR. The Authority may designate a person to make these requests. The Authority must contact all responsible and trustee agencies and obtain their agreement prior to obtaining a shortened review period. (See the Shortened Review Request Form "P.")

A shortened review period is not available for any proposed project of statewide, regional or area-wide environmental significance as determined pursuant to State CEQA Guidelines section 15206. Any approval of a shortened review period shall be given prior to, and reflected in, the public notices.

In the event a public agency, group, or person whose comments on a Draft EIR are solicited fails to comment within the required time period, it shall be presumed that such agency, group, or person has no comment to make, unless the Lead Agency has received a written request for a specific extension of time for review and comment and a statement of reasons for the request.

Continued planning activities concerning the proposed project, short of formal approval, may continue during the period set aside for review and comment on the Draft EIR.

(Reference: Pub. Resources Code, § 21091; State CEQA Guidelines, §§ 15203, 15205(d).)

7.29 PUBLIC HEARING ON DRAFT EIR.

CEQA does not require formal public hearings for certification of an EIR; public comments may be restricted to written communications. (However, a hearing is required to utilize the limited

² A public agency's "offices are closed" for purposes of this section on days in which the agency is formally closed for business (for example, due to a weekend, a legal holiday, or a formal furlough affecting the entire office). A public agency's office is not considered closed for purposes of this section where the agency's office may be physically closed, but the agency is nonetheless open for business and is operating remotely or virtually (for example, in response to the Covid-19 pandemic).

exemption for Transit Priority Projects as explained in Local Guidelines Section 3.15; to adopt a bicycle transportation plans as explained in Local Guidelines Section 3.18; and for certain other actions involving the replacement or deletion of mitigation measures under State CEQA Guidelines section 15074.1.) However, if the Authority provides a public hearing on its consideration of a project, the Authority should include the project's environmental review documents as one of the subjects of the hearing. Notice of the time and place of the hearing shall be given in a timely manner in accordance with any legal requirements applicable to the proposed project. Generally, the requirements of the Ralph M. Brown Act will provide the minimum requirements for the inclusion of CEQA matters on agendas and at hearings. (Gov. Code, §§ 54950, et seq.) At a minimum, agendas for meetings and hearings before commissions, boards, councils, and other agencies must be posted in a location that is freely accessible to members of the public at least seventy-two (72) hours prior to a regular meeting. The agenda must contain a brief general description of each item to be discussed and the time and location of the meeting. (Gov. Code, § 54954.2.) Additionally, any legislative body or its presiding officer must post an agenda for each regular or special meeting on the local agency's Internet Web site, if the local agency has one.

(Reference: State CEQA Guidelines, § 15202.)

7.30 RESPONSE TO COMMENTS ON DRAFT EIR.

The Lead Agency shall evaluate any comments on environmental issues received during the public review period for the Draft EIR and shall prepare a written response to those comments that raise significant environmental issues.

As stated below, the Authority, as Lead Agency, should also consider evaluating and responding to any comments received after the public review period. The written responses shall describe the disposition of any significant environmental issues that are raised in the comments. The responses may take the form of a revision of the Draft EIR, an attachment to the Draft EIR, or some other oral or written response which is adequate under the circumstances. If the Authority's position is at variance with specific recommendations or suggestions raised in the comment, the Authority's response must detail the reasons why such recommendations or suggestions were not accepted. The level of detail contained in the response, however, may correspond to the level of detail provided in the comment (i.e., responses to general comments may be general). A general response may be appropriate when a comment does not contain or specifically refer to readily available information, or does not explain the relevance of evidence submitted with the comment.

Moreover, the Authority shall respond to any specific suggestions for project alternatives or mitigation measures for significant impacts, unless such alternatives or mitigation measures are facially infeasible. The response shall contain recommendations, when appropriate, to alter the project as described in the Draft EIR as a result of an analysis of the comments received.

At least ten (10) days prior to certifying a Final EIR, the Lead Agency shall provide its proposed written response, either in printed copy or in an electronic format, to any public agency which has made comments on the Draft EIR during the public review period. The Authority, as Lead Agency, is not required to respond to comments received after the public review period.

However, the Authority, as Lead Agency, should consider responding to all comments if it will not delay action on the Final EIR, since any comment received before final action on the EIR can form the basis of a legal challenge. A written response that addresses the comment or adequately explains the Authority's action in light of the comment may assist in defending against a legal challenge.

(Reference: State CEQA Guidelines, § 15088.)

7.31 PREPARATION AND CONTENTS OF FINAL EIR.

Following the receipt of any comments on the Draft EIR as required herein, such comments shall be evaluated by Staff and a Final EIR shall be prepared.

The Final EIR shall meet all requirements of Local Guidelines Section 7.18 and shall consist of the Draft EIR or a revision of the Draft, a section containing either verbatim or in summary the comments and recommendations received through the review and consultation process, a list of persons, organizations and public agencies commenting on the Draft, and a section containing the responses of the Authority to the significant environmental points raised in the review and consultation process.

(Reference: State CEQA Guidelines, §§ 15089, 15132.)

7.32 RECIRCULATION WHEN NEW INFORMATION IS ADDED TO EIR.

When significant new information is added to the EIR after notice and consultation but before certification, the Lead Agency must recirculate the Draft EIR for another public review period. The term "information" can include changes in the project or environmental setting as well as additional data or other information.

New information is significant only when the EIR is changed in a way that would deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of a project or a feasible way to mitigate or avoid such an effect, including a feasible project alternative, that the project proponents decline to implement. Recirculation is required, for example, when:

- (1) New information added to an EIR discloses:
 - (a) A new significant environmental impact resulting from the project or from a new mitigation measure proposed to be implemented; or
 - (b) A significant increase in the severity of an environmental impact (unless mitigation measures are also adopted that reduce the impact to a level of insignificance); or
 - (c) A feasible project alternative or mitigation measure that clearly would lessen the significant environmental impacts of the project, but which the project proponents decline to adopt; or
- (2) The Draft EIR is so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Recirculation is not required when the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. If the revision is limited to a few chapters or portions of the EIR, the Authority as Lead Agency need only recirculate the chapters or portions that have been modified. A decision to not recirculate an EIR must be supported by substantial evidence in the record.

When the Authority determines to recirculate a Draft EIR, it shall give Notice of Recirculation (Form “M”) to every agency, person, or organization that commented on the prior Draft EIR. The Notice of Recirculation must indicate whether new comments must be submitted and whether the Authority has exercised its discretion to require reviewers to limit their comments to the revised chapters or portions of the recirculated EIR. The Authority shall also consult again with those persons contacted pursuant to Local Guidelines Section 7.25 before certifying the EIR. When the EIR is substantially revised and the entire EIR is recirculated, the Authority may require that reviewers submit new comments and need not respond to those comments received during the earlier circulation period. In those cases, the Authority should advise reviewers that, although their previous comments remain part of the administrative record, the final EIR will not provide a written response to those comments, and new comments on the revised EIR must be submitted. The Authority need only respond to those comments submitted in response to the revised EIR.

When the EIR is revised only in part and the Authority is recirculating only the revised chapters or portions of the EIR, the Authority may request that reviewers limit their comments to the revised chapters or portions. The Authority need only respond to: (1) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (2) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated.

When recirculating a revised EIR, either in whole or in part, the Authority must, in the revised EIR or by an attachment to the revised EIR, summarize the revisions made to the previously circulated draft EIR.

(Reference: State CEQA Guidelines, § 15088.5.)

7.33 CERTIFICATION OF FINAL EIR.

Following the preparation of the Final EIR, Staff shall review the Final EIR and make a recommendation to the decision-making body regarding whether the Final EIR has been completed in compliance with CEQA, the State CEQA Guidelines and the Authority’s Local Guidelines. The Final EIR and Staff recommendation shall then be presented to the decision-making body. The decision-making body shall independently review and consider the information contained in the Final EIR and determine whether the Final EIR reflects its independent judgment. Before it approves the project, the decision-making body must certify and find that: (1) the Final EIR has been completed in compliance with CEQA, the State CEQA Guidelines and the Authority’s Local Guidelines; (2) the Final EIR was presented to the decision-making body and the decision-making body reviewed and considered the information contained in the Final EIR before approving the project; and (3) the Final EIR reflects the Authority’s independent judgment and analysis.

Except in those cases in which the Joint Powers Commission is the final decision-making body for the project, any interested person may appeal the certification or denial of certification of a Final EIR to the Joint Powers Commission. (See Local Guidelines Section 2.03.) Appeals must follow the procedures prescribed by the Authority in Section 9.02.240 of the Authority's Development Code.

(Reference: State CEQA Guidelines, § 15090.)

7.34 CONSIDERATION OF EIR BEFORE APPROVAL OR DISAPPROVAL OF PROJECT.

Once the decision-making body has certified the EIR, it may then proceed to consider the proposed project for purposes of approval or disapproval.

(Reference: State CEQA Guidelines, § 15092.)

7.35 FINDINGS.

The decision-making body shall not approve or carry out a project if a completed EIR identifies one or more significant environmental effects of the project unless it makes one or more of the following written findings for each such significant effect, accompanied by a brief explanation of the rationale supporting each finding. For impacts that have been identified as potentially significant, the possible findings are:

- (a) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment as identified in the Final EIR, such that the impact has been reduced to a less-than-significant level;
- (b) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the Authority. Such changes have been, or can and should be, adopted by that other agency; or
- (c) Specific economic, legal, social, technological or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR. The decision-making body must make specific written findings stating why it has rejected an alternative to the project as infeasible.

The findings required by this Section shall be supported by substantial evidence in the record. Measures identified and relied on to mitigate environmental impacts identified in the EIR to below a level of significance should be expressly adopted or rejected in the findings. The findings should include a description of the specific reasons for rejecting any mitigation measures or project alternatives identified in the EIR that would reduce the significant impacts of the project. Any mitigation measures that are adopted must be fully enforceable through permit conditions, agreements, or other measures.

If any of the proposed alternatives could avoid or lessen an adverse impact for which no mitigation measures are proposed, the Authority shall analyze the feasibility of such alternative(s). If the project is to be approved without including such alternative(s), the Authority shall find that specific economic, legal, social, technological or other considerations, including considerations

for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the Final EIR and shall list such considerations before such approval.

The decision-making body shall not approve or carry out a project as proposed unless: (1) the project as approved will not have a significant effect on the environment; or (2) its significant environmental effects have been eliminated or substantially lessened (as determined through one or more of the findings indicated above), and any remaining unavoidable significant effects have been found acceptable because of facts and circumstances described in a Statement of Overriding Considerations (see Local Guidelines Section 7.37). Statements in the Draft EIR or comments on the Draft EIR are not determinative of whether the project will have significant effects.

When making the findings required by this Section, the Authority as Lead Agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which it based its decision.

(Reference: State CEQA Guidelines, § 15091.)

7.36 SPECIAL FINDINGS REQUIRED FOR FACILITIES WHICH MAY EMIT HAZARDOUS AIR EMISSIONS NEAR SCHOOLS.

Special procedural rules apply to projects involving the construction or alteration of a facility within one-quarter mile of a school when: (1) the facility might reasonably be anticipated to emit hazardous air emissions or to handle an extremely hazardous substance or a mixture containing extremely hazardous substances in a quantity equal to or greater than the threshold specified in Health and Safety Code section 25532(j); and (2) the emissions or substances may pose a health or safety hazard to persons who would attend or would be employed at the school. If the project meets both of those criteria, the Lead Agency may not certify an EIR or approve a Negative Declaration unless it makes a finding that:

- (a) The Lead Agency consulted with the affected school district or districts having jurisdiction over the school regarding the potential impact of the project on the school; and
- (b) The school district was given written notification of the project not less than thirty (30) days prior to the proposed certification of the EIR or approval of the Negative Declaration.

Implementation of this Local Guideline shall be consistent with the definitions and terms utilized in State CEQA Guidelines section 15186.

Additionally, in its role as a Responsible Agency, the Authority should be aware that for projects involving the acquisition of a school site or the construction of a secondary or elementary school by a school district, the negative declaration or EIR prepared for the project may not be adopted or certified unless there is sufficient information in the entire record to determine whether any boundary of the school site is within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor.

If it is determined that the project involves the acquisition of a school site that is within 500 feet of the edge of the closest traffic lane of a freeway, or other busy traffic corridor, the Negative Declaration or EIR may not be adopted or certified unless the school board determines, through a health risk assessment pursuant to Section 44360(b)(2) of the Health and Safety Code

and after considering any potential mitigation measures, that the air quality at the proposed project site does not present a significant health risk to pupils.

(Reference: State CEQA Guidelines, § 15186.)

7.37 STATEMENT OF OVERRIDING CONSIDERATIONS.

Before a project that has unmitigated significant adverse environmental effects can be approved, the decision-making body must adopt a Statement of Overriding Considerations. If the decision-making body finds in the Statement of Overriding Considerations that specific benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”

Accordingly, the Statement of Overriding Considerations allows the decision-making body to approve a project despite one or more unmitigated significant environmental impacts identified in the Final EIR. A Statement of Overriding Considerations can be made only if feasible project alternatives or mitigation measures do not exist to reduce the environmental impact(s) to a level of insignificance and the benefits of the project outweigh the adverse environmental effect(s). The feasibility of project alternatives or mitigation measures is determined by whether the project alternative or mitigation measure can be accomplished within a reasonable period of time, taking into account economic, environmental, social, legal and technological factors.

Project benefits which are appropriate to consider in the Statement of Overriding Considerations include the economic, legal, environmental, technological and social value of the project. The Authority may also consider region-wide or statewide environmental benefits.

Substantial evidence in the entire record must justify the decision-making body’s findings and its use of the Statement of Overriding Considerations. If the decision-making body makes a Statement of Overriding Considerations, the Statement must be included in the record of the project approval and it should be referenced in the Notice of Determination.

(Reference: State CEQA Guidelines, § 15093.)

7.38 MITIGATION MONITORING OR REPORTING PROGRAM FOR EIR.

When making findings regarding an EIR, the Authority must do all of the following:

- (a) Adopt a reporting or monitoring program to assure that mitigation measures which are required to mitigate or avoid significant effects on the environment will be implemented by the project proponent or other responsible party in a timely manner, in accordance with conditions of project approval;
- (b) Make sure all conditions and mitigation measures are feasible and fully enforceable through permit conditions, agreements, or other measures. Such permit conditions, agreements, and measures must be consistent with applicable constitutional requirements such as the “nexus” and “rough proportionality” standards established by case law; and
- (c) Specify the location and the custodian of the documents which constitute the record of proceedings upon which the Authority based its decision in the resolution certifying the EIR.

There is no requirement that the reporting or monitoring program be circulated for public review; however, the Authority may choose to circulate it for public comments along with the Draft EIR. Any mitigation measures required to mitigate or avoid significant effects on the environment shall be adopted and made fully enforceable, such as by being imposed as conditions of project approval.

The adequacy of a mitigation monitoring program is determined by the “rule of reason.” This means that a mitigation monitoring program does not need to provide every imaginable measure. It needs only to provide measures that are reasonably feasible and that are necessary to avoid significant impacts or to reduce the severity of impacts to a less-than-significant level.

The mitigation monitoring or reporting program shall be designed to assure compliance with the mitigation measures during the implementation and construction of the project. If a Responsible Agency or Trustee Agency has required that certain conditions be incorporated into the project, the Authority may request that agency to prepare and submit a proposed reporting or monitoring program. The Authority shall also require that, prior to the close of the public review period for a Draft EIR, the Responsible or Trustee Agency submit detailed performance objectives for mitigation measures, or refer the Authority to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to the Authority by a Responsible or Trustee Agency shall be limited to measures that mitigate impacts to resources that are within the Responsible or Trustee Agency’s authority.

When a project is of statewide, regional, or areawide significance, any transportation information resulting from the reporting or monitoring program required to be adopted by the Authority shall be submitted to the regional transportation planning agency where the project is located and to the Department of Transportation. The transportation planning agency and the Department of Transportation are required by law to adopt guidelines for the submittal of these reporting or monitoring programs, so the Authority may wish to tailor its submittal to such guidelines.

Local agencies have the authority to levy fees sufficient to pay for this program. Therefore, the Authority may impose a program to charge project proponents fees to cover actual costs of program processing and implementation.

The Authority may delegate reporting or monitoring responsibilities to an agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed, the Authority remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The Authority may choose whether its program will monitor mitigation, report on mitigation, or both. “Reporting” is defined as a written compliance review that is presented to the Joint Powers Commission or an authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. Reporting is suited to projects which have readily measurable or quantitative mitigation measures or which already involve regular review. “Monitoring” is generally an ongoing or periodic process of project oversight. Monitoring is suited to projects with complex mitigation measures which may exceed

the expertise of the Authority to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance.

At its discretion, the Authority may adopt standardized policies and requirements to guide individually adopted programs.

Standardized policies or requirements for monitoring and reporting may describe, but are not limited to:

- (a) The relative responsibilities of various departments within the Authority for various aspects of the program;
- (b) The responsibilities of the project proponent;
- (c) Guidelines adopted by the Authority to govern preparation of programs;
- (d) General standards for determining project compliance with the mitigation measures and related conditions of approval;
- (e) Enforcement procedures for noncompliance, including provisions for administrative appeal; and/or
- (f) Process for informing the Joint Powers Commission and staff of the relative success of mitigation measures and using those results to improve future mitigation measures.

When a project is of statewide, regional, or areawide importance, any transportation information generated by a mitigation monitoring or reporting program must be submitted to the transportation planning agency in the region where the project is located, as well as to the Department of Transportation.

(Reference: State CEQA Guidelines, § 15097.)

7.39 NOTICE OF DETERMINATION.

After approval of a project for which the Authority is the Lead Agency, Staff shall cause a Notice of Determination (Form “F”) to be prepared, filed, and posted. The Notice of Determination shall include the following information:

- (a) An identification of the project, including its common name, where possible, and its location. If the Notice of Determination is filed with the State Clearinghouse, the State Clearinghouse identification number for the draft EIR shall be provided. For private projects, identify the person undertaking the project, including any person undertaking an activity that receives financial assistance from the Authority as part of the project or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Authority as part of the project;
- (b) A brief description of the project;
- (c) The date when the Authority approved the project;
- (d) Whether the project in its approved form with mitigation will have a significant effect on the environment;
- (e) A statement that an EIR was prepared and certified pursuant to the provisions of CEQA;
- (f) Whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted;

- (g) Whether findings and/or a Statement of Overriding Considerations was adopted for the project; and
- (h) The address where a copy of the EIR (with comments and responses) and the record of project approval may be examined by the general public.

The Notice of Determination shall be filed within five (5) working days of project approval with both (1) the Clerk of each county in which the project will be located; and (2) the State Clearinghouse in the OPR. (To determine the fees that must be paid with the filing of the Notice of Determination, see Local Guidelines Section 7.42 and the Staff Summary of the CEQA Process.) The County Clerk is required to post the Notice of Determination within twenty-four (24) hours of receipt. The Notice must be posted in the office of the Clerk for a minimum of thirty (30) days. Thereafter, the Clerk shall return the notice to the Authority with a notation of the period it was posted. The Authority shall retain the notice for not less than twelve (12) months.

The Authority, when acting as lead agency, must post its Notice of Determination for a project on its website, if any.

For projects with more than one phase, Staff shall file a Notice of Determination for each phase requiring a discretionary approval. The filing and posting of a Notice of Determination with the Clerk, and, if necessary, with OPR, usually starts a thirty (30) day statute of limitations on court challenges to the approval under CEQA. When separate notices are filed for successive phases of the same overall project, the thirty (30) day statute of limitation to challenge the subsequent phase begins to run when the second notice is filed. Failure to file the Notice may result in a one hundred eighty (180) day statute of limitations.

(Reference: Pub. Resources Code, §§ 21092.2, 21108; State CEQA Guidelines, § 15094.)

7.40 DISPOSITION OF A FINAL EIR.

The Authority shall file a copy of the Final EIR with the appropriate planning agency of any city or county where significant effects on the environment may occur. The Authority shall also retain one or more copies of the Final EIR as a public record for a reasonable period of time. Finally, for private projects, the Authority may require that the project applicant provide a copy of the certified Final EIR to each Responsible Agency.

(Reference: State CEQA Guidelines, § 15095.)

7.41 PRIVATE PROJECT COSTS.

For private projects, the person or entity proposing to carry out the project shall be charged a reasonable fee to recover the estimated costs incurred by the Authority in preparing, circulating, and filing the Draft and Final EIRs, as well as all publication costs incident thereto.

7.42 FILING FEES FOR PROJECTS THAT AFFECT WILDLIFE RESOURCES.

At the time a Notice of Determination for an EIR is filed with the County or Counties in which the project is located, a fee of \$4,051.25, or the then applicable fee, shall be paid to the

Clerk for projects which will adversely affect fish or wildlife resources. These fees are collected by the Clerk on behalf of DFW.

Only one filing fee is required for each project unless the project is tiered or phased and separate environmental documents are prepared. For projects where Responsible Agencies file separate Notices of Determination, only the Lead Agency is required to pay the fee.

Note: County Clerks are authorized to charge a documentary handling fee for each project in addition to the Fish and Wildlife fees specified above. Refer to the Index in the Staff Summary to help determine the correct total amount of fees applicable to the project.

For private projects, the Authority shall pass these costs on to the project applicant.

No fees are required for projects with “no effect” on fish or wildlife resources or for certain projects undertaken by the DFW and implemented through a contract with a non-profit entity or local government agency. (See Local Guidelines Section 6.24 for more information regarding a “no effect” determination.)

8. TYPES OF EIRS

8.01 EIRS GENERALLY.

This chapter describes a number of examples of various EIRs tailored to different situations. All of these types of EIRs must meet the applicable requirements of Chapter 7 of these Local Guidelines.

8.02 TIERING.

(a) Tiering Generally.

“Tiering” refers to using the analysis of general matters contained in a previously certified broader EIR in later EIRs or Negative Declarations prepared for narrower projects. The later EIR or Negative Declaration may incorporate by reference the general discussions from the broader EIR and may concentrate solely on the issues specific to the later project. (See Form J-1.)

An Initial Study shall be prepared for the later project and used to determine whether a previously certified EIR may be used and whether new significant effects should be examined. Tiering does not excuse the Authority from adequately analyzing reasonably foreseeable significant environmental effects of a project, nor does it justify deferring analysis to a later tier EIR or Negative Declaration. However, the level of detail contained in a first-tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed. When the Authority is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan, specific plan or community plan), the development of detailed, site-specific information may not be feasible. Such site-specific information can be deferred, in many instances, until such time as the Lead Agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(b) Identifying New Significant Impacts.

When assessing whether there is a new significant cumulative effect for purposes of a subsequent tier environmental document, the Lead Agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects.

A Lead Agency may use only a valid CEQA document as a first-tier document. Accordingly, the Authority, in its role as Lead Agency, should carefully review the first-tier environmental document to determine whether or not the statute of limitations for challenging the document has run. If the statute of limitations has not expired, the Authority should use the first-tier document with caution and pay careful attention to the legal status of the document. If the first-tier document is subsequently invalidated, any later environmental document may also be defective.

(c) Infill Projects and Tiering.

Certain “infill” projects may tier off of a previously certified EIR. An “infill” project is defined as a project with residential, retail, and/or commercial uses, a transit station, a school, or a public office building. It must be located in an urban area on a previously developed site or on an undeveloped site that is surrounded by developed uses. The project must be either consistent with land use planning strategies that achieve greenhouse gas (“GHG”) emission reduction targets, feature a small walkable community project, or where a sustainable communities or alternative planning strategy has not yet been adopted for the area, include a residential density of at least 20 units per acre or a floor area ratio of at least 0.75. The project must also meet a number of standards related to energy efficiency that are not yet defined but which SB 226 directs the Office of Planning and Research to prepare.

If an EIR was certified for a planning level decision by a city or county (such as a General Plan or Specific Plan), the scope of the CEQA review for a later “infill” project can be limited to those effects on the environment that: 1) are specific to the project or to the project site and were not addressed as significant effects in the prior EIR; or 2) substantial new information shows the effects will be more significant than described in the prior EIR.

When a project meets the definition of “infill” and either of the above conditions exist but a mitigated negative declaration cannot be adopted, then the subsequent EIR for such a project need not consider alternative locations, densities, and building intensities or growth-inducing impacts.

(d) Statement of Overriding Considerations.

A Lead Agency may also tier off of a previously prepared Statement of Overriding Considerations if certain conditions are met. (See Local Guidelines Sections 7.37.)

(Reference: State CEQA Guidelines, § 15152.)

8.03 PROJECT EIR.

The most common type of EIR examines the environmental impacts of a specific development project and focuses primarily on the changes in the environment that would result from the development project. This type of EIR must examine all phases of the project, including planning, construction, and operation.

If the EIR for a redevelopment plan is a Project EIR, all public and private activities or undertakings pursuant to or in furtherance of the Redevelopment Plan shall constitute a single project, which shall be deemed approved at the time of the adoption of the Redevelopment Plan.

(Reference: State CEQA Guidelines, §§ 15161, 15180.)

8.04 SUBSEQUENT EIR.

A Subsequent EIR is required when a previous EIR has been prepared and certified or a Negative Declaration has been adopted for a project and at least one of the three following situations occur:

- (a) Substantial changes are proposed in the project which will require major revisions of a previous EIR due to the identification of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (b) Substantial changes occur with respect to the circumstances under which the project is to be undertaken which will require major revisions of a previous EIR due to the identification of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (c) New information, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, becomes available and shows any of the following:
 - (1) the project will have one or more significant effects not discussed in a previous EIR or Negative Declaration;
 - (2) significant effects previously examined will be substantially more severe than shown in a previous EIR;
 - (3) mitigation measures or alternatives previously found not to be feasible are in fact feasible and would substantially reduce one or more significant effects, but the project proponent declines to adopt the mitigation measures or alternatives; or
 - (4) mitigation measures or alternatives which were not considered in a previous EIR would substantially lessen one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

A Subsequent EIR must receive the same circulation and review as the previous EIR received. As a potential tool to determine whether a Subsequent EIR is required, see Form J-1 of these Local Guidelines.

In instances where the Authority is evaluating a modification or revision to an existing use permit, the Authority may consider only those environmental impacts related to the changes between what was allowed under the old permit and what is requested under the new permit. Only if these differential impacts fall within the categories described above may the Authority require additional environmental review.

When the Authority is considering approval of a development project which is consistent with a general plan for which an EIR was completed, another EIR is required only if the project causes environmental effects peculiar to the parcel which were not addressed in the prior EIR or substantial new information shows the effects peculiar to the parcel will be more significant than described in the prior EIR. (Reference: State CEQA Guidelines, § 15162; see Form J-1.)

8.05 SUPPLEMENTAL EIR.

The Authority may choose to prepare a Supplemental EIR, rather than a Subsequent EIR, if any of the conditions described in Local Guidelines Section 8.04 have occurred but only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. To assist the Authority in making this determination, the decision-making body should request an Initial Study and/or a recommendation by Staff. The Supplemental EIR need contain only the information necessary to make the previous EIR adequate for the project as revised. (See Form J-1.)

A Supplemental EIR shall be given the same kind of notice and public review as is given to a Draft EIR but may be circulated by itself without recirculating the previous EIR.

When the decision-making body decides whether to approve the project, it shall consider the previous EIR as revised by the Supplemental EIR. Findings shall be made for each significant effect identified in the Supplemental EIR.

(Reference: State CEQA Guidelines, § 15163.)

8.06 ADDENDUM TO AN EIR.

The Authority shall prepare an Addendum to an EIR, rather than a Subsequent or Supplemental EIR, if none of the conditions described in Local Guidelines Section 8.04 or 8.05 calling for preparation of a Subsequent or Supplemental EIR have occurred. Since significant effects on the environment were addressed by findings in the original EIR, no new findings are required in the Addendum.

An addendum is not an EIR. An Addendum to an EIR need not be circulated for public review but should be included in or attached to the Final EIR. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on a project. A brief explanation of the decision not to prepare a Subsequent EIR or a Supplemental EIR should be included in the Addendum, the Lead Agency's findings on the project, or elsewhere in the record. This explanation must be supported by substantial evidence. (See Form J-1.)

(Reference: State CEQA Guidelines, § 15164.)

8.07 STAGED EIR.

When a large capital project will require a number of discretionary approvals from governmental agencies and one of the approvals will occur more than two years before construction will begin, a Staged EIR may be prepared. The Staged EIR covers the entire project in a general form or manner. A Staged EIR should evaluate a proposal in light of current and contemplated plans and produce an informed estimate of the environmental consequences of an entire project. The particular aspect of the project before the Authority for approval shall be discussed with a greater degree of specificity.

When a Staged EIR has been prepared, a Supplemental EIR shall be prepared when a later approval is required for the project and the information available at the time of the later approval

would permit consideration of additional environmental impacts, mitigation measures, or reasonable alternatives to the project.

(Reference: State CEQA Guidelines, § 15167.)

8.08 PROGRAM EIR.

A Program EIR is an EIR which may be prepared on an integrated series of actions that are related either:

- (a) Geographically;
- (b) As logical parts in a chain of contemplated actions;
- (c) In connection with the issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or
- (d) As individual projects carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

An advantage of using a Program EIR is that it can “[a]llow the Lead Agency to consider broad policy alternatives and program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts.” (State CEQA Guidelines section 15168(b)(4).) A Program EIR is distinct from a Project EIR, as a Project EIR is prepared for a specific project and must examine in detail site-specific considerations. Program EIRs are commonly used in conjunction with the process of tiering.

Tiering is the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs. (State CEQA Guidelines section 15385; see also Local Guidelines Sections 8.02 and 11.73.) Tiering is proper “when it helps a public agency to focus upon the issues ripe for decision at each level of environmental review and in order to exclude duplicative analysis of environmental effects examined in previous environmental impact reports.” (Pub. Res. Code, § 21093(a).) For example, the California Supreme Court has ruled that a Program EIR is consistent with CEQA if it identifies potential sources of water and analyzes the associated environmental effects in general terms. Rather, identification of specific sources and environmental effects is required only at the second-tier stage when specific projects are considered. (*In re Bay-Delta etc.* (2008) 43 Cal. 4th 1143.)

Subsequent activities in the program must be examined in light of the Program EIR to determine whether additional environmental documents must be prepared. Additional environmental review documents must be prepared if the proposed later project may arguably cause significant adverse effects on the environment.

(Reference: State CEQA Guidelines, § 15168.)

8.09 USE OF A PROGRAM EIR WITH SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS.

A Program EIR can be used to simplify the task of preparing environmental documents in later parts of the program. The Program EIR can:

- (a) Provide the basis for an Initial Study to determine whether the later activity may have any significant effects;
- (b) Be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives and other factors that apply to the program as a whole; or
- (c) Focus an EIR on a later activity to permit discussion solely of new effects which had not been considered before.

If a Program EIR is prepared for a redevelopment plan, subsequent activities in the redevelopment program will be subject to review if they would have effects that were not examined in the Program EIR. Where the later activities involve site-specific operations, the Authority should use a written checklist or similar device to document the evaluation of the site and the proposed activity to determine whether the environmental effects of the operation were within the scope of the Program EIR. If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to an EIR, Negative Declaration, or Mitigated Negative Declaration. That later analysis may tier from the Program EIR as provided in State CEQA Guidelines section 15152.

If the Authority finds that no Subsequent EIR would be required, the Authority can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document is required. (See Local Guidelines Section 8.04.) Whether a later activity is within the scope of a Program EIR is a factual question that the Authority determines based on substantial evidence in the record. Factors that the Authority may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the Program EIR.

(Reference: State CEQA Guidelines, § 15168.)

8.10 USE OF AN EIR FROM AN EARLIER PROJECT.

A single EIR may be used to describe more than one project when the projects involve substantially identical environmental impacts. Any environmental impacts peculiar to one of the projects must be separately set forth and explained.

(Reference: State CEQA Guidelines, § 15165.)

8.11 MASTER EIR.

A Master EIR is an EIR which may be prepared for:

- (a) A general plan (including elements and amendments);
- (b) A specific plan;
- (c) A project consisting of smaller individual projects to be phased;
- (d) A regulation to be implemented by subsequent projects;
- (e) A project to be carried out pursuant to a development agreement;
- (f) A project pursuant to or furthering a redevelopment plan;
- (g) A state highway or mass transit project subject to multiple reviews or approvals; or

- (h) A regional transportation plan or congestion management plan.

A Master EIR must do both of the following:

- (a) Describe and present sufficient information about anticipated subsequent projects within its scope, including their size, location, intensity, and scheduling; and
- (b) Preliminarily describe potential impacts of anticipated subsequent projects for which insufficient information is available to support a full impact assessment.

The Authority and Responsible Agencies identified in the Master EIR may use the Master EIR to limit environmental review of subsequent projects. However, the Lead Agency for the subsequent project must prepare an Initial Study to determine whether the subsequent project and its significant environmental effects were included in the Master EIR. If the Lead Agency for the subsequent project finds that the subsequent project will have no additional significant environmental effect and that no new mitigation measures or alternatives may be required, it may prepare written findings to that effect without preparing a new environmental document. When the Lead Agency makes this finding, it must provide public notice of the availability of its proposed finding for public review and comment in the same manner as if it were providing public notice of the availability of a draft EIR. (See Sections 15177(d) and 15087 of the State CEQA Guidelines and Section 7.25 of these Local Guidelines.)

A previously certified Master EIR cannot be relied upon to limit review of a subsequent project if:

- (a) A project not identified in the certified Master EIR has been approved and that project may affect the adequacy of the Master EIR for the subsequent project now under consideration; or
- (b) The Master EIR was certified more than five (5) years before the filing of an application for the subsequent project, unless the Authority reviews the adequacy of the Master EIR and:
 - (1) Finds that, since the Master EIR was certified, no substantial changes have occurred that would cause the subsequent project to have significant environmental impacts, and there is no new information that the subsequent project would have significant environmental impacts; or
 - (2) Prepares an Initial Study and either certifies a Subsequent or Supplemental EIR or adopts a Mitigated Negative Declaration that addresses any substantial changes or new information that would cause the subsequent project to have potentially significant environmental impacts. The certified subsequent or supplemental EIR must either be incorporated into the previously certified Master EIR or the Authority must identify any deletions, additions or other modifications to the previously certified Master EIR in the new document. The Authority may include a section in the subsequent or supplemental EIR that identifies these changes to the previously certified Master EIR.

When the Lead Agency cannot find that the subsequent project will have no additional significant environmental effect and no new mitigation measures or alternatives will be required, it must prepare either a Mitigated Negative Declaration or an EIR for the subsequent project.

(Reference: State CEQA Guidelines, § 15175.)

8.12 FOCUSED EIR.

A Focused EIR is an EIR for a project that was first identified in a Master EIR. The Focused EIR addresses a limited number of environmental issue areas because most issues were thoroughly analyzed in the Master EIR. Thus, a Focused EIR may be used only if the Authority finds that the Master EIR's analysis of cumulative, growth-inducing, and irreversible significant environmental effects adequately addresses the subsequent project that is the subject of the Focused EIR. The Focused EIR must incorporate by reference the Master EIR.

The Focused EIR must analyze additional significant environmental effects not addressed in the Master EIR and any new mitigation measures or alternatives not included in the Master EIR. "Additional significant effects on the environment" means those project-specific effects on the environment which were not addressed as significant effects on the environment in the Master EIR.

The Focused EIR must also examine the following:

- (a) Significant effects discussed in the Master EIR for which substantial new information exists that shows those effects may be more significant than described in the Master EIR;
- (b) Those mitigation measures found to be infeasible in the Master EIR for which substantial new information exists that shows the effects may be more significant than described in the Master EIR; and
- (c) Those mitigation measures found to be infeasible in the Master EIR for which substantial new information exists that shows those measures may now be feasible.

The Focused EIR need not examine the following effects:

- (a) Those that were mitigated through Master EIR mitigation measures; or
- (b) Those that were examined in the Master EIR in sufficient detail to allow project-specific mitigation or for which mitigation was found to be the responsibility of another agency.

A Focused EIR may be prepared for a multifamily residential project not exceeding 100 units or a mixed use residential project not exceeding 100,000 square feet even though the project was not identified in a Master EIR, if the following conditions are met:

- (a) The project is consistent with a general plan, specific plan, community plan, or zoning ordinance for which an EIR was prepared within five (5) years of the Focused EIR's certification;
- (b) The project does not require the preparation of a Subsequent or Supplemental EIR; and
- (c) The parcel is surrounded by immediately contiguous urban development, was previously developed with urban uses, or is within one-half mile of a rail transit station.

A Focused EIR for these projects should be limited to potentially significant effects that are project-specific and/or which substantial new information shows will be more significant than described in the Master EIR. No discussion shall be required of alternatives to the project, cumulative impacts of the project, or the growth-inducing impacts of the project.

(Reference: State CEQA Guidelines, § 15179.5.)

8.13 SPECIAL REQUIREMENTS FOR REDEVELOPMENT PROJECTS.

An EIR for a redevelopment plan may be a Master EIR, Program EIR or Project EIR. An EIR for a redevelopment plan must specify whether it is a Master EIR, a Program EIR or a Project EIR.

If a Program EIR is prepared for a redevelopment plan, subsequent activities in the redevelopment program will be subject to review if they would have effects that were not examined in the Program EIR. The Lead Agency should use a written checklist or similar device to document the evaluation of the site and the proposed activity to determine whether the environmental effects of the operation were indeed covered in the Program EIR. If the Lead Agency finds that no new effects could occur, no new mitigation measures would be required or that State CEQA Guidelines sections 15162 and 15163 do not otherwise apply, the Lead Agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document is required.

If the EIR for a redevelopment plan is a Project EIR, all public and private activities or undertakings pursuant to or in furtherance of the Redevelopment Plan shall constitute a single project, which shall be deemed approved at the time of the adoption of the Redevelopment Plan. Once certified, no subsequent EIRs will be needed unless required by State CEQA Guidelines Sections 15162 or 15163. If a Master EIR is prepared for a redevelopment plan, subsequent projects will be subject to review if they would have effects that were not examined in the Master EIR. If no new effects could occur or no new mitigation measures would be required, it can approve the activity as being within the scope of the project covered by the Master EIR, and no new environmental document is required.

(Reference: State CEQA Guidelines, § 15180.)

9. AFFORDABLE HOUSING

9.01 STREAMLINED, MINISTERIAL APPROVAL PROCESS FOR AFFORDABLE HOUSING PROJECTS

The legislature has provided reforms and incentives to facilitate and expedite the approval and construction of affordable housing.

(a) An applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a conditional use permit or any other non-legislative discretionary approval if the development satisfies all of the following objective planning standards:

(i) The development is a multifamily housing development that contains two or more residential units.

(ii) The development is located on a site that satisfies the following:

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C)(1) A site that meets the requirements of clause (2) and satisfies any of the following:

(I) The site is zoned for residential use or residential mixed-use development.

(II) The site has a general plan designation that allows residential use or a mix of residential and nonresidential uses.

(III) The site is zoned for office or retail commercial use and meets the requirements of Gov. Code section 65852.24.

(2) At least two-thirds of the square footage of the development designated for residential use. Additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in Government Code section 65915 shall be included in the square footage calculation. The square footage of the development shall not include underground space, such as basements or underground parking garages.

(iii) If the development contains units that are subsidized, the development proponent already has recorded, or is required by law to record, a land use restriction or covenant providing that any lower or moderate income housing units required pursuant to subparagraph B of Paragraph (iv) of this Subsection shall remain available at affordable housing costs or rent to persons and families of lower or moderate income for the following applicable minimum durations:

(A) Fifty-five years for units that are rented.

(B) Forty-five years for units that are owned.

(iv) The development satisfies subparagraphs (A) and (B) below:

(A) The development is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits, as shown on the most recent production report received by the department, is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period. A locality shall be subject to this subparagraph if it has not submitted an annual housing element report to the department pursuant to paragraph (2) of subdivision (a) of Section 65400 for at least two consecutive years before the development submitted an application for approval under this section.

(B) The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:

(1) The locality did not submit its latest production report to the department by the time period required by Government Code section 65400, or that production report reflects that there were fewer units of above moderate-income housing approved than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project does either of the following:

A. The project dedicates a minimum of 10 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.

B. If the project is located within the San Francisco Bay area, the project, in lieu of complying with subclause (A),

dedicates 20 percent of the total number of units, before calculating any density bonus, to housing affordable to households making below 120 percent of the area median income with the average income of the units at or below 100 percent of the area median income. However, a local ordinance adopted by the locality applies if it requires greater than 20 percent of the units be dedicated to housing affordable to households making at or below 120 percent of the area median income, or requires that any of the units be dedicated at a level deeper than 120 percent. In order to comply with this subclause, the rent or sale price charged for units that are dedicated to housing affordable to households between 80 percent and 120 percent of the area median income shall not exceed 30 percent of the gross income of the household. For purposes of this subclause, “San Francisco Bay area” means the entire area within the territorial boundaries of the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma, and the City and County of San Francisco.

(2) The locality did not submit its latest production report to the department by the time period required by Government Code section 65400, or that production report reflects that there were fewer units of housing affordable to households making at or below 80 percent of the area median income that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making at or below 80 percent of the area median income, that ordinance applies.

(3) The locality did not submit its latest production report to the department by the time period required by Government Code section 65400, or if the production report reflects that there were fewer units of housing affordable to any income level described in clause (i) or (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).

(C)(i) A development proponent that uses a unit of affordable housing to satisfy the requirements of subparagraph (B) may also satisfy any other local or state requirement for affordable housing, including local ordinances or the Density Bonus Law in Government Code section 65915, provided that the development proponent complies with the applicable requirements in the state or local law.

(C)(ii) A development proponent that uses a unit of affordable housing to satisfy any other state or local affordability requirement may also satisfy the requirements of subparagraph (B), provided that the development proponent complies with applicable requirements of subparagraph (B).

(C)(iii) A development proponent may satisfy the affordability requirements of subparagraph (B) with a unit that is restricted to households with incomes lower than the applicable income limits required in subparagraph (B).

(v) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Government Code section 65915, is consistent with objective zoning standards and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section. For purposes of this paragraph, “objective zoning standards” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

(A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.

(B) In the event that objective zoning, general plan, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.

(C) A project that satisfies the requirements of Government Code section 65852.24 shall be deemed consistent with objective zoning standards, objective design standards, and objective subdivision standards if the project is consistent with the provisions of subdivision (b) of Government Code section 65852.24 and if none of the square footage in the project is designated for hotel, motel, bed and breakfast inn, or other transient lodging use, except for a residential hotel. For purposes of this subdivision, “residential hotel” shall have the same meaning as defined in Section 50519 of the Health and Safety Code.

(vi) The development is not located on a site that is any of the following:

(A) A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

(B) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual.

(D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Government Code section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(E) A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:

(i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Government Code section 65962.5; or

(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.

(F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, Health and Safety Code section 18901, and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

(G) Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Code of Federal Regulations section 59.1.

(H) Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Code of Federal Regulations section 60.3(d)(3).

(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, Fish and Game Code section 2800, habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Secs. 1531, et seq.), or other adopted natural resource protection plan.

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Secs. 1531, et seq.), the California Endangered Species Act, Fish and Game Code section 2050, or the Native Plant Protection Act, Fish and Game Code section 1900.

(K) Lands under conservation easement.

(vii) The development is not located on a site where any of the following apply:

(A) The development would require the demolition of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(2) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(3) Housing that has been occupied by tenants within the past 10 years.

(B) The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

(C) The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.

(D) The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

(viii) The applicant has done both of the following, as applicable:

(A) Certified to the locality that either of the following is true, as applicable:

(1) The entirety of the development is a public work for purposes of Labor Code section 1720.

(2) If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Labor Code sections 1773 and 1773.9, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:

(I) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.

(II) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

(III) Except as provided in subsection (V), all contractors and subcontractors shall maintain and verify payroll records

pursuant to Labor Code section 1776 and make those records available for inspection and copying as provided in therein.

(IV) Except as provided in subsection (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Labor Code section 1741, which may be reviewed pursuant to Labor Code section 1742, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Labor Code section 1771.2. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Labor Code section 1742.1.

(V) Subsection (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, “project labor agreement” has the same meaning as set forth in Public Contract Code section 2500(b)(1).

(VI) Notwithstanding Labor Code section 1773.1, subdivision (c), the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Labor Code section 511 or 514.

(B)(1) For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:

(I) On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(II) On and after January 1, 2022, until December 31, 2025, the development consists of 50 or more units that are not 100 percent subsidized

affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(III) On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(IV) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(V) On and after January 1, 2022, until December 31, 2025, the development consists of more than 25 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal bay county.

(2) For purposes of this section, “skilled and trained workforce” has the same meaning as provided in the Public Contract Code section 2600.

(3) If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:

(I) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.

(II) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.

(III) Except as provided in subdivision (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Public Contract Code section 2600. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Government Code section 7920.000, et seq.) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Public Contract Code section 2600 shall be subject to a civil penalty of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each

worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Labor Code section 1741, and may be reviewed pursuant to the same procedures in Labor Code section 1742. Penalties shall be paid to the State Public Works Enforcement Fund.

(IV) Subdivision (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, “project labor agreement” has the same meaning as set forth in Public Contract Code section 2500(b)(1).

(C) Notwithstanding subparagraphs (A) and (B) above, a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:

(1) The project includes 10 or fewer units.

(2) The project is not a public work for purposes of Labor Code section 1720.

(ix) The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Government Code section 66410, et seq.) or any other applicable law authorizing the subdivision of land, unless either of the following apply:

(A) The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (viii).

(B) The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (h).

(x) The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law, Civil Code section 798, the Recreational Vehicle Park Occupancy Law, Civil Code section 799.20, the Mobilehome Parks Act, Health and Safety Code section 18200, or the Special Occupancy Parks Act, Health and Safety Code section 18860.

(b) (i)(A)(1) Before submitting an application for a development subject to the streamlined, ministerial approval process described in this section, the development proponent

shall submit to the local government a notice of its intent to submit an application. The notice of intent shall be in the form of a preliminary application that includes all of the information described in Section 65941.1 of the Government Code, as that section read on January 1, 2020.

(2) Upon receipt of a notice of intent to submit an application, the local government shall engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, as described in Section 21080.3.1 of the Public Resources Code, of the proposed development. In order to expedite compliance with this subdivision, the local government shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development.

(3) The timeline for noticing and commencing a scoping consultation in accordance with this subdivision shall be as follows:

A. The local government shall provide a formal notice of a development proponent's notice of intent to submit an application to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development within 30 days of receiving that notice of intent. The formal notice provided pursuant to this subclause shall include all of the following:

1. A description of the proposed development.
2. The location of the proposed development.
3. An invitation to engage in a scoping consultation in accordance with this subdivision.

B. Each California Native American tribe that receives a formal notice pursuant to this clause shall have 30 days from the receipt of that notice to accept the invitation to engage in a scoping consultation.

C. If the local government receives a response accepting an invitation to engage in a scoping consultation pursuant to this subdivision, the local government shall commence the scoping consultation within 30 days of receiving that response.

(B) The scoping consultation shall recognize that California Native American tribes traditionally and culturally affiliated with a geographic area have knowledge and expertise concerning the resources at issue and shall take into account the cultural significance of the resource to the culturally affiliated California Native American tribe.

(C) The parties to a scoping consultation conducted pursuant to this subdivision shall be the local government and any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development. More than one California Native American tribe traditionally and culturally affiliated with the geographic

area of the proposed development may participate in the scoping consultation. However, the local government, upon the request of any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development, shall engage in a separate scoping consultation with that California Native American tribe. The development proponent and its consultants may participate in a scoping consultation process conducted pursuant to this subdivision if all of the following conditions are met:

(1) The development proponent and its consultants agree to respect the principles set forth in this subdivision.

(2) The development proponent and its consultants engage in the scoping consultation in good faith.

(3) The California Native American tribe participating in the scoping consultation approves the participation of the development proponent and its consultants. The California Native American tribe may rescind its approval at any time during the scoping consultation, either for the duration of the scoping consultation or with respect to any particular meeting or discussion held as part of the scoping consultation.

(D) The participants to a scoping consultation pursuant to this subdivision shall comply with all of the following confidentiality requirements: Government Code sections 7927.000 and 7927.005; Government Code section 6254.10; Public Resources Code section 21083.3, subdivision (c); State CEQA Guidelines section 15120, subdivision (d); and any additional confidentiality standards adopted by the California Native American tribe participating in the scoping consultation.

(E) CEQA does not apply to the scoping consultation conducted pursuant to this subdivision.

(b) (ii)(A) If, after concluding the scoping consultation, the parties find that no potential tribal cultural resource would be affected by the proposed development, the development proponent may submit an application for the proposed development that is subject to the streamlined, ministerial approval process described in this section

(B) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is documented between the California Native American tribe and the local government on methods, measures, and conditions for tribal cultural resource treatment, the development proponent may submit the application for a development subject to the streamlined, ministerial approval process described in this section. The local government shall ensure that the enforceable agreement is included in the requirements and conditions for the proposed development.

(C) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is not documented between the California Native American tribe and the local government regarding methods, measures, and conditions for tribal cultural resource treatment, the development shall not be eligible for the streamlined, ministerial approval process described in this section.

(D) For purposes of this paragraph, a scoping consultation shall be deemed to be concluded if either of the following occur:

(1) The parties to the scoping consultation document an enforceable agreement concerning methods, measures, and conditions to avoid or address potential impacts to tribal cultural resources that are or may be present.

(2) One or more parties to the scoping consultation, acting in good faith and after reasonable effort, conclude that a mutual agreement on methods, measures, and conditions to avoid or address impacts to tribal cultural resources that are or may be present cannot be reached.

(E) If the development or environmental setting substantially changes after the completion of the scoping consultation, the local government shall notify the California Native American tribe of the changes and engage in a subsequent scoping consultation if requested by the California Native American tribe.

(b) (iii) A local government may only accept an application for streamlined, ministerial approval pursuant to this section if one of the following applies:

(A) A California Native American tribe that received a formal notice of the development proponent's notice of intent to submit an application pursuant to this section did not accept the invitation to engage in a scoping consultation.

(B) The California Native American tribe accepted an invitation to engage in a scoping consultation pursuant to this section but substantially failed to engage in the scoping consultation after repeated documented attempts by the local government to engage the California Native American tribe.

(C) The parties to a scoping consultation pursuant to this subdivision find that no potential tribal cultural resource will be affected by the proposed development.

(D) A scoping consultation between a California Native American tribe and the local government has occurred and resulted in an agreement.

(b) (iv) A project shall not be eligible for the streamlined, ministerial process described in this section if any of the following apply:

(A) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project.

(B) There is a potential tribal cultural resource that could be affected by the proposed development and the parties to a scoping consultation conducted pursuant to this subdivision do not document an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment, as described in this section.

(C) The parties to a scoping consultation conducted pursuant to this subdivision do not agree as to whether a potential tribal cultural resource will be affected by the proposed development.

(b) (v)(A) If, after a scoping consultation conducted pursuant to this subdivision, a project is not eligible for the streamlined, ministerial process described in this section for any or all of the following reasons, the local government shall provide written documentation of that fact, and an explanation of the reason for which the project is not eligible, to the development proponent and to any California Native American tribe that is a party to that scoping consultation:

(1) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project.

(2) The parties to the scoping consultation have not documented an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment.

(3) The parties to the scoping consultation do not agree as to whether a potential tribal cultural resource will be affected by the proposed development.

(b) (v)(B) The written documentation provided to a development proponent pursuant to this paragraph shall include information on how the development proponent may seek a conditional use permit or other discretionary approval of the development from the local government.

(b) (vi) This section is not intended, and shall not be construed, to limit consultation and discussion between a local government and a California Native American tribe pursuant to other applicable law, confidentiality provisions under other applicable law, the protection of religious exercise to the fullest extent permitted under state and federal law, or the ability of a California Native American tribe to submit information to the local government or participate in any process of the local government.

(b) (vii) For purposes of this subdivision:

(A) “Consultation” means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between local governments and Native American tribes shall be conducted in a way that is mutually

respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural importance. A lead agency shall consult the tribal consultation best practices described in the "State of California Tribal Consultation Guidelines: Supplement to the General Plan Guidelines" prepared by the Office of Planning and Research.

(B) "Scoping" means the act of participating in early discussions or investigations between the local government and California Native American tribe, and the development proponent if authorized by the California Native American tribe, regarding the potential effects a proposed development could have on a potential tribal cultural resource, as defined in Section 21074 of the Public Resources Code, or California Native American tribe, as defined in Section 21073 of the Public Resources Code.

(b) (viii) This subdivision (b) shall not apply to any project that has been approved under the streamlined, ministerial approval process provided under this section before September 25, 2020.

(c) (i) If a local government determines that a development submitted pursuant to this section is consistent with the objective planning standards specified in subdivision (a) and pursuant to paragraph (iii) of this subdivision, it shall approve the development. If a local government determines that a development submitted pursuant to this section is in conflict with any of the objective planning standards specified in subdivision (a), it shall provide the development proponent written documentation of which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, as follows:

(A) Within 60 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(ii) If the local government fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the objective planning standards specified in subdivision (a).

(iii) For purposes of this section, a development is consistent with the objective planning standards specified in subdivision (a) if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards. The local government shall not determine that a development, including an application for a modification under subdivision (g), is in conflict with the objective planning standards on the basis that application materials are not included, if the application contains substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards.

(d) (i) Any design review or public oversight of the development may be conducted by the local government's planning commission or any equivalent board or commission responsible for review and approval of development projects, or the city council or board of supervisors, as appropriate. That design review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and shall be broadly applicable to development within the jurisdiction. That design review or public oversight shall be completed, and if the development is consistent with all objective standards, the local government shall approve the development as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(A) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 180 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(ii) If the development is consistent with the requirements of subparagraph (A) or (B) of paragraph (ix) of subdivision (a) and is consistent with all objective subdivision standards in the local subdivision ordinance, an application for a subdivision pursuant to the Subdivision Map Act (Division 2 (commencing with Government Code section 66410)) shall be exempt from the requirements of CEQA and shall be subject to the public oversight timelines set forth in paragraph (i).

(iii) If a local government determines that a development submitted pursuant to this section is in conflict with any of the standards imposed pursuant to paragraph (i), it shall provide the development proponent written documentation of which objective standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that objective standard or standards consistent with the timelines described in paragraph (i) of subdivision (c).

(e)(i) Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing parking requirements in multifamily developments, shall not impose parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:

(A) The development is located within one-half mile of public transit.

(B) The development is located within an architecturally and historically significant historic district.

(C) When on-street parking permits are required but not offered to the occupants of the development.

(D) When there is a car share vehicle located within one block of the development.

(ii) If the development does not fall within any of the categories described in paragraph (1), the local government shall not impose parking requirements for streamlined developments approved pursuant to this section that exceed one parking space per unit.

(f) (i) If a local government approves a development pursuant to this section, then, notwithstanding any other law, that approval shall not expire if the project satisfies both of the following requirements:

(A) The project includes public investment in housing affordability, beyond tax credits.

(B) At least 50 percent of the units are affordable to households making at or below 80 percent of the area median income.

(ii) If a local government approves a development pursuant to this section and the project does not satisfy the requirements of subparagraphs (A) and (B) of paragraph (f)(i), that approval shall remain valid for three years from the date of the final action establishing that approval, or if litigation is filed challenging that approval, from the date of the final judgment upholding that approval. Approval shall remain valid for a project provided that construction activity, including demolition and grading activity, on the development site has begun pursuant to a permit issued by the local jurisdiction and is in progress. For purposes of this subdivision, “in progress” means one of the following:

(A) The construction has begun and has not ceased for more than 180 days.

(B) If the development requires multiple building permits, an initial phase has been completed, and the project proponent has applied for and is diligently pursuing a building permit for a subsequent phase, provided that once it has been issued, the building permit for the subsequent phase does not lapse.

(C) Notwithstanding subparagraph (ii), a local government may grant a project a one-time, one-year extension if the project proponent can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application.

(iii) If the development proponent requests a modification pursuant to subdivision (g), then the time during which the approval shall remain valid shall be extended for the number of days between the submittal of a modification request and the date of its final approval, plus an additional 180 days to allow time to obtain a building

permit. If litigation is filed relating to the modification request, the time shall be further extended during the pendency of the litigation. The extension required by this paragraph shall only apply to the first request for a modification submitted by the development proponent.

(g) (i)(A) A development proponent may request a modification to a development that has been approved under the streamlined, ministerial approval process provided in subdivision (b) if that request is submitted to the local government before the issuance of the final building permit required for construction of the development.

(i)(B) Except as provided in paragraph (g)(iii), the local government shall approve a modification if it determines that the modification is consistent with the objective planning standards specified in subdivision (a) that were in effect when the original development application was first submitted.

(i)(C) The local government shall evaluate any modifications requested pursuant to this subdivision for consistency with the objective planning standards using the same assumptions and analytical methodology that the local government originally used to assess consistency for the development that was approved for streamlined, ministerial approval pursuant to subdivision (b).

(i)(D) A guideline that is adopted or amended by the Department of Housing and Community Development after a development is approved through the streamlined, ministerial approval process described in subdivision (b) shall not be used as a basis to deny proposed modifications.

(ii) Upon receipt of the development proponent's application requesting a modification, the local government shall determine if the requested modification is consistent with the objective planning standard and either approve or deny the modification request within 60 days after submission of the modification, or within 90 days if design review is required.

(iii) Notwithstanding paragraph (g)(i), the local government may apply objective planning standards adopted after the development application was first submitted to the requested modification in any of the following instances:

(A) The development is revised such that the total number of residential units or total square footage of construction changes by 15 percent or more. The calculation of the square footage of construction changes shall not include underground space.

(B) The development is revised such that the total number of residential units or total square footage of construction changes by 5 percent or more and it is necessary to subject the development to an objective standard beyond those in effect when the development application was submitted in order to mitigate or avoid a specific, adverse impact as that term is defined in subparagraph (A) of paragraph (1) of subdivision (j) of Government Code

section 65589.5, upon the public health or safety and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact. The calculation of the square footage of construction changes shall not include underground space.

(C) Objective building standards contained in the California Building Standards Code (Title 24 of the California Code of Regulations), including, but not limited to, building plumbing, electrical fire, and grading codes, may be applied to all modification applications that are submitted prior to the first building permit application. Those standards may be applied to modification applications submitted after first building permit application if agreed to by the development proponent.

(iv) The local government's review of a modification request pursuant to this subdivision shall be strictly limited to determining whether the modification, including any modification to previously approved density bonus concessions or waivers, modify the development's consistency with the objective planning standards and shall not reconsider prior determinations that are not affected by the modification.

(h) (i) A local government shall not adopt any requirement, including, but not limited to, increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is eligible to receive ministerial or streamlined approval pursuant to this section.

(ii) A local government shall issue a subsequent permit required for a development approved under this section if the application substantially complies with the development as it was approved pursuant to subdivision (b). Upon receipt of an application for a subsequent permit, the local government shall process the permit without unreasonable delay and shall not impose any procedure or requirement that is not imposed on projects that are not approved pursuant to this section. The local government shall consider the application for subsequent permits based upon the objective standards specified in any state or local laws that were in effect when the original development application was submitted, unless the development proponent agrees to a change in objective standards. Issuance of subsequent permits shall implement the approved development, and review of the permit application shall not inhibit, chill, or preclude the development. For purposes of this paragraph, a "subsequent permit" means a permit required subsequent to receiving approval under subdivision (b), and includes, but is not limited to, demolition, grading, and building permits and final maps, if necessary.

(i) (i) This section shall not affect a development proponent's ability to use any alternative streamlined by right permit processing adopted by a local government, including the provisions of Government Code section 65583.2(i).

(ii) This section shall not prevent a development from also qualifying as a housing development project entitled to the protections of Government Code section 65589.5. This paragraph does not constitute a change in, but is declaratory of, existing law.

(j) CEQA does not apply to actions taken by a state agency, local government, or the San Francisco Bay Area Rapid Transit District to:

(i) Lease, convey, or encumber land owned by the local government or the San Francisco Bay Area Rapid Transit District or to facilitate the lease, conveyance, or encumbrance of land owned by the local government, or for the lease of land owned by the San Francisco Bay Area Rapid Transit District in association with an eligible TOD project, as defined pursuant to Section 29010.1 of the Public Utilities Code, nor to any decisions associated with that lease, or to provide financial assistance to a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(ii) Approve improvements located on land owned by the local government or the San Francisco Bay Area Rapid Transit District that are necessary to implement a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(k) For purposes of this section the following definitions shall apply:

(1) “Affordable housing cost” has the same meaning as set forth in section 50052.5 of the Health and Safety Code.

(2) (A) Subject to the qualification provided by subparagraph (B), “affordable rent” has the same meaning as set forth in Section 50063 of the Health and Safety Code.

(B) For a development for which an application pursuant to this section was submitted prior to January 1, 2019, that includes 500 units or more of housing, and that dedicates 50 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at, or below, 80 percent of the area median income, affordable rent for at least 30 percent of these units shall be set at an affordable rent as defined in subparagraph (k)(1), and “affordable rent” for the remainder of these units shall mean a rent that is consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

(3) “Department” means the Department of Housing and Community Development.

(4) “Development proponent” means the developer who submits an application for streamlined approval pursuant to this section.

(5) “Completed entitlements” means a housing development that has received all the required land use approvals or entitlements necessary for the issuance of building permit.

(6) “Locality” or “local government” means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.

(7) “Moderate income housing units” means housing units with an affordable housing cost or affordable rent for persons and families of moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(8) “Production report” means the information reported pursuant to subparagraph (D) of paragraph (2) of subdivision (a) of Government Code section 65400.

(9) “State agency” includes every state office, officer, department, division, bureau, board, and commission, but does not include the California State University or the University of California.

(10) “Subsidized” means units that are price or rent restricted such that the units are permanently affordable to households meeting the definitions of very low and lower income, as defined in Sections 50079.5 and 50105 of the Health and Safety Code.

(11) “Reporting period” means either of the following:

(A) The first half of the regional housing needs assessment cycle.

(B) The last half of the regional housing needs assessment cycle.

(12) “Urban uses” means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

(l) The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (b) is not a “project” under CEQA.

(m) This section shall remain in effect until January 1, 2026.

(Reference: Gov. Code, § 65913.4.)

9.02 MINISTERIAL APPROVAL PROCESS FOR URBAN LOT SPLITS AND HOUSING DEVELOPMENTS WITH NO MORE THAN TWO RESIDENTIAL UNITS WITHIN A SINGLE-FAMILY RESIDENTIAL ZONE (SB 9)

(a) A proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, and shall therefore not be subject to CEQA, if the proposed housing development meets all of the following requirements:

- (1) The parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.
- (2) The parcel is not located on a site that is any of the following:
 - (A) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction;
 - (B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993);
 - (C) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code—unless the parcel is a site excluded from the specified hazard zone by a local agency, or is a site that has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development;
 - (D) A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of

- Toxic Substances Control has cleared the site for residential use or residential mixed uses;
- (E) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, and by any local building department;
 - (F) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency;
 - (G) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification;
 - (H) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resources protection plan;
 - (I) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act, or the Native Plant Protection Act; or lands under conservation easement; or
 - (J) Lands under conservation easement.
- (3) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:
- (A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - (B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power;
 - (C) Housing that has been occupied by a tenant in the last three years.

- (4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
- (5) The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:
 - (A) If a local ordinance so allows; or
 - (B) The site has not been occupied by a tenant in the last three years
- (6) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

Other regulations governing the approval of a housing development under this section are set forth in Government Code section 65852.21(a).

(b) Notwithstanding any other provision of local law, a local agency shall ministerially approve, as set forth in this section, a parcel map for an urban lot split—and such urban lot split shall therefore not be subject to CEQA—only if the local agency determines that the parcel map for the urban lot split meets all of the following requirements:

- (1) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.
- (2) Both newly created parcels are no smaller than 1,200 square feet, except that a local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval.
- (3) The parcel being subdivided meets all of the following requirements:
 - (A) The parcel is located within a single-family residential zone.
 - (B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

- (C) The parcel is not located on a site enumerated in Paragraph (a)(2) above.
- (D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:
 - (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - (iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
 - (iv) Housing that has been occupied by a tenant in the last three years.
- (E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.
- (F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.
- (G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.

Other regulations governing the approval of an urban lot split under this section are set forth in Government Code section 65852.21(b).

9.03 APPROVAL OF ORDINANCE TO ZONE ANY PARCEL FOR UP TO 10 UNITS OF RESIDENTIAL DENSITY PER PARCEL IN CERTAIN CIRCUMSTANCES (SB 10)

(a) A local government may adopt an ordinance to zone a parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area or an urban infill site. This subsection shall not apply to either of the following:

- (1) Parcels located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This paragraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
- (2) Any local restriction enacted or approved by a local initiative that designates publicly owned land as open-space land, as defined in subdivision (h) of Section 65560, or for park or recreational purposes.

(b) An ordinance adopted in accordance with this section, and any resolution to amend the jurisdiction's General Plan, ordinance, or other local regulation adopted to be consistent with that zoning ordinance, shall not constitute a "project" under CEQA.

(c) Notwithstanding any other law that allows ministerial or by right approval of a development project or that grants an exemption from CEQA, a residential or mixed-use residential project consisting of more than 10 new residential units on one or more parcels that are zoned pursuant to an ordinance adopted under this section shall not be approved ministerially or by right and shall not be exempt from CEQA. This subdivision, however, shall not apply to a project located on a parcel or parcels that are zoned pursuant to an ordinance adopted under this section, but subsequently rezoned without regard to this section. A subsequent ordinance adopted to rezone the parcel or parcels shall not be exempt from CEQA. Any environmental review conducted to adopt the subsequent ordinance shall consider the change in the zoning applicable to the parcel or parcels before they were zoned or rezoned pursuant to the ordinance adopted under this section.

Other regulations governing the approval of an ordinance under this section are set forth in Government Code section 65913.5.

9.04 HOUSING SUSTAINABILITY DISTRICTS.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries. The general plan must contain seven mandatory elements, including a housing element. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. Senate Bill 73 authorizes a city, county, or city and county, including a charter agency to establish by ordinance a housing sustainability district that meets specified requirements, including authorizing residential use within the district through the ministerial issuance of a permit. The agency is authorized to apply to the Department of Housing and Community Development for approval of a zoning incentive payment and requires the agency to provide specified information about the proposed housing sustainability district ordinance. The department is required to approve a zoning incentive payment if the ordinance meets the above-described requirements and the agency's housing element is in compliance with specified law.

A city, county, or city and county with a housing sustainability district would be entitled to a zoning incentive payment, subject to appropriation of funds for that purpose, and require that 1/2 the amount be paid when the department approves the zone and 1/2 the amount paid when the department verifies that permits for the construction of the units have issued within the zone, provided that the city, county, or city and county has received a certificate of compliance for the applicable year. If the agency reduces the density of sites within the district from specified levels set forth in the Senate Bill 73, the agency would be required to return the full amount of zoning incentive payments it has received to the department. The bill also authorizes a developer to develop a project in a housing sustainability district in accordance with the already existing land use approval procedures that would otherwise apply to the parcel in the absence of the establishment of the housing sustainability district pursuant to its provisions, as provided.

As it relates specifically to CEQA, a lead agency designating a housing sustainability districts, is required to prepare an EIR pursuant to Government Code section 66201 to identify and mitigate, to the extent feasible, environmental impacts resulting from the designation. The EIR shall identify mitigation measures that may be undertaken by housing projects in the housing sustainability district to mitigate the environmental impacts identified in the EIR. Housing projects undertaken in the housing sustainability districts that meet specified requirements, including if the project satisfies certain design review standards applicable to development projects within the district provided the project is “complementary to adjacent buildings and structures and is consistent with the [agency’s] general plan” are exempt under CEQA.

(Reference: Pub. Resources Code, § 21155.10, 21155.11.)

9.05 INTERIM MOTEL HOUSING PROJECTS.

“Interim motel housing projects” are statutorily exempt from CEQA. A project is exempt from CEQA as an “interim motel housing project” where the project consists of the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing and the conversion meets at least one of the following conditions: (1) the conversion does not result in the expansion of more than 10 percent of the floor area of any individual living unit in the structure; and (2) the conversion does not result in any significant effects relating to traffic, noise, air quality, or water quality.

If the Authority determines that a project is exempt from CEQA as an interim motel housing project, it must file a Notice of Exemption with the State Clearinghouse.

(Reference: Pub. Resources Code, § 21080.50.)

9.06 SUPPORTIVE HOUSING AND “NO PLACE LIKE HOME” PROJECTS.

A decision by the Authority to seek funding from, or the Department of Housing and Community Development’s awarding of funds pursuant to, the “No Place Like Home Program” (set forth in Part 3.9 of Division 5 of the Welfare and Institutions Code, commencing with Section 5849.1) does not constitute a “project” under CEQA.

“Supportive housing” in areas where multifamily and mixed uses are permitted may be a “use by right” and thus exempt from CEQA if the supportive housing project meets certain criteria

set forth in Government Code section 65651. A “supportive housing” project is a project that provides housing with no limit on length of stay, that is occupied by persons within the target population—i.e., persons with disabilities, families who are homeless, or homeless youth—and that is linked to onsite or offsite services that assist the supportive housing resident to retain housing, improve their health status, and maximize their ability to live and, when possible, work in the community. A policy by a city or county to approve as a use by right proposed housing developments with a limit higher than 50 units does not constitute a “project” under CEQA. To see the requirements of the exemptions relating to supportive housing, please see Government Code section 65651.

If a No Place Like Home project is not exempt from CEQA under Government Code section 65651, the development applicant may request, within 10 days after the Authority determines the type of environmental documentation required for the project under CEQA, that the Authority prepare and certify the record of proceeding for the environmental review of the No Place Like Home project in accordance with Public Resources Code section 21186.

If the Authority approves or determines to carry out a No Place Like Home project that is subject to CEQA, the Authority shall file a notice of that approval or determination in accordance with the requirements of Public Resources Code section 21151, subdivision (a), except that the Notice of Determination shall be filed within two working days after the approval or determination becomes final. Likewise, if the Authority approves or determines to carry out a No Place Like Home project that is not subject to CEQA, the Authority shall file a Notice of Exemption in accordance with the requirements of Public Resources Code section 21152, subdivision (b), except that the Notice of Exemption shall be filed within two working days after the approval or determination becomes final.

(Reference: Pub. Resources Code, § 21163, *et seq.*; Gov. Code, § 65651; Health & Safety Code, § 50675.14.)

9.07 SHELTER CRISIS AND EMERGENCY HOUSING.

An action taken by certain cities, counties, or state agencies to lease, convey, or encumber land owned by a city or county—or an action to facilitate the lease, conveyance, or encumbrance of land owned by the local government—for, or to provide financial assistance to, a homeless shelter constructed pursuant to the provisions of Government Code section 8698.4 is statutorily exempt from CEQA. This narrow exception applies to specified efforts to assist specified cities or counties that have declared a shelter crisis and seek to build a homeless shelter. To see all the requirements of this exemption, please see Government Code section 8698.4.

(Reference: Gov. Code, § 8698.4 [in effect until January 1, 2026].)

9.08 AFFORDABLE HOUSING DEVELOPMENTS IN COMMERCIAL ZONES.

A proposed affordable multifamily housing development project is subject to streamlined, ministerial review and is not subject to CEQA if it meets the following requirements:

1. One hundred percent of the units within the development project, excluding managers’ units, must be dedicated to lower income households at an affordable

cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units must be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

2. The proposed development must meet applicable objective zoning standards, objective subdivision standards, and objective design review standards as further defined in Government Code section 65912.113(f) & (g).
3. The proposed housing development must meet certain density requirements set forth in Government Code section 65583.2(c)(3).
4. The project must be located in a zone where office, retail, or parking are a principally permitted use.
5. At least 75 percent of the perimeter of the project site must adjoin parcels that are developed with urban uses. Parcels that are only separated by a street or highway shall be considered adjoined.
6. The project may not be located on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.
7. The project site must be located on a legal parcel or parcels that are either (a) in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau; or (b) in an unincorporated area, and the legal parcel or parcels are wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.
8. None of the proposed housing may be located within 500 feet of a freeway.
9. None of the proposed housing may be located within 3,200 feet of a facility that actively extracts or refines oil or natural gas.
10. The project may not be located on a site that qualifies as either prime farmland or farmland of statewide importance.
11. The project site may not be located in wetlands.
12. The project site may not be located in a very high fire hazard severity zone.
13. The project site may not be located on a hazardous waste site, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(E).
14. The project site may not be located within a delineated earthquake fault zone, unless the development complies with applicable seismic protection building code standards as set forth in Government Code section 65913.4(a)(6)(F).

15. The project may not be located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (“FEMA”).
16. The project site may not be located within a regulatory floodway as determined by FEMA, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(H).
17. The project site may not be located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act, or other adopted natural resource protection plan.
18. The project site may not be located on habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the Native Plant Protection Act.
19. The project site may not be located on lands under conservation easement.
20. The project site may not be located on an existing parcel of land or site that is governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.
21. For a project proposed on a site within a neighborhood plan area, the applicable neighborhood plan must permit multifamily housing development on the site. Additional requirements apply to projects within a neighborhood plan area as of January 1, 2024, as set forth in Government Code section 65912.113(i).
22. For a project proposed on a vacant site, the project may not result in significant and unavoidable impacts to tribal cultural resources on the site.
23. The development proponent must complete a Phase I Environmental Site Assessment, and the proponent must undertake additional measures if a recognized environmental condition is found as set forth in Government Code section 65912.113(c).

A project approved under this section must meet certain labor standards, as set forth in Government Code section 65912.130, et seq. For example, a private housing development project under this section is subject to a requirement that all construction workers employed in the execution of the development be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations.

(Reference: Gov. Code, § 65912.110, et seq.)

9.09 MIXED-INCOME HOUSING DEVELOPMENTS ALONG COMMERCIAL CORRIDORS.

A proposed multifamily housing development project is subject to streamlined, ministerial review and is not subject to CEQA if it meets the following requirements:

1. The proposed development project must meet all of the following affordability criteria, as set forth in greater detail in Government Code section 65912.122:
 - (a)(1) A rental housing development shall include either of the following:
 - (A) Eight percent of the units for very low income households and 5 percent of the units for extremely low income households; or
 - (B) Fifteen percent of the units for lower income households.
 - (2) The development proponent must agree to, and the local government must ensure, the continued affordability of all affordable rental units included pursuant to this section for 55 years.
 - (b)(1) An owner-occupied housing development shall include either of the following:
 - (A) Thirty percent of the units must be offered at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, to moderate-income households; or
 - (B) Fifteen percent of the units must be offered at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, to lower income households.
 - (2) The development proponent must agree to, and the local government must ensure, the continued affordability of all affordable rental units included pursuant to this section for 45 years.
 - (c) If the local government has a local affordable housing requirement, the housing development project shall comply with all of the following:
 - (1) The development project shall include the percentage of affordable units required by this section or the local requirement, whichever is higher.
 - (2) The development project shall meet the lowest income targeting in either policy.
 - (3) If the local affordable housing requirement requires greater than 15 percent of the units to be dedicated for lower income households and does not require the inclusion of units affordable to very low and

extremely low income households, then the rental housing development shall do both of the following:

- (A) Include 8 percent of the units for very low income households and 5 percent of the units for extremely low income households; and
 - (B) Fifteen percent of units affordable to lower income households shall be subtracted from the percentage of units required by the local policy at the highest required affordability level.
- (d) Affordable units in the development project shall have the same bedroom and bathroom count ratio as the market rate units, be equitably distributed within the project, and have the same type or quality of appliances, fixtures, and finishes.
2. The project site must abut a commercial corridor and have frontage along the commercial corridor of at least 50 feet.
 3. The project site may not be greater than 20 acres.
 4. The project must be located in a zone where office, retail, or parking are a principally permitted use.
 5. At least 75 percent of the perimeter of the project site must adjoin parcels that are developed with urban uses. Parcels that are only separated by a street or highway shall be considered adjoined.
 6. The project may not be located on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.
 7. The project site must be located on a legal parcel or parcels that are either (a) in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau; or (b) in an unincorporated area, and the legal parcel or parcels are wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.
 8. The proposed development must meet applicable objective zoning standards, objective subdivision standards, and objective design review standards as further explained in Government Code section 65912.123(j).
 9. The proposed housing development must meet certain density requirements set forth in Government Code section 65912.123(b).
 10. The proposed housing development must meet certain height and setback requirements set forth in Government Code section 65912.123(c)-(d).

11. The project may not be located on a site where any of the following would apply:
 - (a) The development would require the demolition of the following types of housing: (i) housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (ii) housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; (iii) or housing that has been occupied by tenants within the past 10 years, excluding any manager's units.
 - (b) The site was previously used for permanent housing that was occupied by tenants, excluding any manager's units, that was demolished within 10 years before the development proponent submitted its application for the development.
 - (c) The site would require the demolition of a historic structure that was placed on a national, state, or local historic register.
 - (d) The property contains one to four dwelling units.
 - (e) The property is vacant and zoned for housing but not for multifamily residential use.
 - (f) The existing parcel of land or site is governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act
12. None of the proposed housing may be located within 500 feet of a freeway.
13. None of the proposed housing may be located within 3,200 feet of a facility that actively extracts or refines oil or natural gas.
14. The project may not be located on a site that qualifies as either prime farmland or farmland of statewide importance.
15. The project site may not be located in wetlands.
16. The project site may not be located in a very high fire hazard severity zone.
17. The project site may not be located on a hazardous waste site, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(E).
18. The project site may not be located within a delineated earthquake fault zone, unless the development complies with applicable seismic protection building code standards as set forth in Government Code section 65913.4(a)(6)(F).

19. The project may not be located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (“FEMA”).
20. The project site may not be located within a regulatory floodway as determined by FEMA, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(H).
21. The project site may not be located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act, or other adopted natural resource protection plan.
22. The project site may not be located on habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the Native Plant Protection Act.
23. The project site may not be located on lands under conservation easement.
24. For a project proposed on a site within a neighborhood plan area, the applicable neighborhood plan must permit multifamily housing development on the site. Additional requirements apply to projects within a neighborhood plan area as of January 1, 2024, as set forth in Government Code section 65912.121(i).
25. For a project proposed on a vacant site, the project may not result in significant and unavoidable impacts to tribal cultural resources on the site.
26. The development proponent must complete a Phase I Environmental Site Assessment, and the proponent must undertake additional measures if a recognized environmental condition is found as set forth in Government Code section 65912.123(f).

A project approved under this section must meet certain labor standards, as set forth in Government Code section 65912.130, et seq. For example, a private housing development project under this section is subject to a requirement that all construction workers employed in the execution of the development be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations.

(Reference: Gov. Code, § 65912.120, et seq.)

9.10 A RESPONSIBLE AGENCY’S PROVISION OF FINANCIAL ASSISTANCE OR INSURANCE FOR THE DEVELOPMENT AND CONSTRUCTION OF AFFORDABLE HOUSING.

Action taken by a local agency that is acting as a responsible agency – not as a lead agency – to provide financial assistance or insurance for the development and construction of residential housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, is exempt from CEQA if the project that is the subject of

the application for financial assistance or insurance will be subject to CEQA review by another public agency.

(Reference: Pub. Resources Code, § 21080.10.)

9.11 EXEMPTION FOR SPECIFIED AFFORDABLE HOUSING PROJECTS.

If the conditions and requirements set forth in Public Resources code section 21080.40 are met, the following public agency action relating to an “affordable housing project” shall be exempt from CEQA :

1. The issuance of an entitlement by a public agency for an affordable housing project.
2. An action to lease, convey, or encumber land owned by a public agency for an affordable housing project.
3. An action to facilitate the lease, conveyance, or encumbrance of land owned or to be purchased by a public agency for an affordable housing project.
4. Rezoning, specific plan amendments, or general plan amendments required specifically and exclusively to allow the construction of an affordable housing project.
5. An action to provide financial assistance in furtherance of implementing an affordable housing project.

Section 21080.40 of the Public Resources Code defines “affordable housing project” as a project that meets the following requirements:

- The project consists of multifamily residential uses only or a mix of multifamily residential and nonresidential uses;
- At least two-thirds of the square footage of the project is designated for residential use;
- All of the project’s residential units, excluding managers’ units, are dedicated to lower income households, as defined by Health & Safety Code section 50079.5;
- The project meets the labor requirements set forth in Government Code section 65912.130, or Government Code section 65912.131 if the project has 50 or more residential units;
- The project is located on a parcel in any of the following locations: (i) an urbanized area or urban cluster, as designated by the United States Census Bureau, (ii) within one-half mile walking distance to either a high-quality transit corridor or a major transit stop, (iii) a very low vehicle travel area (defined as an urbanized area where existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled

per capita), or (iv) proximal to six or more certain specified amenities, including within one-half mile of a bus station or ferry terminal, or within one mile (or two miles if in a rural area) of a supermarket or grocery store, public park, community center, pharmacy or drugstore, medical clinic or hospital, public library, or a school; and

- Parcels that are developed with urban uses must adjoin at least 75 percent of the perimeter of the project site or at least three sides of a four-sided project site.

To qualify for this exemption, the affordable housing project must meet a series of requirements set forth in Public Resources Code section 21080.40. The requirements include that the affordable housing project be subject to a recorded California Tax Credit Allocation Committee regulatory agreement for at least 55 years upon completion of construction, and that the project site must be adequately served by existing utilities or extensions. In addition, the public agency must confirm that the project is not built on environmentally sensitive or hazardous land; that the project will not have significant and unavoidable tribal cultural resource impacts; that a Phase I environmental assessment was prepared and any hazardous substances on the site have been remediated; and if the project site is not permitted for multifamily housing, that none of the housing is located within 500 feet of a freeway or within 3,200 feet of a facility that actively extracts or refines soil or natural gas; and that the project site is not within a very high fire hazard severity zone.

If a lead agency determines that the affordable housing project is exempt from CEQA pursuant to this provision, it must file a notice of exemption with the Office of Planning and Research and the county clerk of each county in which the project is located.

(Reference: Pub. Resources Code, § 21080.40.)

9.12 MINISTERIAL APPROVAL OF HOUSING DEVELOPMENTS ON LAND OWNED BY INDEPENDENT INSTITUTIONS OF HIGHER EDUCATION AND RELIGIOUS INSTITUTIONS.

A “housing development project” is not subject to CEQA if it meets the criteria and requirements set forth in Government Code section 65913.16. To qualify for the exemption, a housing development project must, among other things, meet the following requirements:

1. The housing development project must be located on land owned on or before January 1, 2024 by an independent institution of higher education or a religious institution, including ownership through an affiliated or associated nonprofit public benefit corporation organized pursuant to the Nonprofit Corporation Law (Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code).
2. The housing development project must consist of residential units only; constitute a mixed-use development consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use; or consist of transitional housing or supportive housing.
3. The housing development project must meet certain affordability requirements. One hundred percent of the development project’s total units, exclusive of a

manager's unit or units, must be for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the total units in the development may be for moderate-income households, as defined in Section 50052 of the Health and Safety Code, and 5 percent of the units may be for staff of the independent institution of higher education or religious institution that owns the land.

4. The project must be subject to specified labor and prevailing wage requirements.

The exemption is subject to a lengthy series of locational and other requirements, set forth in Government Code section 65913.16.

(Reference: Gov. Code, § 65913.16.)

10. CEQA LITIGATION

10.01 TIMELINES.

When a CEQA lawsuit is filed, there are numerous and complex time requirements that must be met. Pressing deadlines begin to run in the days immediately after a CEQA lawsuit has been filed with the Court. For example, within ten (10) business days of the public agency being served with a petition or complaint alleging a violation of CEQA, the Authority, if it was the Lead Agency, must provide the petitioner with a list of Responsible Agencies and public agencies with jurisdiction by law over any natural resource affected by the project at issue. There are a variety of other deadlines that apply in CEQA litigation.

If a CEQA lawsuit is filed, CEQA counsel should be contacted immediately in order to ensure that all the applicable deadlines are met.

10.02 MEDIATION AND SETTLEMENT.

After Litigation Has Been Filed. The parties in a CEQA lawsuit are required to meet and discuss settlement. Within twenty (20) days of being served with a CEQA legal challenge, the public agency named in the lawsuit must file a notice with the court setting forth the time and place for a settlement meeting. The meeting must be scheduled and held not later than forty-five (45) days from the date of service of the petition or complaint upon the public agency. Usually the main parties to the litigation, (such as the Lead Agency, the developer of the project if there is one, and those challenging the project and their respective attorneys) meet to discuss settlement, there is no requirement to hire a professional mediator. The settlement meeting is usually subject to a confidentiality agreement.

If the parties in a CEQA lawsuit are in settlement or mediation, that attempt is intended to occur concurrently with the litigation. This means that the respondent public agency will be required to comply with all existing litigation timelines and requirements (for example, preparing and lodging the administrative record discussed below) while simultaneously conducting settlement or mediation, unless the parties enter into an alternate agreement to stay the litigation and that agreement is approved by the court.

10.03 ADMINISTRATIVE RECORD.

A. **Contents of Administrative Record.**

When the Lead Agency's CEQA finding(s) and/or action is challenged in a lawsuit, the Lead Agency must certify the administrative record that formed the basis of the Lead Agency's decision. To the extent the documents listed below exist and are not subject to a privilege that exempts them from disclosure, the following items should be included in the administrative record:

- (1) All project application materials;
- (2) All staff reports and related documents prepared by the public agency with respect to its compliance with the substantive and procedural requirements of CEQA and with respect to the action on the project;

- (3) All staff reports and related documents prepared by the public agency and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the public agency pursuant to CEQA, the State CEQA Guidelines, and these Local Guidelines;
- (4) Any transcript or minutes of the proceedings at which the decision-making body of the public agency heard testimony on or considered any environmental document on the project, and any transcript or minutes of proceedings before any advisory body to the respondent public agency that were presented to the decision-making body prior to action on the environmental documents or on the project;
- (5) All notices issued by the public agency to comply with CEQA or with any other law governing the processing and approval of the project;
- (6) All written comments received in response to, or in connection with, environmental documents prepared for the project, including responses to the notice of preparation;
- (7) All written evidence or correspondence submitted to, or transferred from, the public agency with respect to compliance with CEQA or with respect to the project;
- (8) Any proposed decisions or findings submitted to the decision-making body of the public agency by its staff or the project proponent, project opponents, or other persons, to the extent such documents are subject to public disclosure;
- (9) The documentation of the final public agency decision, including the final EIR, mitigated negative declaration, or negative declaration, and all documents, in addition to those referenced in paragraph (3) above, cited or relied on in the findings or in a statement of overriding considerations adopted pursuant to CEQA;
- (10) Any other written materials relevant to the respondent public agency's compliance with CEQA or to its decision on the merits of the project, including the initial study; any drafts of any environmental document, or portions thereof, that were released for public review; copies of studies or other documents relied upon in any environmental document prepared for the project and either made available to the public during the public review period or included in the public agency's files on the project; and internal agency communications, including staff notes and memoranda, related to the project or to compliance with CEQA, to the extent such documents are subject to public disclosure. The administrative record need not include communications that are of a logistical nature, such as meeting invitations or scheduling communications. The administrative record further may not include material that is subject to a privilege contained in the Evidence Code or material that is subject to an exemption set forth in the California Public Records Act; and
- (11) The full written record before any inferior administrative decision-making body whose decision was appealed prior to the filing of the lawsuit.

B. Organization of Administrative Record.

The administrative record should be organized as follows:

- (1) Index. A detailed index must be included at the beginning of the administrative record listing each document in the order presented. Each entry must include the document's title, date, brief description, and the volume and page where the document begins;
- (2) The Notice of Determination;
- (3) The resolutions or ordinances adopted by the Lead Agency approving the project;
- (4) The findings required by Public Resources Code section 21081, including any statement of overriding considerations;
- (5) The Final EIR, including the Draft EIR or a revision of the draft, all other matters included in the Final EIR (such as traffic studies and air quality studies), and other types of environmental documents prepared under CEQA, such as a negative declaration, mitigated negative declaration, or addenda;
- (6) The initial study;
- (7) Staff reports prepared for the administrative bodies providing subordinate approvals or recommendations to the Lead Agency, in chronological order;
- (8) Transcripts and minutes of hearings, in chronological order; and
- (9) All other documents appropriate for inclusion in the administrative record, in chronological order.

Each section listed above must be separated by tabs or marked with electronic bookmarks. Oversized documents (such as building plans and maps) must be presented in a manner that allows them to be easily unfolded and viewed.

The court may issue an order allowing the documents to be organized in a different manner.

C. Preparation of Administrative Record.

The administrative record can be prepared: (1) by the petitioner, if the petitioner provides the Lead Agency notice that it elects to prepare the record, or (2) by the Lead Agency. If the petitioner provides notice that it elects to prepare the administrative record, the Lead Agency may, within five (5) business days of receiving such notice, deny the petitioner's request to prepare the record. In this circumstance, the Lead Agency may prepare the administrative record itself despite the petitioner's election. The petitioner and the Lead Agency can also agree on any alternative method of preparing the record, such as having the project applicant prepare the administrative record. However, when a third party such as the project applicant prepares or assists with the

preparation of the administrative record, the Lead Agency may not be able to recover fees incurred by the third party unless petitioner has agreed to this method of preparation.

Notwithstanding the above, upon the written request of a project applicant received no later than 30 days after the date that the Lead Agency makes a determination pursuant to Public Resources Code section 21080.1, 21094.5, or Chapter 4.2 (commencing with Public Resources Code section 21155) and with the written consent of the lead agency sent within 10 business days from receipt of the written request, the lead agency may prepare the administrative record concurrently with the administrative process. Should the Lead Agency and the project applicant so desire to pursue concurrent record preparation, the parties must comply with the provisions of Public Resources Code section 21167.6.2.

(See Pub. Resources Code, § 21167.6.)

D. Special Circumstances For Environmental Leadership Projects.

Special timing considerations and requirements apply if the Project is certified by the Governor as an Environmental Leadership Project pursuant to the “Jobs and Economic Improvement Through Environmental Leadership Act of 2021.” For example, the administrative record must be finished and certified within five (5) days of project approval. See Public Resources Code section 21186 for a complete discussion of the special requirements related to the preparation of an administrative record for an Environmental Leadership Project.

11. DEFINITIONS.

Whenever the following terms are used in these Local Guidelines, they shall have the following meaning unless otherwise expressly defined:

11.01 “Agricultural Employee” means a person engaged in agriculture, including farming in all its branches, and, among other things, includes: (1) the cultivation and tillage of the soil, (2) dairying, (3) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, (4) the raising of livestock, bees, furbearing animals, or poultry, and (5) any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

This definition does not include any person covered by the National Labor Relations Act as agricultural employees pursuant to Section 2(3) of the Labor Management Relations Act (Section 152(3), Title 29, United States Code) and Section 3(f) of the Fair Labor Standards Act (Section 203(f), Title 29, United States Code). This definition does not apply to employees who perform work to be done at the site of the construction, alteration, painting, or repair of a building, structure, or other work (as these terms have been construed under Section 8(e) of the Labor Management Relations Act, 29 United States Code section 158(e)) or logging or timber-clearing operations in initial preparation of land for farming, or who does land leveling or only land surveying for any of the above. As used in this definition, “land leveling” shall include only major land moving operations changing the contour of the land, but shall not include annual or seasonal tillage or preparation of land for cultivation. (State CEQA Guidelines section 15191(a).)

11.02 “Applicant” means a person who proposes to carry out a project which requires a lease, permit, license, certificate, or other entitlement for use, or requires financial aid from one or more public agencies when applying for governmental approval or assistance.

11.03 “Approval” means a decision by the decision-making body or other authorized body or officer of the Authority which commits the Authority to a definite course of action with regard to a particular project. With regard to any project to be undertaken directly by the Authority, approval shall be deemed to occur on the date when the decision-making body adopts a motion or resolution determining to proceed with the project, which in no event shall be later than the date of adoption of plans and specifications. As to private projects, approval shall be deemed to have occurred upon the earliest commitment to provide service or the issuance by the Authority of a discretionary contract, subsidy, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project. The mere acquisition of land by the Authority shall not, in and of itself, be deemed to constitute approval of a project.

For purposes of these Local Guidelines, all environmental documents must be completed as of the time of project approval.

- 11.04** “Authority” refers to the March Joint Powers Authority, or the March Inland Port Airport Authority, or the Successor Agency of the Former March Joint Powers Redevelopment Agency, or the March Joint Powers Utilities Authority.
- 11.05** “Baseline” refers to the pre-project environmental conditions. By comparing the project’s potential impacts to the baseline, the Lead Agency determines whether the project’s impacts are substantial enough to be significant under the relevant thresholds of significance. Generally, the baseline is the environmental conditions existing on the date the environmental analysis begins, such as the date the Notice of Preparation is published for an EIR or the date the Notice of Intent to Adopt a Negative Declaration is published. However, in certain circumstances, an earlier or later date may provide a more accurate environmental analysis. The Authority may establish any baseline that is appropriate, including an earlier or later date, as long as the choice of baseline can be supported by substantial evidence.
- 11.06** “California Native American Tribe” means a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of Chapter 905 of the Statutes of 2004.
- 11.07** “Categorical Exemption” means an exception from the requirement of preparing a Negative Declaration or an EIR, based on a finding by the Secretary of the Resources Agency that the class of projects does not have a significant effect on the environment.
- 11.08** “Census-Defined Place” means a specific unincorporated land area within boundaries determined by the United States Census Bureau in the most recent decennial census.
- 11.09** “CEQA” means the California Environmental Quality Act, codified at California Public Resources Code sections 21000, et seq.
- 11.10** “Clerk” means either the “Clerk of the Board” or the “County Clerk” depending upon the county. Please refer to the “Index to Environmental Filing by County” in the Staff Summary to determine which applies.
- 11.11** “Community-Level Environmental Review” means either (1) or (2) below:
- (1) An EIR certified for any of the following:
 - (a) A general plan;
 - (b) A revision or update to the general plan that includes at least the land use and circulation elements;
 - (c) An applicable community plan;
 - (d) An applicable specific plan; or
 - (e) A housing element of the general plan, if the Environmental Impact Report analyzed the environmental effects of the density of the proposed project;
 - (2) A Negative Declaration or Mitigated Negative Declaration adopted as a subsequent environmental review document, following and based upon an EIR

on a general plan, an applicable community plan or specific plan, provided that the subsequent environmental review document is allowed by CEQA following a Master EIR or a Program EIR or is required pursuant to Public Resource Code section 21166.

11.12 “Consultation” means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance.

11.13 “Cumulative Impacts” means two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects, whether past, present or future.

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

11.14 “Cumulatively Considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

11.15 “Decision-Making Body” means the body within the Authority, e.g., the Joint Powers Commission, which has final approval authority over the particular project.

11.16 “Developed Open Space” means land that meets each of the following three criteria:

- (1) Is publicly owned, or financed in whole or in part by public funds;
- (2) Is generally open to, and available for use by, the public; and
- (3) Is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ball fields, enclosed child play areas, and picnic facilities.

Developed Open Space may include land that has been designated for acquisition by a public agency for developed open space purposes, but does not include lands acquired by public funds dedicated to the acquisition of land for housing purposes.

11.17 “Development Project” means any project undertaken for the purpose of development, including any project involving the issuance of a permit for construction or reconstruction but not a permit to operate. It does not include any ministerial projects

proposed to be carried out or approved by public agencies. (Government Code section 65928.)

11.18 “Discretionary Project” means a project for which approval requires the exercise of independent judgment, deliberation, or decision-making on the part of the Authority. To determine whether a project is discretionary, the key question is whether the Authority can use its subjective judgment to decide whether and how to carry out or approve a project.

11.19 “EIR” means Environmental Impact Report, a detailed written statement setting forth the environmental effects and considerations pertaining to a project. EIR may mean a Draft or a Final version of an EIR, a Project EIR, a Subsequent EIR, a Supplemental EIR, a Tiered EIR, a Staged EIR, a Program EIR, a Redevelopment EIR, a Master EIR, or a Focused EIR.

11.20 “Emergency” means a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services. Emergency includes such occurrences as fire, flood, earthquake, landslide or other natural disaster, as well as such occurrences as riot, war, terrorist incident, accident or sabotage.

11.21 “Endangered, Rare or Threatened Species” means certain species or subspecies of animals or plants. A species or subspecies of animal or plant is “Endangered” when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors. A species or subspecies of animal or plant is “Threatened” when it is listed as a threatened species pursuant to the California Endangered Species Act or the Federal Endangered Species Act. A species or subspecies of animal or plant is “Rare” when either:

- (1) Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or
- (2) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and many be considered “threatened” as that term is used in the Federal Endangered Species Act.

For purposes of analyzing impacts to biological resources, a species of animal or plant shall be presumed to be endangered, rare or threatened if it is listed under the California Endangered Species Act or the Federal Endangered Species Act.

This definition shall not include any species of the Class Insecta which is a pest whose protection under the provisions of CEQA would present an overwhelming and overriding risk to man as determined by the Director of Food and Agriculture (with regard to economic pests) or the Director of Health Services (with regard to health risks).

- 11.22** “Environment” means the physical conditions which exist in the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The “environment” includes both natural and man-made conditions.
- 11.23** “Feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.
- 11.24** “Final EIR” means an EIR containing the information contained in the Draft EIR, comments either verbatim or in summary received in the review process, a list of persons commenting, and the response of the Authority to the comments received.
- 11.25** “Greenhouse Gases” include, but are not limited to, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.
- 11.26** “Guidelines” or “Local Guidelines” means the Authority’s Local Guidelines for implementing the California Environmental Quality Act.
- 11.27** “Highway” shall have the same meaning as defined in Section 360 of the Vehicle Code.
- 11.28** “Historical Resources” include:

Resources listed in, or eligible for listing in, the California Register of Historical Resources shall be considered historical resources.

A resource may be listed in the California Register if it meets any of the following National Register of Historic Places criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- (2) Is associated with the lives of persons important in our past;
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

A resource may also be listed in the California Register if it is identified as significant in an historical resource survey that meets all of the following criteria:

- (1) The survey has been or will be included in the State Historic Resources Inventory;

- (2) The survey and the survey documentation were prepared in accordance with office procedures and requirements; and
- (3) The resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.

Resources included on a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution, or identified as significant in a historical resource survey (as described above) are presumed to be historically or culturally significant, unless a preponderance of evidence demonstrates that they are not historically or culturally significant.

Any of the following may be considered historically significant: any object, building, structure, site, area, place, record or manuscript which a Lead Agency determines, based upon substantial evidence in light of the whole record, to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California.

The Lead Agency is not precluded from determining that a resource is a historical resource, as defined in Public Resources Code sections 5020.1(j) or 5024.1, even if it is: (a) not listed in, or is not determined to be eligible for listing in, the California Register of Historical Resources; (b) not included in a local register of historical resources; or (c) not identified in a historical resources survey.

11.29 “Infill Site” means a site in an urbanized area that meets either of the following criteria:

- (1) The site has been previously developed for qualified urban uses; or
- (2) The site has not been previously developed for qualified urban uses and both (a) and (b) are met:
 - (a) the site is immediately adjacent to parcels that are developed with qualified urban uses, or
 - (i) at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with existing qualified urban uses at the time the Lead Agency receives an application for an approval; and
 - (ii) the remaining 25 percent of the perimeter of the site adjoins parcels that had been previously developed for qualified urban uses;
 - (b) No parcel within the site has been created within the past 10 years unless the parcel was created as a result of the plan of a redevelopment agency.

(Public Resources Code section 21061.3.)

11.30 “Initial Study” means a preliminary analysis conducted by the Authority to determine whether an EIR or a Negative Declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR.

11.31 “Jurisdiction by Law” means the authority of any public agency to grant a permit or other entitlement for use, to provide funding for the project in question or to exercise authority over resources which may be affected by the project.

The Authority will have jurisdiction by law over a project when the Authority has primary and exclusive jurisdiction over the site of the project, the area in which the major environmental effects will occur, or the area in which reside those citizens most directly concerned by any such environmental effects.

11.32 “Land Disposal Facility” means a hazardous waste facility where hazardous waste is disposed in, on, or under land. (Health and Safety Code section 25199.1(d).)

11.33 “Large Treatment Facility” means a treatment facility which treats or recycles one thousand (1,000) or more tons of hazardous waste during any one month of the current reporting period commencing on or after July 1, 1991. (Health and Safety Code section 25205.1(d).)

11.34 “Lead Agency” means the public agency which has the principal responsibility for preparing environmental documents and for carrying out or approving a project when more than one public agency is involved with the same underlying activity.

11.35 “Low- and Moderate-Income Households” means persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code to mean persons and families whose income does not exceed 120% of area median income, adjusted for family size by the Department of Housing and Community Development, in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937. (Public Resources Code section 21159.20(d); State CEQA Guidelines section 15191(f).)

11.36 “Low-Income Households” means households of persons and families of very low and low income. Low-income persons or families are those eligible for financial assistance from governmental agencies for occupants of state-funded housing. Very low income persons are those whose incomes do not exceed the qualifying limits for very low income families as established and amended pursuant to Section 8 of the United States Housing Act of 1937. Such limits are published and updated in the California Code of Regulations. (Public Resources Code section 21159.20(c); Health and Safety Code sections 50105 and 50106; State CEQA Guidelines section 15191(g).)

11.37 “Low-Level Flight Path” means any flight path for any aircraft owned, maintained, or under the jurisdiction of the United States Department of Defense that flies lower than 1,500 feet above ground level, as indicated in the United States Department of Defense Flight Information Publication, “Area Planning Military Training Routes: North and South America (AP/1B)” published by the United States National Imagery and Mapping Agency or its successor.

11.38 “Lower Income Households” is defined in Health and Safety Code section 50079.5 to mean any of the following:

- (1) “Lower income households” means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937;
 - (2) “Very low income households” means persons and families whose incomes do not exceed the qualifying limits for very low income families as defined in Health and Safety Code section 50105; or
 - (3) “Extremely low income households” means persons and families whose incomes do not exceed the qualifying limits for extremely low income families as defined in Health and Safety Code section 50106.
- 11.39** “Major Transit Stop” means a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of fifteen (15) minutes or less during the morning and afternoon peak commute periods. (Pub. Resources Code, § 21064.3; see also Pub. Resources Code section, § 21060.2; State CEQA Guidelines section 15191(i).)
- 11.40** “Metropolitan Planning Organization” or “MPO” means a federally-designated agency that provides transportation planning and programming in metropolitan areas. A MPO is designated for each urban area that has been defined in the most recent federal census as having a population of more than 50,000 people. There are 18 federally-designated MPOs in California. Non-urbanized (rural) areas do not have a designated MPO.
- 11.41** “Military Impact Zone” means any area, including airspace, that meets both of the following criteria:
- (1) Is located within two miles of a military installation, including, but not limited to, any base, military airport, camp, post, station, yard, center, homeport facility for a ship, or any other military activity center that is under the jurisdiction of the United States Department of Defense; and
 - (2) Covers greater than 500 acres of unincorporated land, or greater than 100 acres of city incorporated land.
- 11.42** “Military Service” means the United States Department of Defense or any branch of the United States Armed Forces.
- 11.43** “Ministerial” describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows

- the structure to be built in the requested locations, the structure would meet the strength requirements in the Uniform Building Code, and the applicant has paid his fee. (Public Resources Code section 21080(b)(1).)
- 11.44** “Mitigated Negative Declaration” or “MND” means a Negative Declaration prepared for a Project when the Initial Study has identified potentially significant effects on the environment, but: (1) revisions in the project plans or proposals made, or agreed to, by the applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.
- 11.45** “Mitigation” includes avoiding the environmental impact altogether by not taking a certain action or parts of an action, minimizing impacts by limiting the degree or magnitude of the action and its implementation, rectifying the impact by repairing, rehabilitating or restoring the impacted environment, reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, or compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.
- 11.46** “Negative Declaration” or “ND” means a written statement by the Authority briefly describing the reasons that a proposed project, not exempt from CEQA, will not have a significant effect on the environment and, therefore, does not require the preparation of an EIR.
- 11.47** “Notice of Completion” means a brief report filed with the Office of Planning and Research by the Authority when it is the Lead Agency as soon as it has completed a Draft EIR and is prepared to send out copies for review.
- 11.48** “Notice of Determination” means a brief notice to be filed by the Authority when it approves or determines to carry out a project which is subject to the requirements of CEQA.
- 11.49** “Notice of Exemption” means a brief notice which may be filed by the Authority when it has approved or determined to carry out a project, and it has determined that the project is exempt from the requirements of CEQA. Such a notice may also be filed by an applicant where such a determination has been made by a public agency which must approve the project. The Authority specifically allows the Planning Director to make exemption determinations and authorizes the Planning Director to file Notices of Exemption. Any CEQA determination made by the Planning Director, or other non-elected body, is appealable to the Authority within fifteen (15) days of the determination, in accordance with Section 9.02.240 of the Authority’s Development Code. The Planning Director may have additional roles and responsibilities for projects in an approved specific plan. Such additional responsibilities may include, but are not limited to, the authority to make ministerial approvals.

- 11.50** “Notice of Preparation” means a brief notice sent by a Lead Agency to notify the Responsible Agencies, Trustee Agencies, the Office of Planning and Research, and involved federal agencies that the Lead Agency plans to prepare an EIR for a project. The purpose of this notice is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR. Public agencies are free to develop their own formats for this notice.
- 11.51** “Oak” means a native tree species in the genus *Quercus*, not designated as Group A or Group B commercial species pursuant to regulations adopted by the State Board of Forestry and Fire Protection pursuant to Public Resources Code section 4526, and that is five (5) inches or more in diameter at breast height. (Public Resources Code section 21083.4(a).)
- 11.52** “Oak Woodlands” means an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover. (Fish & Game Code section 1361(h).)
- 11.53** “Offsite Facility” means a facility that serves more than one generator of hazardous waste. (Public Resources Code section 21151.1(h).)
- 11.54** “Person” includes any person, firm, association, organization, partnership, business, trust, corporation, company, city, county, city and county, town, the state, and any of the agencies which may be political subdivisions of such entities, and, to the extent permitted by federal law, the United States, or any of its agencies or political subdivisions.
- 11.55** “Pipeline” as defined in these Local Guidelines depends on context. Please see Local Guidelines Sections 3.10 and 3.11 for specific definitions.
- 11.56** “Private Project” means a project which will be carried out by a person other than a governmental agency, but which will need a discretionary approval from the Authority. Private projects will normally be those listed in subsections (2) and (3) of Local Guidelines Section 11.57. To the extent the Authority is the lead agency under CEQA for a Private Project, the Authority is responsible for preparing all relevant environmental documents (see Local Guidelines Section 2.03) pursuant to a reimbursement agreement with the applicant.
- 11.57** “Project” means the whole of an action or activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect change in the environment, and is any of the following:
- (1) A discretionary activity directly undertaken by the Authority including but not limited to public works construction and related activities, clearing or grading of land, or improvements to existing public structures;
 - (2) A discretionary activity which involves a public agency’s issuance to a person of a lease, permit, license, certificate, or other entitlement for use, or which is

supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance by the Authority; or

- (3) A discretionary project proposed to be carried out or approved by public agencies, including but not limited to the enactment and amendment of local General Plans or elements thereof, the enactment of zoning ordinances, the issuance of zoning variances, the issuance of conditional use permits and the approval of tentative subdivision maps.

The presence of any real degree of control over the manner in which a project is completed makes it a discretionary project.

The term “project” refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term “project” does not mean each separate governmental approval.

11.58 “Project-Specific Effects” means all the direct or indirect environmental effects of a project other than cumulative effects and growth-inducing effects. (Public Resources Code section 21065.3; State CEQA Guidelines section 15191(j).)

11.59 “Public Water System” means a system for the provision of piped water to the public for human consumption that has 3000 or more service connections. A public water system includes all of the following: (A) Any collection, treatment, storage, and distribution facility under control of the operator of the system which is used primarily in connection with the system; (B) Any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system; (C) Any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption. (State CEQA Guidelines section 15155.)

11.60 “Qualified Urban Use” means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. (Public Resources Code section 21072; State CEQA Guidelines section 15191(k).)

11.61 “Residential” means a use consisting of either residential units only or residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 15% of the total floor area of the project. (State CEQA Guidelines section 15191(l).) Residential, pursuant to Public Resources Code section 21159.24, shall mean a use consisting of either of the following:

- (1) Residential units only.

- (2) Residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 25 percent of the total building square footage of the project.

11.62 “Responsible Agency” means a public agency which proposes to carry out or approve a project for which a Lead Agency has prepared the environmental documents. For the purposes of CEQA, the term “Responsible Agency” includes all federal, state, regional

and local public agencies other than the Lead Agency which have discretionary approval power over the project.

- 11.63** “Riparian Areas” mean those areas transitional between terrestrial and aquatic ecosystems and that are distinguished by gradients in biophysical conditions, ecological processes, and biota. A riparian area is an area through which surface and subsurface hydrology connect waterbodies with their adjacent uplands. A riparian area includes those portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems. A riparian area is adjacent to perennial, intermittent, and ephemeral streams, lakes, and estuarine-marine shorelines.
- 11.64** “Roadway” means a roadway as defined pursuant to Section 530 of the Vehicle Code and the previously graded and maintained shoulder that is within a roadway right-of-way of no more than five feet from the edge of the roadway.
- 11.65** “Significant Effect” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the activity including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.
- 11.66** “Significant Value as Wildlife Habitat” includes wildlife habitat of national, statewide, regional, or local importance; habitat for species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531, et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); habitat identified as candidate, fully protected, sensitive, or species of special status by local, state, or federal agencies; or habitat essential to the movement of resident or migratory wildlife.
- 11.67** “Special Use Airspace” means the land area underlying the airspace that is designated for training, research, development, or evaluation for a military service, as that land area is established by the United States Department of Defense Flight Information Publication, “Area Planning: Special Use Airspace: North and South America (AP/1A)” published by the United States National Imagery and Mapping Agency or its successor.
- 11.68** “Staff” means the General Manager or his or her designee.
- 11.69** “Standard” means a standard of general application that is all of the following:
- (1) A quantitative, qualitative or performance requirement found in a statute, ordinance, resolution, rule, regulation, order, or other standard of general application;
 - (2) Adopted for the purpose of environmental protection;
 - (3) Adopted by a public agency through a public review process;

- (4) Governs the same environmental effect which the change in the environment is impacting; and
- (5) Governs the jurisdiction where the project is located.

The definition of “standard” includes any thresholds of significance adopted by the Authority which meet the requirements of this Section.

If there is a conflict between standards, the Authority shall determine which standard is appropriate based upon substantial evidence in light of the whole record.

11.70 “State CEQA Guidelines” means the Guidelines for Implementation of the California Environmental Quality Act as adopted by the Secretary of the California Resources Agency as they now exist or hereafter may be amended. (California Administrative Code, Title 14, sections 15000, et seq.)

11.71 “Substantial Evidence” means reliable information on which a fair argument can be based to support an inference or conclusion, even though another conclusion could be drawn from that information. “Substantial evidence” includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. “Substantial evidence” does not include argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment.

11.72 “Sustainable Communities Strategy” is an element of a Regional Transportation Plan, which must be adopted by the Metropolitan Planning Organization for the region. (See Local Guidelines Section 11.40.) The Sustainable Communities Strategy is an integrated land use and transportation plan intended to reduce greenhouse gases. The Sustainable Communities Strategy includes various components such as: consideration of existing densities and uses within the region, identification of areas within the region that can accommodate an eight-year projection of the region’s housing needs, development of projections for growth in the region, identification of existing transportation networks, and preparation of a forecast for development pattern for the region that can be integrated with transportation networks.

11.73 “Tiering” means the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs or ultimately site-specific EIRs incorporating by reference the general discussions and concentrating solely on the issues specific to the EIR subsequently prepared. Tiering is appropriate when the sequence of EIRs is:

- (1) From a general plan, policy, or Program EIR to a program, plan, or policy EIR of lesser scope or to a site-specific EIR; or
- (2) From an EIR on a specific action at an early stage to a subsequent EIR or a supplement to an EIR at a later stage. Tiering in such cases is appropriate when

it helps the Lead Agency to focus on the issues which are ripe for decision and exclude from consideration issues already decided or not yet ripe.

(Public Resources Code sections 21003, 21061 and 21100.)

11.74 “Transit Priority Area” means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.

11.75 “Transit Priority Project” means a mixed use project that is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the California Air Resources Board has accepted a Metropolitan Planning Organization’s determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets. Such a project may be exempt from CEQA if a detailed laundry list of requirements is met. To qualify for the exemption, the Transit Priority Project must:

- (1) contain at least 50 percent residential use based on total building square footage;
- (2) if the project contains between 26 percent and 50 percent non-residential uses, the floor-to-area ratio (FAR) must be at least 0.75;
- (3) have a minimum net density of 20 dwelling units per acre;
- (4) be located within a half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; and
- (5) meet all the requirements of Public Resources Code section 21155.1.

11.76 “Transportation Facilities” includes major local arterials and public transit within five (5) miles of the project site, and freeways, highways, and rail transit service within ten (10) miles of the project site.

11.77 “Tribal Cultural Resources” are either of the following:

- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - (a) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - (b) Included in a local register of historic resources as defined in subdivision (k) of Public Resources Code section 5020.1.

- (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this definition, the lead agency shall consider the significance of the resource to a California Native American tribe.

A cultural landscape that meets the criteria set forth above is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

A historic resource described in Public Resources Code section 21084.1, a unique archaeological resource as defined in subdivision (g) of Public Resources Code section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Public Resources Code section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of Tribal cultural resources.

11.78 "Trustee Agency" means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies may include, but are not limited to, the following:

- (1) The California Department of Fish and Wildlife ("DFW") with regard to the fish and wildlife of the state, designated rare or endangered native plants, and game refuges, ecological reserves, and other areas administered by DFW;
- (2) The State Lands Commission with regard to state owned "sovereign" lands such as the beds of navigable waters and state school lands;
- (3) The State Department of Parks and Recreation with regard to units of the State Park System;
- (4) The University of California with regard to sites within the Natural Land and Water Reserve System; and/or
- (5) The State Water Resources Control Board with respect to surface waters.

11.79 "Urban Growth Boundary" means a provision of a locally adopted general plan that allows urban uses on one side of the boundary and prohibits urban uses on the other side of the boundary.

11.80 "Urbanized Area" means either of the following:

- (1) An incorporated city that either by itself or in combination with two contiguous incorporated cities has a population of at least one hundred thousand (100,000) persons;
- (2) An unincorporated area that meets both of the following requirements:

- (a) The unincorporated area is either:
 - (i) completely surrounded by one or more incorporated cities, has a population of at least 100,000 persons either by itself or in combination with the surrounding incorporated city or cities, and has a population density that at least equals the population density of the surrounding city or cities; or
 - (ii) located within an urban growth boundary and has an existing residential population of at least five thousand (5,000) persons per square mile. An “urban growth boundary” means a provision of a locally adopted general plan that allows urban uses on one side of the boundary and prohibits urban uses on the other side.
- (b) The board of supervisors with jurisdiction over the unincorporated area has taken all three of the following steps:
 - (i) Prepared a draft document by which the board would find that the general plan, zoning ordinance, and related policies and programs applicable to the unincorporated area are consistent with principles that encourage compact development in a manner that promotes efficient transportation systems, economic growth, affordable housing, energy efficiency, and an appropriate balance of jobs and housing, and protects the environment, open space and agricultural areas;
 - (ii) Submitted the draft document to the Office of Planning and Research and allowed OPR thirty (30) days to submit comments on the draft finding to the board; and
 - (iii) At least thirty (30) days after submitting the draft document to OPR, the board has adopted a final finding in substantial conformity with the draft finding described in the draft document.

(Public Resources Code sections 21083, 21159.20-21159.24; State CEQA Guidelines section 15191(m).)

11.81 “Water Acquisition Plans” means any plans for acquiring additional water supplies prepared by the public water system or a city or county Lead Agency pursuant to subdivision (a) of section 10911 of the Water Code.

11.82 “Water Assessment” or “Water Supply Assessment” means the water supply assessment that must be prepared by the governing body of a public water system, or a city or county, pursuant to and in compliance with sections 10910 to 10915 of the Water Code, and that includes, without limitation, the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g) of section 10910 of the Water Code.

11.83 “Water Demand Project” means any one of the following:

- (1) A residential development of more than 500 dwelling units;

- (2) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- (3) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- (4) A hotel or motel, or both, having more than 500 rooms;
- (5) An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;

Except, a proposed photovoltaic or wind energy generation facility approved on or after October 8, 2011, is not a Water Demand Project if the facility would demand no more than 75 acre-feet of water annually.

- (6) A mixed-use project that includes one or more of the projects specified in subdivisions (1); (2), (3), (4), (5), or (7) of this section;
- (7) A project that would demand an amount of water equivalent to, or greater than, the amount of water; required by a 500 dwelling unit project; or
- (8) For public water systems with fewer than 5,000 service connections, a project that meets the following criteria:
 - (a) A proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of a public water system's existing service connections; or
 - (b) A mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

(State CEQA Guidelines section 15155.)

11.84 "Waterway" means a bay, estuary, lake, pond, river, slough, or a perennial, intermittent, or ephemeral stream, lake, or estuarine-marine shoreline.

11.85 "Wetlands" has the same meaning as that term is construed in the regulations issued by the United States Army Corps of Engineers pursuant to the Clean Water Act. Thus, "wetlands" means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (Public Resources Code section 21159.21(d), incorporating Title 33, Code of Federal Regulations, section 328.3.)

- 11.86** “Wildlife Habitat” means the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. (Public Resources Code section 21159.21.)
- 11.87** “Zoning Approval” means any enactment, amendment, or appeal of a zoning ordinance; granting of a conditional use permit or variance; or any other form of land use, subdivision, tract, or development approval required from the city or county having jurisdiction to permit the particular use of the property.

12. **FORMS**

See Forms A-S which accompany these Guidelines.

13. COMMON ACRONYMS

A. *****

ADEIR – Administrative Draft Environmental Impact Report
AQMD – Air Quality Management District
AQMP – Air Quality Management Plan
AR – Administrative Record
ARB – Air Resources Board

B. *****

BMP – Best Management Practices
BO – Biological Opinion

C. *****

Cal EPA – California Environmental Protection Agency
CAP – Climate Action Plan
CCAA – California Clean Air Act
CCR – California Code of Regulations (Title 14 Sections 15000, et seq. are also known as the State CEQA Guidelines.)
CE – Categorical Exclusion (NEPA)
CESA – California Endangered Species Act
CEQA – California Environmental Quality Act
CFR – Code of Federal Regulations
CMP – Congestion Management Plan
CRWQCB – California Regional Water Quality Control Board

D. *****

DEIR – Draft Environmental Impact Report
DFW – Department of Fish and Wildlife

E. *****

EA – Environmental Assessment (NEPA term)
EIR – Environmental Impact Report
EIS – Environmental Impact Statement (NEPA term)
EPA – Environmental Protection Agency
ESA – Endangered Species Act; Environmental Site Assessment

F. *****

FCAA – Federal Clean Air Act
FEIR – Final Environmental Impact Report
FOIA – Freedom of Information Act (Federal)
FONSI – Finding of No Significant Impact (NEPA term)
FWS – Fish and Wildlife Service

G. *****

GHG – Greenhouse Gas
GW – Ground Water

H. *****

HH&E – Human Health and Environment
HRA – Health Risk Assessment
HS – Hazardous Substance

I. *****

IS – Initial Study

J. *****

K. *****

L. *****

LADD – Lifetime Average Daily Dose; Lowest Acceptable Daily Dose
LEA – Local Enforcement Agency
LESA – Land Evaluation and Site Assessment
LUFT – Leaking Underground Fuel Tank
LUST – Leaking Underground Storage Tanks. Reference Part 213 of Public Act 451 of 1994.

M. *****

MEIR – Master Environmental Impact Report
MMRP – Mitigation Monitoring and Reporting Plan
MPO – Metropolitan Planning Organization
MND – Mitigated Negative Declaration

N. *****

ND – Negative Declaration
NEPA – National Environmental Policy Act
NOA – Notice of Availability
NOC – Notice of Completion
NOD – Notice of Determination
NOE – Notice of Exemption
NOI – Notice of Intent
NOP – Notice of Preparation
NOV – Notice of Violation

O. *****

OPR – Office of Planning and Research

- P.** *****
PEIR – Program Environmental Impact Report. Sometimes also used to describe a Project Environmental Impact Report
PM – Particulate Matter
PRA – Public Records Act
PSA – Permit Streamlining Act
- Q.** *****
- R.** *****
RCRA – Resource Conservation and Recovery Act (1976) Governs definition, handling, and disposal of hazardous waste.
- S.** *****
SCH – State Clearinghouse
SEIR – Supplemental or Subsequent Environmental Impact Report
SMARA – Surface Mining and Reclamation Act
SWMP – Stormwater Monitoring Program
SWPPP – Stormwater Pollution Prevention Program
- T.** *****
TCM – Transportation Control Measure
TCP – Transportation Control Plan
TDS – Total Dissolved Solids
TMP – Transportation Management Plan
Title V – refers to Title V of the Clean Air Act related to ambient air quality provisions
TLV – Threshold Limit Value
- U.** *****
UBC – Uniform Building Code
UFC – Uniform Fire Code
UGST – Underground Storage Tank
USDW – Underground Source of Drinking Water
UWMP – Urban Water Management Plan
- V.** *****
VOC – Volatile Organic Compounds (Health & Safety Code, Section 25123.6.)
VOS – Vehicle Operating Survey
- W.** *****
WQS – Water Quality Standard
WSA – Water Supply Assessment
WTP – Water Treatment Plant. A facility designed to provide treatment to water.
WWTP – Wastewater Treatment Plan

X. *****

Y. *****

Z. *****

**MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY**

***MJPA Operations - Consent Calendar
Agenda Item No. 8 (7)***

Meeting Date: April 24, 2024

Action: **AWARD A FINAL CONTRACT TO MARIPOSA TREE MANAGEMENT AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACT**

Proposed Motion: Move to award a final contract to Mariposa Tree Management. and authorize the Chief Executive Officer to execute the contract.

Background:

On December 13, 2023, the Commission authorized staff to advertise a Request for Proposals for the LLMD #1 Tree Trimming and Replacement Project (CIP). The project would address overdue tree trimming in the LLMD in the North and South Campuses. MJPA staff received six (6) bids in response to the RFP. Of the six bids received, two were deemed to be non-responsive and Mariposa Tree Management was the lowest, most responsive and responsible bidder. The bid documents state that the contract will be awarded to the lowest responsive base bid. The base bids received are as follows:

Contractor	Base Bid Amount, Items 1-15	Notes
Integrity Arborist	\$101,804.50	Non-Responsive
Mariposa Tree Management	\$109,815.	Lowest Responsive Base Bid
S & M Tree, Land. and Arborists	\$132,082.29	
West Coast Arborists	\$190,815.	
Four Seasons Landscaping	\$247,876	
BrightView Arbor Care		Late/Unopened/Unresponsive

The bid analysis determined that the apparent low bidder, Integrity Arborists, was non-responsive for the following reasons:

- They miscalculated their bid schedule. Their actual apparent low base bid is \$104,133.50.
- They did not sum up their bid items for additive alternative #6.
- They were also missing the bid bond, and
- They did not complete the Public Contract Code statement found on page C-20.

The number 2 bidder, Mariposa Tree Management, submitted complete and correct bid documents. and is recommended to receive the contract.

Added to the Base Bid which is the trimming and replacement of missing trees on Meridian Parkway, were six (6) Additive Alternates. Mariposa Tree Management’s base bid and additive alternate bids are as follows:

Base Bid Meridian Parkway and Monument Corners	\$109,815.	Recommended to be Awarded
Add. Alternative #1 Opportunity Way	\$ 46,500.	Recommended to be Awarded
Add. Alternative #2 Krameria Avenue	\$ 58,750.	Recommended to be Awarded
Add. Alternative #3 Innovation Drive	\$ 28,525.	Recommended to be Awarded
Add. Alternative #4 Village West Drive	\$ (42,200.)	Not to be Awarded
Add. Alternative #5 Bundy Avenue	\$ 8,300.	Recommended to be Awarded
Add. Alternative #6 Cactus Avenue (Frwy to Meridian Parkway)	\$ 12,650.	Recommended to be Awarded
Total	\$264,540.	
10 % Contingency	\$ 26,454.	
Grand Total and Recommended Award	\$290,994.	

Staff recommends approval of award for a final contract with Mariposa Tree Management for the amount of \$290,994 and authorize the Chief Executive Officer to execute the contract.

Attachment(s): None

MARCH JOINT POWERS COMMISSION
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MJPA- Reports, Discussions and Action Items
Agenda Item No. 9 (1)

Meeting Date: April 24, 2024

Report: **RECEIVE AND FILE AN UPDATE FOR FOURTH AIR FORCE BY MAJOR GENERAL DERIN (“BULL”) S. DURHAM, COMMANDER**

Motion: Move to receive and file an update for Fourth Air Force by Major General Derin (“Bull”) S. Durham, Commander

Background:

General Derin “Bull” Durham is the Commander, Fourth Air Force, Air Force Reserve Command, March Air Reserve Base. The Fourth Air Force is dedicated to ensuring assigned units and personnel are properly organized, trained, equipped and ready to support additional security requirements across the full spectrum of operations from contingency operations to war.

The Fourth Air Force provides leadership, management and oversight to 18 flying wings and one regional support group, providing strategic airlift, airdrop, aeromedical, air refueling and associated expeditionary support activities. The Fourth Air Force responsibilities encompass 300 units and more than 32,000 personnel.

Maj. Gen. Durham began his military career in 1990 graduating from The Citadel, The Military College of South Carolina. During his 13 years on active duty, he served as an Air Traffic Controller, a C-130E Hercules Pilot and a C-17A Globemaster III Pilot. During his entire career, he flew numerous combat missions supporting operations in Kosovo, Iraq and Afghanistan. He was commissioned in the Air Force Reserve in May 2003.

Attachment(s): Major General Derin S. Durham Bio

MAJOR GENERAL DERIN S. DURHAM

Maj. Gen. Durham is the Commander, Fourth Air Force, Air Force Reserve Command, March Air Reserve Base, California, he commands the strategic airlift and air-refueling units located throughout the continental U.S., Hawaii and Guam. The Fourth Air Force is dedicated to ensuring assigned units and personnel are properly organized, trained, equipped and ready to support national security requirements across the full spectrum of operations from contingency operations to war. The Fourth Air Force provides leadership, management and oversight to 18 flying wings and one regional support group, providing strategic airlift, airdrop, aeromedical, air refueling and associated expeditionary support activities. The Fourth Air Force responsibilities encompass 300 units and more than 32,000 personnel.

Maj. Gen. Durham began his military career in 1990 graduating from The Citadel, The Military College of South Carolina. During his 13 years on active duty, he served as an Air Traffic Controller, a C-130E Hercules Pilot and a C-17A Globemaster III Pilot. During his entire career, he flew numerous combat missions supporting operations in Kosovo, Iraq and Afghanistan. He was commissioned in the Air Force Reserve in May 2003.



Maj. Gen. Durham has served as an Air Reserve Technician at the unit, group, wing and command levels while continuing to operate the C-17A and C-5M aircraft. In addition to serving as the Wing Commander for Westover Air Reserve Base, Massachusetts and Dover Air Force Base, Delaware, he served at the Pentagon on the Chief of the Air Force Reserve and Office of the Assistant Secretary of Defense Staff. Prior to his current assignment, Maj. Gen. Durham served as the Director of Air, Space, and Information Operations, Headquarters Air Force Reserve Command, Robins AFB, Ga. In this capacity, his responsibilities included directing Air Force Reserve operations for 74 flying squadrons and 10 operational space units gained by eight major commands and the Space Force to fulfill commitments in support of U.S. national security objectives.

EDUCATION

1990 Bachelor of Arts, Political Science, International Relations and Military Affairs, The Citadel, The Military College of South Carolina, Charleston

1994 Master of Science, Public Administration, Logistics, Georgia College, Milledgeville

1998 Squadron Officer School, Air University, Maxwell Air Force Base, Montgomery, Ala.

2004 Air Force Reserve Command Leadership Today and Tomorrow Seminar, Washington, D.C.

2004 Air Command and Staff College, Air University, Maxwell AFB, Ala., by correspondence

2006 Air War College, Air University, Maxwell AFB, Ala., by correspondence

2009 Joint Military Operations Course, U.S. Naval War College, Newport, R.I.

2011 Air War College, Air University, Maxwell AFB, Ala., in residence

2011 Master of Arts, Strategic Studies, Air University, Maxwell AFB, Ala.

2012 Joint Air/Space Operations Senior Staff Course, Joint Special Operations University, Hurlburt Field, Fla.
2013 Safety and Accident Investigation Board President Course, Air Force Safety Center, Kirtland AFB, N.M.
2014 Middle East and South Asia Seminar, Alan L. Freed Associates, Washington, D.C.
2015 Reserve Component National Security Course, National Defense University, Washington, D.C.
2016 Director of Mobility Forces Course, Air Force Expeditionary Operations School, Hurlburt Field, Fla.
2016 NATO Senior Reserve Officers Course, NATO School Oberammergau, Germany
2018 Air Force Enterprise Leadership Seminar, Kenan-Flagler Business School, Univ of North Carolina, Chapel Hill
2021 Leadership Decision Making, Harvard Kennedy School, Cambridge, Mass
2022 Executive Education, Harvard Kennedy School, Cambridge, Mass.

ASSIGNMENTS

1. May 1991–July 1992, Air Traffic Control Officer, 4th Operations Support Squadron, Seymour Johnson Air Force Base, N.C.
2. July 1992–March 1994, Deputy Chief, Air Traffic Control, 653rd Air Base Wing, Robins AFB, Ga.
3. March 1994–September 1994, Student Pilot, 37th Flying Training Squadron, Columbus AFB, Miss.
4. September 1994–May 1995, Student Pilot, VT 31, Naval Air Station Corpus Christi, Texas
5. May 1995–May 1997, C-130E Pilot, 2nd Airlift Squadron, Pope AFB, N.C.
6. May 1997–May 1998, Chief, Operations Resource Management, C-130E Pilot, 2nd AS, Pope AFB, N.C.
7. May 1998–May 1999, C-17A Pilot and Chief Squadron Tactics, 17th AS, Charleston AFB, S.C.
8. May 1999–February 2001, C-17A Instructor Pilot and Deputy Flight Commander, Wing Weapons and Tactics, 437th OSS, Charleston AFB, S.C.
9. February 2001–February 2002, C-17A Evaluator and Assistant Chief Squadron Standardization and Evaluation, 17th AS, Charleston AFB, S.C.
10. February 2002–February 2003, C-17A Chief, Special Operations Low-level Training and Current Operations, 437th Operations Support Squadron, Charleston AFB, S.C.
11. February 2003–February 2006, Air Force Reserve Command C-17 Evaluator Pilot, Robins AFB, Ga.
12. February 2006–August 2011, Director of Operations, 701st AS Charleston AFB, S.C.
13. August 2011–June 2013, Commander, 512th Operations Group, Dover AFB, Del.
14. June 2013–July 2014, Executive Officer to the Chief of Air Force Reserve and Executive Officer to the Commander Air Force Reserve Command, the Pentagon, Arlington, Va.
15. July 2014–August 2015, Deputy Director for Mobilization, Office of the Assistant Secretary of Defense for Reserve Affairs, the Pentagon, Arlington, Va.
16. August 2015–June 2017, Commander, 512th Airlift Wing, Dover AFB, Del.
17. June 2017–April 2019, Commander, 439th AW, Westover Air Reserve Base, Mass. (February-June 2018, Director of Mobility Forces, Central Command, Al-Udeid Air Base, Qatar)
18. April 2019–June 2020, Deputy Commander, Air Force Recruiting Service, Joint Base San Antonio-Randolph, Texas
19. June 2020–September 2022, A3/10 Director of Operations, HQ Air Force Reserve Command, Robins AFB, Ga.
20. September 2022-Present, Commander, Fourth Air Force, March Air Reserve Base, Calif.

FLIGHT INFORMATION

Rating: Command pilot
Flight hours: 5,150
Combat Hours: 332
Aircraft flown: T-37, T-44, C-130E, C-17A and C-5M

MAJOR AWARDS AND DECORATIONS

Legion of Merit with three oak leaf clusters
Defense Meritorious Service Medal
Meritorious Service Medal with three oak leaf clusters
Air Medal with oak leaf cluster
Air Force Commendation Medal with oak leaf cluster
Air Force Combat Action Medal
Joint Meritorious Unit Award with oak leaf cluster

Air Force Outstanding Unit Award with four oak leaf clusters and "V" device
Combat Readiness Medal with silver and bronze oak leaf clusters
National Defense Service Medal with service star
Kosovo Campaign Medal with service star
Global War on Terrorism Expeditionary Medal
Global War on Terrorism Service Medal
Armed Forces Service Medal with service star
Air Force Expeditionary Service Ribbon with gold border
Armed Forces Reserve Medal with two hour glass and two "M" devices
NATO Medal

EFFECTIVE DATES OF PROMOTION

Second Lieutenant May 12, 1990
First Lieutenant Nov. 13, 1992
Captain Nov. 13, 1994
Major Dec. 1, 2001
Lieutenant Colonel Aug. 2, 2007
Colonel Feb. 17, 2012
Brigadier General Dec. 12, 2018
Major General Aug. 1, 2022

(Current as of November 2022)

MARCH JOINT POWERS COMMISSION
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MJPA - Reports, Discussions and Action Items
Agenda Item No. 9 (2)

Meeting Date: April 24, 2024

Report: **TECHNICAL ADVISORY COMMITTEE MEETING**

Motion: Receive and file the monthly Technical Advisory Committee - Regular Meeting report for April 1st, 2024.

Background:

The Technical Advisory Committee (TAC) is comprised of city managers, or designated representatives, from the Cities of Perris, Moreno Valley and Riverside, as well as a representative from the County Administrative Office. Representing Congressman Mark Takano's office as TAC Chair is Tisa Rodriguez.

The TAC's role is to focus on major development issues facing the March JPA. The Commission also appointed the TAC members as the ad-hoc to work with staff on the JPA sunseting process.

On April 1st, the TAC held its regular meetings and received updates that included, but were not limited to, the following items:

- 1) 5-year traffic monitoring study for the Meridian Specific Plan area;
- 2) Scope of Services for Taxiway G Realignment and Pavement Management Areas; and
- 3) MJPA EJ Element

The March JPA Commission will receive a meeting summary from TAC Alternate Member Tina Grande.

Attachment(s): None

MARCH JOINT POWERS COMMISSION
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MARCH JOINT POWERS AUTHORITY

MJPA- Reports, Discussions and Action Items
Agenda Item No. 9 (3)

Meeting Date: April 24, 2024

Report: The Five-Year Traffic Monitoring Study
for the Meridian Specific Plan Area, North Campus and South Campus

Motion: Receive and file five-year traffic monitoring study for the Meridian
Specific Plan Area, North Campus and South Campus

Background:

A key requirement in the approval of the March Business Center Focused EIR, Mitigation Measures, was the requirement for an updated traffic study to be performed every five years. The attached Five-Year Traffic Monitoring was prepared by Urban Crossroads, Incorporated. Urban Crossroads collected average daily traffic (ADT) counts to determine if the external trips from the Meridian Specific Plan Area, North Campus, and South Campus, is within the Project daily trip generation thresholds evaluated in:

- 2003 March Business Center Final Environmental Impact Report (February 2003)
- Meridian North Campus Subsequent Final EIR (July 2010) and the Meridian Specific Plan Amendment Traffic Impact Analysis (April 2010)
- Meridian West Campus-Lower Plateau Project Environmental Impact Report (EIR) (October 2017, referred to as 2017 EIR)
- South Campus Subsequent EIR (September 2020 Draft and December 2020 Errata) and the Meridian South Campus Traffic Impact Analysis (April 2020)

This five-year traffic monitoring is a mitigation measure in the 2003 EIR and was last conducted in 2018.

Traffic Count Roadway Segments

As depicted on Attachment 1, traffic counts were conducted on October 17, 2023, on the following 12 roadway segments within the Meridian South and North Campuses:

- South Campus
 1. Gless Ranch Road | East of Barton Street
 2. Krameria Avenue | East of Barton Street
 3. Lurin Avenue | East of Barton Street
 4. Coyote Bush Road | South of Van Buren Boulevard
 5. Orange Terrace Parkway | South of Van Buren Boulevard
 6. Krameria Avenue | West of Village West Drive

7. Bundy Road | South of Krameria Avenue (to subtract out other uses to the south)

➤ North Campus

- 8. Meridian Parkway | South of Alessandro Boulevard
- 9. Cactus Avenue | East of Innovation Drive
- 10. Economic | North of Van Buren Boulevard
- 11. Meridian Parkway | North of Van Buren Boulevard
- 12. Opportunity Way | North of Van Buren Boulevard

The above count locations were selected so that all the traffic associated with the existing development within the Meridian Specific Plan Area (both North Campus and South Campus) is captured. However, it should be noted that the traffic counts would also capture pass-through traffic along Meridian Parkway which might not be part of the traffic generated by the Project. As such the ADT volumes reported are conservative (i.e., it overstates the traffic generated by the Project).

In addition, as depicted on Attachment 1, on March 7, 2024, five driveways were also surveyed in order to capture additional segments that would capture traffic generated by uses within the Meridian Specific Plan Area that would not be reflected in the street counts collected above. The driveways/additional segments include:

- 13. Pizza Factory Driveway | South of Van Buren Boulevard
- 14. Driveway west of Economic | North of Van Buren Boulevard
- 15. Driveway west of Meridian Parkway | North of Van Buren Boulevard
- 16. Driveway west of Opportunity | North of Van Buren Boulevard
- 17. Driveway east of Opportunity | North of Van Buren Boulevard

Meridian Specific Plan Area Traffic Count Summary

South Campus

The attached traffic study indicates that the existing (2023/2024) daily traffic entering and exiting the Meridian South Campus area consists of 14,482 passenger car trips per day and 2,941 truck trips per day, which is less than the 26,950 passenger car trips and 4,474 truck trips evaluated in the South Campus Subsequent EIR (September 2020) and the Meridian South Campus Traffic Impact Analysis (April 2020) (October 2017, referred to as 2017 EIR). As such, 12,468 passenger car trips and 1,533 truck trips remain before the Project daily trip generation thresholds evaluated in the 2020 EIR are reached.

At the time of the traffic counts, approximately 66.2 % of the land area of the South Campus was developed. The traffic counts identify that approximately 53.7 percent of the estimated passenger vehicle trips were occurring and 65.7% of the estimated truck trips were occurring. The under representation of passenger vehicle trips in the traffic counts is expected as the remaining lots adjacent to Van Buren Boulevard consist of Office, Commercial and Business Park uses that would be expected to have a proportionally higher passenger vehicle generation rate and a lower truck trip generation rate.

	Driveway Counts		
	Cars	Trucks	Totals
Total 2023 Trips	14,482	2,941	17,423
Meridian South Campus Specific Plan ³	26,950	4,474	31,424
Remaining Trips (SP - 2023 Trips)	12,468	1,533	14,001

North Campus

In addition, the existing (2023/2024) daily traffic entering and exiting the Meridian North Campus area (including potential pass-through traffic along Meridian Parkway and Cactus Avenue) consists of 55,414 passenger car trips per day and 4,380 truck trips per day, which is less than the 63,586 passenger car trips and 8,790 truck trips evaluated in the Meridian North Campus Subsequent EIR (July 2010), the Meridian Specific Plan Amendment Traffic Impact Analysis (April 2010), and the Meridian West Campus-Lower Plateau Project Environmental Impact Report (EIR). There are 4,172 passenger car trips and 4,410 truck trips that remain before the Project daily trip generation thresholds evaluated in the 2010 and 2017 EIRs are reached. Given the near build-out condition of the North Campus, it is expected that actual traffic counts will remain significantly below the traffic estimates within the prior environmental review.

	Driveway Counts		
	Cars	Trucks	Totals
Total 2023 Trips	59,414	4,380	63,794
Meridian Specific Plan Amendment (SPA) ⁴	57,632	7,012	64,644
Meridian West Campus - Lower Plateau ⁵	5,954	1,778	7,732
Remaining Trips (SPA + Lower Plateau - 2023 Trips)	4,172	4,410	8,582

March JPA Traffic Consultant, VRPA Technologies, has reviewed the attached Meridian Specific Plan Five-Year Traffic Monitoring Report. VRPA agrees with the trip generation and traffic count methodology detailed in the Report.

Attachment(s):

- 1) Meridian Specific Plan Five Year Traffic Monitoring Study Area
- 2) Meridian Specific Plan Five Year Traffic Monitoring Study
Urban Crossroads (October 25, 2023 | Updated Driveway Counts, March 7, 2024)
- 3) Traffic Study Review Letter
VRPA Technologies, Inc. (March 27, 2024)

ATTACHMENT 1

Meridian Specific Plan Five Year Traffic Monitoring Study Area

Meridian South and North Campuses
Roadway Segments and Driveway Locations



Meridian Specific Plan 5 Year Traffic Monitoring | Roadway Segments and Driveway Locations – South Campus

- 1. Gless Ranch Road | East of Barton Street, 2. Krameria Avenue | East of Barton Street, 3. Lurin Avenue | East of Barton Street
- 4. Coyote Bush Road | South of Van Buren Boulevard, 5. Orange Terrace Parkway | South of Van Buren Boulevard, 6. Krameria Avenue | West of Village West Dive
- 7. Bundy Road | South of Krameria Avenue (to subtract out other uses to the south),
- 13. Pizza Factory Driveway | South of Van Buren Boulevard



Meridian Specific Plan 5 Year Traffic Monitoring | Roadway Segments and Driveway Locations – North Campus

- 8. Meridian Parkway | South of Alessandro Boulevard, 9. Cactus Avenue | East of Innovation Drive, 10. Economic | North of Van Buren Boulevard
- 11. Meridian Parkway | North of Van Buren Boulevard, 12. Opportunity Way | North of Van Buren Boulevard, 14. Driveway west of Economic | North of Van Buren Boulevard
- 15. Driveway west of Meridian Parkway | North of Van Buren Boulevard, 16. Driveway west of Opportunity | North of Van Buren Boulevard
- 17. Driveway east of Opportunity | North of Van Buren Boulevard

ATTACHMENT 2

Meridian Specific Plan Five Year Traffic Monitoring Study
Urban Crossroads
October 23, 2023 | Updated Driveway Counts, March 7, 2024

DATE: October 25, 2023
TO: Dan Fairbanks, March Joint Powers Authority
FROM: Charlene So, Urban Crossroads, Inc.
JOB NO: 11488-12 2023 Traffic Monitoring



MERIDIAN SPECIFIC PLAN FIVE-YEAR TRAFFIC MONITORING

Urban Crossroads, Inc. is pleased to provide the following Five-Year Traffic Monitoring for the Meridian Specific Plan development (**Project**), which is located in the March Joint Powers Authority (**March JPA**). The purpose of this analysis is to collect 24-hour average daily traffic (**ADT**) counts and determine if the external trips from the Meridian Specific Plan area is within the Project daily trip generation thresholds evaluated in:

- 2003 March Business Center Final Environmental Impact Report (EIR) (February 2003, referred to as **2003 EIR**)
- Meridian North Campus Subsequent Final EIR (July 2010, referred to as **2010 EIR**) and the Meridian Specific Plan Amendment (SPA) Traffic Impact Analysis (April 2010, referred to as **2010 Traffic Study**)
- Meridian West Campus-Lower Plateau Project Environmental Impact Report (EIR) (October 2017, referred to as **2017 EIR**)
- South Campus Subsequent EIR (September 2020 Draft and December 2020 Errata, referred to as **2020 EIR**) and the Meridian South Campus Traffic Impact Analysis (April 2020, referred to as **2020 Traffic Study**)

This five-year traffic monitoring is a mitigation measure in the 2003 EIR and was last conducted in 2018.

STUDY AREA

24-hour directional classified roadway segment counts were conducted on October 17, 2023, on the following 7 roadway segments:

1. Gless Ranch Road – East of Barton Street
2. Krameria Avenue – East of Barton Street
3. Lurin Avenue – East of Barton Street
4. Coyote Bush Road – South of Van Buren Boulevard
5. Orange Terrace Parkway – South of Van Buren Boulevard
6. Krameria Avenue – West of Village West Drive
7. Bundy Road – South of Krameria Avenue (to subtract out other uses to the south)
8. Meridian Parkway – South of Alessandro Boulevard
9. Cactus Avenue – East of Innovation Drive
10. Economic – North of Van Buren Boulevard
11. Meridian Parkway – North of Van Buren Boulevard
12. Opportunity Way – North of Van Buren Boulevard

The above count locations were selected so that all the traffic associated with the existing development within the Meridian Specific Plan (both North Campus and South Campus) is captured. However, it should be noted that the traffic counts would also capture pass-through traffic along Meridian Parkway which might not be part of the traffic generated by the Project. As such the ADT volumes reported are conservative (i.e., it overstates the traffic generated by the Project).

The following 5 driveways were surveyed on March 7, 2024, in order to capture additional segments that would capture traffic generated by uses within the Meridian Specific Plan that would not be reflected in the street counts collected above:

1. Pizza Factory Driveway – South of Van Buren Boulevard
2. Driveway west of Economic – North of Van Buren Boulevard
3. Driveway west of Meridian Parkway – North of Van Buren Boulevard
4. Driveway west of Opportunity – North of Van Buren Boulevard
5. Driveway east of Opportunity – North of Van Buren Boulevard

TRIP MONITORING

A summary of the existing ADT along with a comparison to the daily trip generation thresholds in both traffic studies prepared for Meridian North Campus and South Campus is summarized on Table 1 (see Attachment A for the 2023 and 2024 roadway segment counts). As shown on Table 1, the existing (2023/2024) daily traffic entering and exiting the Meridian South Campus area consists of 14,482 passenger car trips per day and 2,941 truck trips per day, which is less than the 26,950 passenger car trips and 4,474 truck trips evaluated in the 2020 EIR and 2020 Traffic

Study. For reference, trip generation excerpts from the 2020 Traffic Study for the Meridian South Campus project are provided in Attachment B. As such, 12,468 passenger car trips and 1,533 truck trips remain before the Project daily trip generation thresholds evaluated in the 2020 EIR are reached.

As shown on Table 1, the existing (2023/2024) daily traffic entering and exiting the Meridian North Campus and Lower Plateau areas (including potential pass-through traffic along Meridian Parkway and Cactus Avenue) consists of 59,414 passenger car trips per day and 4,380 truck trips per day, which is less than the 63,586 passenger car trips and 8,790 truck trips evaluated in the 2010 EIR, 2010 Traffic Study, and 2017 Traffic Study (Meridian West Campus-Lower Plateau). Trip generation excerpts from the 2010 and 2017 Traffic Study are provided in Attachment C and Attachment D for reference, respectively. As such, 4,172 passenger car trips and 4,410 truck trips remain before the Project daily trip generation thresholds evaluated in the 2010 EIR and 2017 Traffic Study are reached. The trip generation as utilized in the Air Quality Model for the 2003 EIR is provided in Attachment E.

If you have any questions or comments, I can be reached at cs@urbanxroads.com.

TABLE 1: MERIDIAN SPECIFIC PLAN 2023/2024 DAILY TRAFFIC COUNT SUMMARY

#	Roadway Segment	Direction of Travel	Driveway Counts ¹		
			Cars	Trucks	Total
South Campus:					
1	Gless Ranch Rd., East of Barton St.	WB	107	16	123
		EB	77	26	103
2	Krameria Av., East of Barton St.	WB	666	6	672
		EB	618	10	628
3	Lurin Av., East of Barton St.	WB	0	0	0
		EB	0	0	0
4	Coyote Bush Rd., South of Van Buren Bl.	SB	2,239	414	2,653
		NB	2,369	330	2,699
5	Orange Terrace Pkwy., South of Van Buren Bl.	SB	2,258	94	2,352
		NB	2,023	74	2,097
6	Krameria Av., West of Village West Dr.	WB	3,074	1,105	4,179
		EB	3,236	909	4,145
7	Pizza Factory Driveway, South of Van Buren Bl.	NB	22	0	22
		SB	42	0	42
8	Bundy Av., south of Krameria Av. ²	SB	-1,130	-22	-1,152
		NB	-1,119	-21	-1,140
Total 2023 Trips			14,482	2,941	17,423
Meridian South Campus Specific Plan ³			26,950	4,474	31,424
Remaining Trips (SP - 2023 Trips)			12,468	1,533	14,001
North Campus/Lower Plateau:					
9	Meridian Pkwy., South of Alessandro Bl.	SB	10,631	766	11,397
		NB	7,617	301	7,918
10	Cactus Av., East of Innovation Dr.	WB	7,645	890	8,535
		EB	12,497	1,292	13,789
11	Driveway west of Economic, North of Van Buren Bl.	SB	13	0	13
		NB	1	0	1
12	Economic, North of Van Buren Bl.	SB	59	12	71
		NB	56	9	65
13	Driveway west of Meridian Pkwy., North of Van Buren Bl.	SB	118	1	119
		NB	206	2	208
14	Meridian Pkwy., North of Van Buren Bl.	SB	6,800	318	7,118
		NB	4,675	370	5,045
15	Driveway west of Opportunity, North of Van Buren Bl.	SB	448	4	452
		NB	193	5	198
16	Opportunity Wy., North of Van Buren Bl.	SB	3,446	203	3,649
		NB	2,552	197	2,749
17	Driveway east of Opportunity, North of Van Buren Bl.	SB	491	0	491
		NB	1,966	10	1,976
Total 2023 Trips			59,414	4,380	63,794
Meridian Specific Plan Amendment (SPA) ⁴			57,632	7,012	64,644
Meridian West Campus - Lower Plateau ⁵			5,954	1,778	7,732
Remaining Trips (SPA + Lower Plateau - 2023 Trips)			4,172	4,410	8,582

¹ Source: Traffic counts collected by Counts Unlimited, Inc. on Tuesday, October 17, 2023.

² ADT volume on Bundy Av. is subtracted as it captures other uses to the south that travel through the South Campus roadways for access.

³ Source: [Meridian South Campus Traffic Impact Analysis](#), prepared by Urban Crossroads, Inc., dated April 2020 for the [Meridian South Campus Specific Plan & Village West Drive Extension Draft Subsequent EIR](#).

⁴ Source: [Meridian Specific Plan Amendment \(SPA\) Traffic Impact Analysis](#), prepared by Kimley-Horn & Associates, Inc., dated April 2010.

⁵ Source: [Meridian West Campus - Lower Plateau](#), prepared by Dudek, dated October 2017.

ATTACHMENT A: TRAFFIC COUNTS FROM OCTOBER 17, 2023



City: County of Riverside
 Location: DW at Gless Ranch Road; E/O Barton St
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	1	0	0	0	1
0:30	1	0	0	0	1
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	1	0	0	0	1
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	1	0	0	0	1
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	1	0	0	0	1
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	1	0	0	0	1
6:15	0	0	0	0	0
6:30	1	0	0	0	1
6:45	1	0	0	0	1
7:00	3	0	0	0	3
7:15	3	0	0	0	3
7:30	2	0	0	0	2
7:45	0	0	0	0	0
8:00	3	0	0	0	3
8:15	0	0	0	0	0
8:30	1	0	0	0	1
8:45	3	0	0	0	3
9:00	1	0	0	0	1
9:15	0	0	0	0	0
9:30	3	0	0	0	3
9:45	2	0	0	0	2
10:00	1	0	0	0	1
10:15	0	0	0	0	0
10:30	2	0	0	0	2
10:45	0	0	0	0	0
11:00	1	0	0	0	1
11:15	2	0	0	0	2
11:30	4	0	0	0	4
11:45	3	0	0	0	3

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	1	0	0	0	1
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	1	0	0	0	1
1:45	1	0	0	0	1
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	1	0	0	0	1
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	0	0	0	0	0
6:45	3	0	0	0	3
7:00	0	0	0	0	0
7:15	4	0	0	0	4
7:30	4	0	0	0	4
7:45	0	0	0	0	0
8:00	4	0	0	0	4
8:15	1	0	0	0	1
8:30	0	0	0	0	0
8:45	1	0	0	0	1
9:00	3	7	0	0	10
9:15	1	4	0	0	5
9:30	5	0	0	0	5
9:45	0	0	0	0	0
10:00	0	0	0	0	0
10:15	1	0	0	0	1
10:30	1	0	0	0	1
10:45	1	0	0	0	1
11:00	1	0	0	0	1
11:15	1	0	0	0	1
11:30	3	0	0	0	3
11:45	1	0	0	0	1



City: County of Riverside
 Location: DW at Gless Ranch Road; E/O Barton St
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	2	0	0	0	2
12:15	1	0	0	0	1
12:30	3	0	0	0	3
12:45	0	0	0	1	1
13:00	3	0	0	0	3
13:15	1	0	0	0	1
13:30	1	0	0	0	1
13:45	0	0	0	0	0
14:00	0	0	0	0	0
14:15	1	0	0	0	1
14:30	2	0	0	0	2
14:45	1	0	0	0	1
15:00	1	0	0	0	1
15:15	0	0	0	0	0
15:30	0	0	0	0	0
15:45	1	0	0	0	1
16:00	1	0	0	0	1
16:15	2	1	0	0	3
16:30	1	1	0	0	2
16:45	1	0	0	0	1
17:00	0	3	0	0	3
17:15	1	1	0	0	2
17:30	1	3	0	0	4
17:45	1	3	0	0	4
18:00	0	0	0	0	0
18:15	2	4	0	0	6
18:30	2	3	0	0	5
18:45	0	0	0	1	1
19:00	2	1	0	0	3
19:15	1	1	0	0	2
19:30	0	2	0	0	2
19:45	0	0	0	0	0
20:00	1	0	0	0	1
20:15	0	0	0	0	0
20:30	1	0	0	0	1
20:45	1	1	0	0	2
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	77	24	0	2	103

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	3	0	0	0	3
12:15	3	0	0	0	3
12:30	0	0	0	0	0
12:45	2	0	0	1	3
13:00	0	0	0	0	0
13:15	1	0	0	0	1
13:30	1	0	0	0	1
13:45	3	0	0	0	3
14:00	1	1	0	0	2
14:15	0	0	0	0	0
14:30	4	0	0	0	4
14:45	0	0	0	0	0
15:00	1	0	1	0	2
15:15	2	0	0	0	2
15:30	4	0	0	0	4
15:45	0	0	0	0	0
16:00	1	0	0	0	1
16:15	3	0	0	0	3
16:30	2	0	0	0	2
16:45	3	0	0	0	3
17:00	1	0	0	0	1
17:15	1	0	0	0	1
17:30	1	0	0	0	1
17:45	4	0	0	0	4
18:00	5	1	0	0	6
18:15	2	0	0	0	2
18:30	4	0	0	0	4
18:45	1	0	0	0	1
19:00	2	0	0	0	2
19:15	1	1	0	0	2
19:30	1	0	0	0	1
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	1	0	0	0	1
20:30	1	0	0	0	1
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	2	0	0	0	2
21:30	2	0	0	0	2
21:45	0	0	0	0	0
22:00	1	0	0	0	1
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	2	0	0	0	2
23:15	2	0	0	0	2
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	107	14	1	1	123



City: County of Riverside
 Location: DW at Krameria Ave; E/O Barton St
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				Total
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	
0:00	1	0	0	0	1
0:15	2	0	0	0	2
0:30	0	0	0	0	0
0:45	1	0	0	0	1
1:00	2	0	0	0	2
1:15	2	0	0	0	2
1:30	4	0	0	0	4
1:45	0	0	0	0	0
2:00	1	0	0	0	1
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	1	0	0	0	1
3:00	1	0	0	0	1
3:15	7	0	0	0	7
3:30	9	0	0	0	9
3:45	10	0	0	0	10
4:00	17	0	1	0	18
4:15	16	0	0	0	16
4:30	12	0	0	0	12
4:45	1	0	0	0	1
5:00	1	0	0	0	1
5:15	3	0	0	0	3
5:30	3	0	0	0	3
5:45	6	0	0	0	6
6:00	2	0	0	0	2
6:15	4	0	0	0	4
6:30	5	0	0	0	5
6:45	3	0	0	0	3
7:00	8	0	0	0	8
7:15	21	0	0	0	21
7:30	11	0	0	0	11
7:45	13	0	0	0	13
8:00	10	0	0	0	10
8:15	13	0	0	0	13
8:30	20	0	0	0	20
8:45	21	0	0	0	21
9:00	10	0	0	0	10
9:15	8	0	0	0	8
9:30	9	0	0	0	9
9:45	4	0	0	0	4
10:00	6	0	0	0	6
10:15	8	0	0	0	8
10:30	3	0	0	0	3
10:45	6	0	0	0	6
11:00	4	0	0	0	4
11:15	6	0	0	0	6
11:30	14	1	0	0	15
11:45	14	0	0	0	14

	Exiting				Total
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	
0:00	5	0	0	0	5
0:15	9	0	0	0	9
0:30	9	0	0	0	9
0:45	6	0	0	0	6
1:00	2	0	0	0	2
1:15	5	0	0	0	5
1:30	6	0	0	0	6
1:45	2	0	0	0	2
2:00	1	0	0	0	1
2:15	2	0	0	0	2
2:30	0	0	0	0	0
2:45	3	0	0	0	3
3:00	3	0	0	0	3
3:15	3	0	0	0	3
3:30	5	0	0	0	5
3:45	2	0	0	0	2
4:00	3	0	0	0	3
4:15	2	0	0	0	2
4:30	4	0	0	0	4
4:45	1	0	0	0	1
5:00	4	0	0	0	4
5:15	0	0	0	0	0
5:30	2	0	0	0	2
5:45	3	0	0	0	3
6:00	1	0	0	0	1
6:15	1	0	0	0	1
6:30	4	0	0	0	4
6:45	3	0	0	0	3
7:00	3	0	0	0	3
7:15	5	0	0	0	5
7:30	6	0	0	0	6
7:45	5	0	0	0	5
8:00	11	0	0	0	11
8:15	7	0	0	0	7
8:30	6	0	0	0	6
8:45	3	0	0	0	3
9:00	15	0	0	0	15
9:15	18	4	0	0	22
9:30	15	1	0	0	16
9:45	4	0	0	0	4
10:00	14	0	0	0	14
10:15	13	0	0	0	13
10:30	7	0	0	0	7
10:45	7	0	0	0	7
11:00	3	0	0	0	3
11:15	2	0	0	0	2
11:30	6	0	0	0	6
11:45	4	0	0	0	4



City: County of Riverside
 Location: DW at Krameria Ave; E/O Barton St
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	12	0	0	0	12
12:15	17	0	0	0	17
12:30	22	0	0	0	22
12:45	16	0	0	0	16
13:00	5	0	0	0	5
13:15	1	1	0	0	2
13:30	8	0	0	0	8
13:45	2	0	0	0	2
14:00	2	0	0	0	2
14:15	1	0	0	0	1
14:30	5	0	0	0	5
14:45	1	0	0	0	1
15:00	2	0	0	0	2
15:15	3	0	0	0	3
15:30	2	0	0	0	2
15:45	5	0	0	0	5
16:00	8	0	0	0	8
16:15	2	0	0	0	2
16:30	10	0	0	0	10
16:45	8	0	0	0	8
17:00	10	2	0	0	12
17:15	17	0	0	0	17
17:30	6	2	0	0	8
17:45	20	1	0	0	21
18:00	19	1	0	0	20
18:15	21	0	0	0	21
18:30	12	1	0	0	13
18:45	14	0	0	0	14
19:00	10	0	0	0	10
19:15	1	0	0	0	1
19:30	2	0	0	0	2
19:45	6	0	0	0	6
20:00	1	0	0	0	1
20:15	1	0	0	0	1
20:30	2	0	0	0	2
20:45	0	0	0	0	0
21:00	1	0	0	0	1
21:15	1	0	0	0	1
21:30	6	0	0	0	6
21:45	3	0	0	0	3
22:00	2	0	0	0	2
22:15	2	0	0	0	2
22:30	0	0	0	0	0
22:45	2	0	0	0	2
23:00	0	0	0	0	0
23:15	1	0	0	0	1
23:30	2	0	0	0	2
23:45	1	0	0	0	1
TOTAL	618	9	1	0	628

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	4	0	0	0	4
12:15	8	0	0	0	8
12:30	7	0	0	0	7
12:45	11	0	0	0	11
13:00	4	0	0	0	4
13:15	5	0	0	0	5
13:30	5	0	0	0	5
13:45	4	0	0	0	4
14:00	5	0	0	0	5
14:15	3	0	0	0	3
14:30	7	0	0	0	7
14:45	2	0	0	0	2
15:00	9	0	0	0	9
15:15	3	0	0	0	3
15:30	11	0	0	0	11
15:45	4	0	0	0	4
16:00	9	0	0	0	9
16:15	11	0	0	0	11
16:30	7	0	0	0	7
16:45	5	0	0	0	5
17:00	9	0	0	0	9
17:15	9	1	0	0	10
17:30	11	0	0	0	11
17:45	20	0	0	0	20
18:00	23	0	0	0	23
18:15	19	0	0	0	19
18:30	31	0	0	0	31
18:45	15	0	0	0	15
19:00	19	0	0	0	19
19:15	9	0	0	0	9
19:30	10	0	0	0	10
19:45	6	0	0	0	6
20:00	8	0	0	0	8
20:15	5	0	0	0	5
20:30	7	0	0	0	7
20:45	4	0	0	0	4
21:00	5	0	0	0	5
21:15	7	0	0	0	7
21:30	6	0	0	0	6
21:45	7	0	0	0	7
22:00	5	0	0	0	5
22:15	6	0	0	0	6
22:30	5	0	0	0	5
22:45	11	0	0	0	11
23:00	7	0	0	0	7
23:15	13	0	0	0	13
23:30	7	0	0	0	7
23:45	13	0	0	0	13
TOTAL	666	6	0	0	672



City: County of Riverside
 Location: DW at Lurin Ave; E/O Barton St
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	0	0	0	0	0
6:45	0	0	0	0	0
7:00	0	0	0	0	0
7:15	0	0	0	0	0
7:30	0	0	0	0	0
7:45	0	0	0	0	0
8:00	0	0	0	0	0
8:15	0	0	0	0	0
8:30	0	0	0	0	0
8:45	0	0	0	0	0
9:00	0	0	0	0	0
9:15	0	0	0	0	0
9:30	0	0	0	0	0
9:45	0	0	0	0	0
10:00	0	0	0	0	0
10:15	0	0	0	0	0
10:30	0	0	0	0	0
10:45	0	0	0	0	0
11:00	0	0	0	0	0
11:15	0	0	0	0	0
11:30	0	0	0	0	0
11:45	0	0	0	0	0

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	0	0	0	0	0
6:45	0	0	0	0	0
7:00	0	0	0	0	0
7:15	0	0	0	0	0
7:30	0	0	0	0	0
7:45	0	0	0	0	0
8:00	0	0	0	0	0
8:15	0	0	0	0	0
8:30	0	0	0	0	0
8:45	0	0	0	0	0
9:00	0	0	0	0	0
9:15	0	0	0	0	0
9:30	0	0	0	0	0
9:45	0	0	0	0	0
10:00	0	0	0	0	0
10:15	0	0	0	0	0
10:30	0	0	0	0	0
10:45	0	0	0	0	0
11:00	0	0	0	0	0
11:15	0	0	0	0	0
11:30	0	0	0	0	0
11:45	0	0	0	0	0



City: County of Riverside
 Location: DW at Lurin Ave; E/O Barton St
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	0	0	0	0	0
12:30	0	0	0	0	0
12:45	0	0	0	0	0
13:00	0	0	0	0	0
13:15	0	0	0	0	0
13:30	0	0	0	0	0
13:45	0	0	0	0	0
14:00	0	0	0	0	0
14:15	0	0	0	0	0
14:30	0	0	0	0	0
14:45	0	0	0	0	0
15:00	0	0	0	0	0
15:15	0	0	0	0	0
15:30	0	0	0	0	0
15:45	0	0	0	0	0
16:00	0	0	0	0	0
16:15	0	0	0	0	0
16:30	0	0	0	0	0
16:45	0	0	0	0	0
17:00	0	0	0	0	0
17:15	0	0	0	0	0
17:30	0	0	0	0	0
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	0	0	0	0	0

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	0	0	0	0	0
12:30	0	0	0	0	0
12:45	0	0	0	0	0
13:00	0	0	0	0	0
13:15	0	0	0	0	0
13:30	0	0	0	0	0
13:45	0	0	0	0	0
14:00	0	0	0	0	0
14:15	0	0	0	0	0
14:30	0	0	0	0	0
14:45	0	0	0	0	0
15:00	0	0	0	0	0
15:15	0	0	0	0	0
15:30	0	0	0	0	0
15:45	0	0	0	0	0
16:00	0	0	0	0	0
16:15	0	0	0	0	0
16:30	0	0	0	0	0
16:45	0	0	0	0	0
17:00	0	0	0	0	0
17:15	0	0	0	0	0
17:30	0	0	0	0	0
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	0	0	0	0	0



City: County of Riverside
 Location: DW at Coyote Bush Rd; S/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	10	0	0	2	12
0:15	9	0	0	2	11
0:30	7	0	0	1	8
0:45	13	0	2	2	17
1:00	8	0	0	0	8
1:15	4	0	0	2	6
1:30	21	2	0	3	26
1:45	11	1	0	1	13
2:00	4	1	0	3	8
2:15	2	0	1	2	5
2:30	6	0	0	2	8
2:45	12	0	2	1	15
3:00	35	0	1	1	37
3:15	31	0	0	1	32
3:30	20	1	0	0	21
3:45	39	0	0	0	39
4:00	35	0	0	2	37
4:15	52	0	0	1	53
4:30	26	0	1	2	29
4:45	25	2	0	1	28
5:00	26	1	0	1	28
5:15	25	1	0	0	26
5:30	20	0	0	0	20
5:45	20	0	0	1	21
6:00	22	2	0	1	25
6:15	28	1	0	1	30
6:30	37	0	0	0	37
6:45	57	0	0	1	58
7:00	35	1	0	4	40
7:15	63	0	0	0	63
7:30	33	1	2	0	36
7:45	37	1	0	3	41
8:00	40	1	1	0	42
8:15	41	1	1	1	44
8:30	88	0	3	1	92
8:45	41	1	0	3	45
9:00	31	1	0	5	37
9:15	34	2	0	3	39
9:30	35	1	0	3	39
9:45	28	0	1	1	30
10:00	20	0	0	1	21
10:15	33	0	1	2	36
10:30	28	2	1	4	35
10:45	16	0	0	1	17
11:00	25	0	1	2	28
11:15	22	1	0	2	25
11:30	38	1	0	3	42
11:45	26	1	0	3	30

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	25	0	1	0	26
0:15	18	0	1	0	19
0:30	17	1	0	2	20
0:45	19	0	0	0	19
1:00	17	0	0	0	17
1:15	11	0	0	1	12
1:30	7	0	0	0	7
1:45	11	0	0	0	11
2:00	7	1	0	1	9
2:15	10	1	0	0	11
2:30	12	0	0	1	13
2:45	20	1	0	1	22
3:00	17	0	1	1	19
3:15	4	0	0	0	4
3:30	10	0	1	1	12
3:45	2	0	0	0	2
4:00	9	0	0	0	9
4:15	7	0	0	0	7
4:30	16	0	0	1	17
4:45	13	0	0	2	15
5:00	12	4	2	5	23
5:15	8	2	2	0	12
5:30	3	6	0	0	9
5:45	7	2	0	2	11
6:00	7	0	0	0	7
6:15	3	1	0	0	4
6:30	29	0	3	1	33
6:45	15	0	2	0	17
7:00	23	1	0	2	26
7:15	13	1	1	2	17
7:30	14	1	0	1	16
7:45	13	0	0	1	14
8:00	10	3	1	2	16
8:15	6	0	0	1	7
8:30	22	0	1	0	23
8:45	19	1	1	0	21
9:00	16	61	1	4	82
9:15	52	71	0	0	123
9:30	26	7	0	0	33
9:45	13	3	0	1	17
10:00	34	8	1	1	44
10:15	42	1	0	2	45
10:30	41	0	1	3	45
10:45	24	0	0	1	25
11:00	35	13	1	0	49
11:15	61	2	0	2	65
11:30	52	0	0	2	54
11:45	62	2	0	0	64



City: County of Riverside
 Location: DW at Coyote Bush Rd; S/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	43	0	2	1	46
12:15	47	0	0	2	49
12:30	70	2	2	3	77
12:45	56	1	0	1	58
13:00	20	0	2	1	23
13:15	18	1	1	1	21
13:30	15	0	1	4	20
13:45	19	0	0	3	22
14:00	12	1	1	3	17
14:15	17	1	0	0	18
14:30	13	2	0	0	15
14:45	14	0	1	2	17
15:00	14	1	3	5	23
15:15	6	1	2	1	10
15:30	14	1	0	3	18
15:45	20	1	0	0	21
16:00	15	1	0	2	18
16:15	13	1	0	1	15
16:30	15	2	0	2	19
16:45	18	3	1	0	22
17:00	17	2	1	0	20
17:15	29	6	0	2	37
17:30	33	13	0	4	50
17:45	55	2	1	2	60
18:00	51	13	0	3	67
18:15	48	14	0	2	64
18:30	27	12	1	0	40
18:45	24	20	1	2	47
19:00	21	15	1	5	42
19:15	10	6	0	2	18
19:30	27	10	1	3	41
19:45	21	9	0	6	36
20:00	21	3	1	2	27
20:15	16	5	0	1	22
20:30	26	2	3	1	32
20:45	15	0	0	1	16
21:00	10	0	0	2	12
21:15	10	1	3	0	14
21:30	7	2	2	3	14
21:45	8	0	2	2	12
22:00	9	1	2	1	13
22:15	13	0	1	1	15
22:30	8	0	0	0	8
22:45	10	1	4	3	18
23:00	4	0	0	5	9
23:15	8	0	1	0	9
23:30	11	0	2	5	18
23:45	12	0	0	1	13
TOTAL	2329	183	61	170	2743

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	45	1	0	5	51
12:15	47	2	1	4	54
12:30	57	0	0	2	59
12:45	47	3	0	2	52
13:00	32	2	0	1	35
13:15	16	1	0	0	17
13:30	27	0	0	1	28
13:45	20	0	1	0	21
14:00	20	0	1	0	21
14:15	8	0	0	0	8
14:30	57	2	0	2	61
14:45	29	0	0	1	30
15:00	21	0	1	1	23
15:15	23	0	0	0	23
15:30	28	1	0	2	31
15:45	29	0	1	0	30
16:00	65	0	0	1	66
16:15	25	0	0	1	26
16:30	42	0	0	0	42
16:45	33	0	0	1	34
17:00	30	0	0	0	30
17:15	18	1	0	0	19
17:30	43	3	0	0	46
17:45	39	0	0	0	39
18:00	66	1	0	1	68
18:15	51	0	0	0	51
18:30	51	0	0	1	52
18:45	54	0	0	1	55
19:00	41	0	0	0	41
19:15	33	0	0	0	33
19:30	28	1	0	0	29
19:45	22	0	0	1	23
20:00	21	0	1	1	23
20:15	18	0	2	1	21
20:30	30	0	0	2	32
20:45	17	0	0	1	18
21:00	18	1	0	1	20
21:15	20	0	1	0	21
21:30	16	0	1	0	17
21:45	18	0	1	1	20
22:00	19	1	0	0	20
22:15	18	1	0	0	19
22:30	17	0	0	0	17
22:45	16	0	1	0	17
23:00	20	0	1	0	21
23:15	24	0	0	0	24
23:30	22	0	0	2	24
23:45	14	0	0	0	14
TOTAL	2369	215	34	81	2699



City: County of Riverside
 Location: DW at Orange Terrace Pkwy; S/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	16	0	1	0	17
0:15	3	0	0	0	3
0:30	5	0	0	0	5
0:45	5	0	0	0	5
1:00	2	0	0	0	2
1:15	1	0	0	1	2
1:30	4	0	0	0	4
1:45	4	0	0	0	4
2:00	7	0	0	0	7
2:15	0	0	0	1	1
2:30	2	0	0	0	2
2:45	4	0	1	0	5
3:00	2	0	0	0	2
3:15	1	0	0	0	1
3:30	7	0	1	0	8
3:45	7	0	0	0	7
4:00	8	0	0	1	9
4:15	6	0	0	0	6
4:30	4	0	0	2	6
4:45	7	0	0	0	7
5:00	10	1	0	0	11
5:15	5	0	2	0	7
5:30	8	0	1	0	9
5:45	16	1	0	0	17
6:00	10	0	0	0	10
6:15	25	0	0	0	25
6:30	35	1	0	0	36
6:45	23	0	1	0	24
7:00	27	1	1	0	29
7:15	20	2	1	0	23
7:30	21	0	0	0	21
7:45	33	1	0	0	34
8:00	32	0	1	0	33
8:15	41	1	0	0	42
8:30	17	1	0	0	18
8:45	27	2	0	0	29
9:00	23	2	2	0	27
9:15	25	1	0	0	26
9:30	28	1	1	0	30
9:45	19	1	1	0	21
10:00	31	2	1	0	34
10:15	31	1	0	0	32
10:30	32	3	0	0	35
10:45	35	2	1	0	38
11:00	49	1	0	0	50
11:15	60	0	0	1	61
11:30	43	0	0	1	44
11:45	38	0	0	0	38

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	13	0	1	0	14
0:15	3	0	0	0	3
0:30	2	0	0	0	2
0:45	2	0	0	1	3
1:00	3	0	0	0	3
1:15	2	0	0	0	2
1:30	2	0	0	1	3
1:45	3	0	0	0	3
2:00	2	0	0	0	2
2:15	4	0	1	1	6
2:30	1	0	0	0	1
2:45	1	0	0	0	1
3:00	3	0	1	0	4
3:15	1	0	0	0	1
3:30	9	0	1	0	10
3:45	7	0	0	0	7
4:00	4	0	0	0	4
4:15	7	0	0	0	7
4:30	6	0	0	2	8
4:45	3	0	0	0	3
5:00	7	0	0	0	7
5:15	7	0	2	0	9
5:30	6	0	0	0	6
5:45	6	1	0	0	7
6:00	9	0	0	0	9
6:15	15	0	0	0	15
6:30	25	0	0	0	25
6:45	22	0	0	0	22
7:00	24	0	0	0	24
7:15	19	2	1	0	22
7:30	16	0	2	0	18
7:45	29	0	0	0	29
8:00	27	1	0	0	28
8:15	28	0	0	0	28
8:30	23	1	0	0	24
8:45	21	1	0	0	22
9:00	14	1	0	0	15
9:15	22	0	2	0	24
9:30	17	3	0	0	20
9:45	14	0	1	0	15
10:00	30	1	0	0	31
10:15	28	3	1	0	32
10:30	32	1	0	0	33
10:45	30	1	0	0	31
11:00	33	1	1	0	35
11:15	45	0	0	1	46
11:30	51	1	1	0	53
11:45	33	0	0	0	33



City: County of Riverside
 Location: DW at Orange Terrace Pkwy; S/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	53	0	0	0	53
12:15	50	2	0	0	52
12:30	61	2	1	0	64
12:45	22	1	0	0	23
13:00	29	1	0	0	30
13:15	34	0	0	0	34
13:30	40	0	0	0	40
13:45	38	0	0	0	38
14:00	29	0	0	0	29
14:15	31	0	0	1	32
14:30	39	0	0	1	40
14:45	54	0	0	0	54
15:00	33	0	1	0	34
15:15	31	0	0	0	31
15:30	23	0	0	0	23
15:45	36	0	0	0	36
16:00	32	0	0	0	32
16:15	36	1	0	0	37
16:30	29	0	1	0	30
16:45	31	0	0	1	32
17:00	48	0	0	0	48
17:15	40	0	0	0	40
17:30	39	0	0	0	39
17:45	35	2	0	0	37
18:00	42	0	0	0	42
18:15	27	2	0	0	29
18:30	42	0	0	0	42
18:45	41	2	0	0	43
19:00	44	1	0	0	45
19:15	39	1	0	0	40
19:30	32	2	1	0	35
19:45	20	3	0	0	23
20:00	25	1	0	0	26
20:15	29	3	0	0	32
20:30	23	1	0	1	25
20:45	17	1	0	0	18
21:00	21	2	0	0	23
21:15	17	3	0	0	20
21:30	9	0	2	0	11
21:45	17	0	0	0	17
22:00	18	1	0	0	19
22:15	13	1	0	0	14
22:30	6	0	1	0	7
22:45	4	0	1	0	5
23:00	4	0	0	0	4
23:15	6	0	0	0	6
23:30	3	0	0	0	3
23:45	7	0	1	0	8
TOTAL	2258	58	25	11	2352

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	42	1	0	0	43
12:15	40	0	0	0	40
12:30	42	0	0	0	42
12:45	39	2	0	0	41
13:00	29	0	1	0	30
13:15	26	2	0	0	28
13:30	31	0	0	0	31
13:45	39	0	0	0	39
14:00	29	0	0	0	29
14:15	31	0	0	0	31
14:30	31	0	0	0	31
14:45	45	0	0	1	46
15:00	41	0	0	0	41
15:15	24	0	0	0	24
15:30	30	0	0	1	31
15:45	26	0	0	0	26
16:00	32	0	0	0	32
16:15	30	0	0	0	30
16:30	33	0	1	0	34
16:45	23	0	0	0	23
17:00	30	0	0	0	30
17:15	40	0	0	0	40
17:30	32	0	0	1	33
17:45	39	0	0	0	39
18:00	39	0	0	0	39
18:15	36	1	0	0	37
18:30	31	0	0	0	31
18:45	41	1	0	0	42
19:00	37	3	0	0	40
19:15	46	0	0	0	46
19:30	25	2	0	0	27
19:45	24	2	0	0	26
20:00	23	2	0	0	25
20:15	36	2	0	0	38
20:30	21	0	0	0	21
20:45	23	1	0	0	24
21:00	15	2	0	0	17
21:15	20	1	0	1	22
21:30	11	2	1	0	14
21:45	12	0	0	0	12
22:00	17	0	0	0	17
22:15	13	1	0	0	14
22:30	12	1	1	0	14
22:45	6	0	0	0	6
23:00	3	0	0	0	3
23:15	5	0	1	0	6
23:30	4	0	0	0	4
23:45	8	0	0	0	8
TOTAL	2023	44	20	10	2097



City: County of Riverside
 Location: DW at Krameria Ave; W/o Village W Dr
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Eastbound				Total
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	
0:00	12	0	2	4	18
0:15	5	0	1	9	15
0:30	7	0	3	9	19
0:45	8	0	2	9	19
1:00	8	0	2	15	25
1:15	10	2	0	8	20
1:30	4	1	1	10	16
1:45	4	1	3	8	16
2:00	2	0	2	8	12
2:15	3	0	3	7	13
2:30	4	1	4	4	13
2:45	27	0	4	2	33
3:00	11	1	3	5	20
3:15	8	2	2	3	15
3:30	11	3	0	5	19
3:45	4	1	3	1	9
4:00	7	0	3	5	15
4:15	10	0	6	2	18
4:30	39	1	1	8	49
4:45	26	0	3	4	33
5:00	63	1	2	6	72
5:15	19	3	5	3	30
5:30	10	1	0	3	14
5:45	13	0	2	1	16
6:00	12	2	0	3	17
6:15	6	0	2	2	10
6:30	10	3	3	4	20
6:45	13	1	1	4	19
7:00	21	3	2	13	39
7:15	9	1	2	5	17
7:30	17	2	0	3	22
7:45	11	4	1	6	22
8:00	20	1	0	3	24
8:15	22	6	1	3	32
8:30	16	3	0	5	24
8:45	27	1	3	7	38
9:00	37	7	2	9	55
9:15	39	56	1	5	101
9:30	28	29	4	4	65
9:45	31	1	3	9	44
10:00	32	4	0	10	46
10:15	39	1	5	8	53
10:30	55	2	4	8	69
10:45	30	4	2	6	42
11:00	42	9	5	9	65
11:15	62	1	1	12	76
11:30	62	4	2	16	84
11:45	51	0	1	11	63

	Westbound				Total
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	
0:00	3	0	1	1	5
0:15	3	1	0	7	11
0:30	0	0	2	6	8
0:45	5	0	0	6	11
1:00	0	0	0	4	4
1:15	5	0	2	7	14
1:30	6	0	0	8	14
1:45	8	0	1	1	10
2:00	1	0	0	5	6
2:15	7	0	3	5	15
2:30	5	0	0	8	13
2:45	20	0	0	5	25
3:00	40	0	2	6	48
3:15	30	0	0	3	33
3:30	16	0	1	5	22
3:45	25	1	1	5	32
4:00	12	0	0	2	14
4:15	29	0	1	2	32
4:30	28	0	2	6	36
4:45	32	0	1	3	36
5:00	28	2	1	0	31
5:15	36	1	2	5	44
5:30	25	1	1	2	29
5:45	38	4	2	5	49
6:00	31	1	1	8	41
6:15	34	1	1	12	48
6:30	66	1	1	11	79
6:45	102	1	0	9	112
7:00	80	0	0	7	87
7:15	128	1	1	4	134
7:30	109	0	1	7	117
7:45	111	2	2	6	121
8:00	69	1	2	6	78
8:15	67	1	1	4	73
8:30	53	3	3	9	68
8:45	52	1	3	2	58
9:00	53	3	1	9	66
9:15	61	4	1	13	79
9:30	37	1	4	12	54
9:45	46	1	1	9	57
10:00	64	0	2	8	74
10:15	57	1	1	6	65
10:30	71	1	1	5	78
10:45	26	2	1	7	36
11:00	38	0	2	5	45
11:15	31	0	3	4	38
11:30	42	0	4	10	56
11:45	40	0	1	12	53



City: County of Riverside
 Location: DW at Krameria Ave; W/o Village W Dr
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Eastbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	88	0	4	8	100
12:15	51	0	2	19	72
12:30	51	4	5	9	69
12:45	40	4	3	10	57
13:00	53	0	4	8	65
13:15	27	1	3	11	42
13:30	49	1	2	8	60
13:45	32	0	5	11	48
14:00	37	1	3	11	52
14:15	23	7	2	8	40
14:30	50	7	4	16	77
14:45	56	2	1	18	77
15:00	50	0	7	15	72
15:15	47	1	1	12	61
15:30	37	0	3	9	49
15:45	36	0	3	6	45
16:00	71	0	2	10	83
16:15	53	0	2	16	71
16:30	61	1	2	6	70
16:45	68	0	1	6	75
17:00	83	0	0	7	90
17:15	44	2	1	8	55
17:30	87	0	1	11	99
17:45	44	1	0	9	54
18:00	97	4	1	6	108
18:15	96	3	1	6	106
18:30	52	2	0	3	57
18:45	40	0	3	9	52
19:00	38	0	4	5	47
19:15	51	0	2	5	58
19:30	24	1	4	4	33
19:45	23	1	2	7	33
20:00	31	0	3	2	36
20:15	39	0	2	2	43
20:30	26	1	2	7	36
20:45	31	1	1	5	38
21:00	33	1	3	10	47
21:15	30	0	1	6	37
21:30	39	0	2	5	46
21:45	31	0	1	5	37
22:00	19	0	2	7	28
22:15	23	0	1	7	31
22:30	19	0	2	6	27
22:45	15	0	2	3	20
23:00	26	0	2	6	34
23:15	20	0	2	6	28
23:30	15	0	3	3	21
23:45	11	0	1	5	17
TOTAL	3074	209	210	686	4179

	Westbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	65	1	1	3	70
12:15	59	1	2	6	68
12:30	70	1	2	5	78
12:45	61	5	2	5	73
13:00	34	2	3	12	51
13:15	45	0	2	8	55
13:30	30	2	6	6	44
13:45	43	2	3	7	55
14:00	36	1	1	14	52
14:15	23	0	2	10	35
14:30	16	1	1	12	30
14:45	23	0	3	7	33
15:00	36	2	3	5	46
15:15	20	2	0	6	28
15:30	25	0	1	8	34
15:45	18	2	4	6	30
16:00	21	2	1	3	27
16:15	24	2	2	8	36
16:30	13	2	1	5	21
16:45	18	2	0	7	27
17:00	15	7	0	4	26
17:15	37	13	0	10	60
17:30	49	1	1	10	61
17:45	73	1	0	5	79
18:00	77	7	1	8	93
18:15	55	8	1	8	72
18:30	21	5	1	12	39
18:45	22	13	2	4	41
19:00	24	8	0	11	43
19:15	23	4	0	8	35
19:30	21	3	0	8	32
19:45	15	5	3	16	39
20:00	19	4	0	15	38
20:15	22	3	0	6	31
20:30	26	4	3	10	43
20:45	29	3	0	2	34
21:00	23	0	3	1	27
21:15	30	0	3	4	37
21:30	28	0	1	5	34
21:45	13	0	4	3	20
22:00	19	0	3	4	26
22:15	17	0	1	2	20
22:30	8	0	1	5	14
22:45	11	0	0	7	18
23:00	3	0	0	4	7
23:15	1	0	0	6	7
23:30	2	0	0	6	8
23:45	3	0	0	6	9
TOTAL	3236	155	129	625	4145



City: County of Riverside
 Location: DW at Bundy Ave; N/o 11th Street
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	1	1
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	1	1
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	1	0	0	0	1
4:30	1	0	0	0	1
4:45	0	0	0	0	0
5:00	1	0	0	0	1
5:15	2	0	0	0	2
5:30	0	0	0	0	0
5:45	1	0	0	0	1
6:00	2	0	0	0	2
6:15	0	1	0	1	2
6:30	4	0	0	0	4
6:45	2	0	0	0	2
7:00	4	0	0	0	4
7:15	5	0	0	0	5
7:30	11	0	0	0	11
7:45	7	1	0	0	8
8:00	4	0	0	0	4
8:15	9	0	0	0	9
8:30	4	2	0	0	6
8:45	15	0	0	0	15
9:00	9	0	1	0	10
9:15	11	1	1	0	13
9:30	8	0	0	0	8
9:45	7	0	0	0	7
10:00	8	0	0	0	8
10:15	12	0	0	0	12
10:30	12	1	0	0	13
10:45	13	0	0	0	13
11:00	11	0	0	0	11
11:15	49	0	0	0	49
11:30	36	0	0	0	36
11:45	46	0	0	0	46

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	1	0	0	0	1
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	1	0	0	1	2
3:00	0	0	0	0	0
3:15	0	0	0	1	1
3:30	0	0	0	0	0
3:45	3	0	0	0	3
4:00	2	0	0	0	2
4:15	2	0	0	0	2
4:30	3	0	0	0	3
4:45	8	0	0	0	8
5:00	20	0	0	0	20
5:15	34	0	0	0	34
5:30	30	0	0	0	30
5:45	19	0	0	0	19
6:00	16	0	0	1	17
6:15	23	2	0	0	25
6:30	42	0	0	0	42
6:45	46	0	0	0	46
7:00	55	0	0	0	55
7:15	77	0	0	0	77
7:30	78	0	0	1	79
7:45	103	0	0	0	103
8:00	31	0	0	0	31
8:15	27	1	0	1	29
8:30	16	0	0	0	16
8:45	11	1	1	0	13
9:00	8	2	0	0	10
9:15	5	0	1	0	6
9:30	8	0	0	0	8
9:45	13	0	0	0	13
10:00	8	0	0	0	8
10:15	6	0	0	1	7
10:30	8	1	0	0	9
10:45	6	0	0	0	6
11:00	5	0	0	0	5
11:15	13	0	0	0	13
11:30	12	1	0	0	13
11:45	17	0	0	0	17



City: County of Riverside
 Location: DW at Bundy Ave; N/o 11th Street
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	57	1	0	0	58
12:15	29	0	0	0	29
12:30	28	1	0	0	29
12:45	9	0	0	0	9
13:00	11	1	0	0	12
13:15	10	0	0	0	10
13:30	13	0	0	0	13
13:45	16	0	0	0	16
14:00	12	0	0	0	12
14:15	9	0	0	0	9
14:30	12	0	0	0	12
14:45	27	0	0	2	29
15:00	12	2	0	1	15
15:15	29	0	0	0	29
15:30	22	0	0	0	22
15:45	60	0	0	0	60
16:00	43	0	0	0	43
16:15	44	0	0	0	44
16:30	47	0	0	0	47
16:45	66	0	1	0	67
17:00	69	0	0	0	69
17:15	17	0	0	0	17
17:30	19	0	0	0	19
17:45	23	1	0	0	24
18:00	23	0	0	0	23
18:15	51	0	0	0	51
18:30	16	0	0	0	16
18:45	4	0	0	0	4
19:00	4	0	0	0	4
19:15	15	0	0	0	15
19:30	2	0	0	0	2
19:45	1	0	0	0	1
20:00	2	0	0	0	2
20:15	14	0	0	0	14
20:30	2	0	0	0	2
20:45	2	0	0	0	2
21:00	6	0	0	0	6
21:15	3	0	0	1	4
21:30	4	0	0	0	4
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	2	0	0	0	2
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	1130	12	3	7	1152

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	39	0	0	0	39
12:15	30	0	0	0	30
12:30	37	0	0	0	37
12:45	49	1	0	0	50
13:00	17	0	0	0	17
13:15	20	0	0	0	20
13:30	11	0	0	0	11
13:45	5	0	0	0	5
14:00	12	0	0	0	12
14:15	5	0	0	0	5
14:30	6	0	0	0	6
14:45	5	0	0	0	5
15:00	11	0	0	0	11
15:15	7	0	0	0	7
15:30	9	0	0	0	9
15:45	8	0	0	0	8
16:00	3	0	0	0	3
16:15	6	0	1	0	7
16:30	1	1	0	0	2
16:45	3	0	0	0	3
17:00	1	0	0	0	1
17:15	4	0	0	0	4
17:30	10	0	0	1	11
17:45	13	0	0	0	13
18:00	10	0	0	0	10
18:15	3	0	0	0	3
18:30	1	0	0	0	1
18:45	4	0	0	0	4
19:00	9	0	0	0	9
19:15	5	0	0	0	5
19:30	1	0	0	0	1
19:45	4	0	0	0	4
20:00	0	0	0	0	0
20:15	3	0	0	0	3
20:30	1	0	0	0	1
20:45	1	0	0	0	1
21:00	0	0	0	1	1
21:15	1	0	0	0	1
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	1	0	0	0	1
22:15	3	0	0	0	3
22:30	3	0	0	0	3
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	1119	10	3	8	1140



City: County of Riverside
 Location: DW at Meridian Pkwy; S/o Alessandro Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	7	0	0	0	7
0:15	8	0	0	1	9
0:30	4	0	0	0	4
0:45	4	0	0	2	6
1:00	10	0	0	1	11
1:15	7	0	0	0	7
1:30	10	0	0	1	11
1:45	9	0	0	0	9
2:00	3	0	0	0	3
2:15	5	0	0	1	6
2:30	5	0	0	0	5
2:45	5	0	0	1	6
3:00	13	0	0	2	15
3:15	12	0	0	2	14
3:30	16	0	0	2	18
3:45	34	0	0	0	34
4:00	41	0	1	1	43
4:15	40	0	0	2	42
4:30	59	0	0	3	62
4:45	78	1	0	3	82
5:00	73	1	0	3	77
5:15	119	1	1	8	129
5:30	117	1	0	12	130
5:45	128	3	1	6	138
6:00	145	5	0	7	157
6:15	176	0	0	10	186
6:30	252	5	1	6	264
6:45	210	4	0	11	225
7:00	265	5	0	5	275
7:15	311	2	6	2	321
7:30	238	5	2	8	253
7:45	214	3	1	10	228
8:00	284	5	5	7	301
8:15	269	4	1	9	283
8:30	266	3	3	6	278
8:45	204	2	0	15	221
9:00	201	6	0	13	220
9:15	172	8	1	9	190
9:30	151	10	2	11	174
9:45	160	8	3	6	177
10:00	136	4	0	18	158
10:15	127	2	0	9	138
10:30	169	5	5	12	191
10:45	96	4	2	6	108
11:00	101	6	2	15	124
11:15	133	6	1	11	151
11:30	117	2	5	13	137
11:45	131	7	1	11	150

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	10	0	0	0	10
0:15	9	0	1	0	10
0:30	5	1	1	3	10
0:45	11	0	0	2	13
1:00	2	0	0	1	3
1:15	4	0	0	0	4
1:30	6	0	0	0	6
1:45	6	0	1	1	8
2:00	8	0	0	1	9
2:15	2	0	0	2	4
2:30	3	0	0	0	3
2:45	3	0	0	1	4
3:00	11	0	0	0	11
3:15	18	0	0	0	18
3:30	33	0	0	2	35
3:45	56	1	0	0	57
4:00	12	0	0	0	12
4:15	12	0	0	2	14
4:30	39	2	0	1	42
4:45	32	1	0	2	35
5:00	25	0	1	1	27
5:15	35	0	0	0	35
5:30	34	2	0	0	36
5:45	60	2	0	0	62
6:00	45	1	0	2	48
6:15	55	2	0	0	57
6:30	59	3	0	0	62
6:45	96	1	1	1	99
7:00	74	2	0	1	77
7:15	87	0	1	5	93
7:30	106	2	0	1	109
7:45	93	1	1	1	96
8:00	107	2	0	2	111
8:15	68	1	1	4	74
8:30	88	1	0	1	90
8:45	80	2	0	4	86
9:00	74	2	1	2	79
9:15	76	2	1	4	83
9:30	75	4	0	2	81
9:45	78	2	0	2	82
10:00	68	1	0	5	74
10:15	63	3	0	2	68
10:30	61	0	0	1	62
10:45	74	4	0	0	78
11:00	76	5	1	3	85
11:15	62	1	1	4	68
11:30	58	0	0	3	61
11:45	60	3	1	1	65



City: County of Riverside
 Location: DW at Meridian Pkwy; S/o Alessandro Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	127	3	2	7	139
12:15	148	3	2	14	167
12:30	163	2	0	13	178
12:45	124	3	0	6	133
13:00	153	4	0	10	167
13:15	137	3	1	11	152
13:30	168	4	2	5	179
13:45	192	5	0	14	211
14:00	164	2	4	5	175
14:15	236	4	1	5	246
14:30	246	5	0	10	261
14:45	217	2	3	6	228
15:00	220	6	5	12	243
15:15	169	3	4	6	182
15:30	207	2	2	7	218
15:45	202	7	1	8	218
16:00	198	4	1	4	207
16:15	190	3	1	3	197
16:30	192	3	1	1	197
16:45	233	2	1	9	245
17:00	249	4	1	2	256
17:15	186	0	0	7	193
17:30	179	2	0	5	186
17:45	143	0	0	2	145
18:00	88	1	0	1	90
18:15	95	2	0	1	98
18:30	106	1	0	0	107
18:45	71	1	2	0	74
19:00	51	0	0	0	51
19:15	38	2	1	1	42
19:30	61	3	0	0	64
19:45	42	0	0	2	44
20:00	33	0	0	1	34
20:15	33	1	0	2	36
20:30	34	1	0	1	36
20:45	20	0	0	2	22
21:00	30	1	0	1	32
21:15	22	1	0	2	25
21:30	32	0	1	2	35
21:45	19	0	0	0	19
22:00	9	1	0	0	10
22:15	13	3	0	1	17
22:30	11	0	0	0	11
22:45	6	0	0	1	7
23:00	13	0	0	0	13
23:15	8	0	0	3	11
23:30	9	0	0	0	9
23:45	9	0	0	0	9
TOTAL	10631	212	80	474	11397

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	85	2	1	1	89
12:15	88	1	0	0	89
12:30	87	1	0	1	89
12:45	97	4	0	4	105
13:00	108	3	0	1	112
13:15	103	3	0	2	108
13:30	126	2	0	2	130
13:45	113	6	1	1	121
14:00	118	2	0	4	124
14:15	122	2	2	4	130
14:30	198	1	2	3	204
14:45	134	2	0	2	138
15:00	128	3	2	2	135
15:15	160	4	0	2	166
15:30	202	2	0	1	205
15:45	195	2	0	3	200
16:00	248	3	3	1	255
16:15	203	5	4	5	217
16:30	240	0	0	0	240
16:45	208	0	1	1	210
17:00	196	3	1	2	202
17:15	187	2	0	2	191
17:30	202	0	2	2	206
17:45	185	1	1	1	188
18:00	202	1	0	1	204
18:15	199	0	0	1	200
18:30	171	1	1	0	173
18:45	152	2	1	1	156
19:00	129	2	0	0	131
19:15	115	3	1	1	120
19:30	135	2	3	0	140
19:45	86	3	0	3	92
20:00	94	1	0	0	95
20:15	59	1	0	0	60
20:30	60	1	0	0	61
20:45	36	0	0	1	37
21:00	26	1	0	1	28
21:15	25	1	0	1	27
21:30	38	0	0	0	38
21:45	22	0	0	0	22
22:00	26	0	0	0	26
22:15	18	2	0	2	22
22:30	17	0	0	0	17
22:45	14	0	0	1	15
23:00	8	0	0	2	10
23:15	14	0	0	1	15
23:30	7	0	0	0	7
23:45	12	0	0	0	12
TOTAL	7617	129	39	133	7918



City: County of Riverside
 Location: DW at Cactus Ave; W/o I-215 SB Ramps
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Eastbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	14	0	1	2	17
0:15	13	0	0	2	15
0:30	13	0	0	3	16
0:45	24	0	0	1	25
1:00	16	0	0	3	19
1:15	10	0	0	8	18
1:30	15	0	1	4	20
1:45	9	1	0	12	22
2:00	9	0	0	2	11
2:15	13	0	0	5	18
2:30	6	0	0	5	11
2:45	10	1	0	8	19
3:00	11	0	0	7	18
3:15	11	0	0	10	21
3:30	16	0	3	11	30
3:45	34	0	2	15	51
4:00	52	1	2	10	65
4:15	28	0	1	12	41
4:30	31	0	2	14	47
4:45	31	0	0	18	49
5:00	31	0	3	5	39
5:15	25	0	1	10	36
5:30	26	0	0	4	30
5:45	42	0	0	5	47
6:00	38	0	2	9	49
6:15	37	0	2	8	47
6:30	57	1	1	8	67
6:45	73	0	1	5	79
7:00	61	0	5	3	69
7:15	50	0	1	8	59
7:30	69	3	4	8	84
7:45	66	1	1	15	83
8:00	94	1	2	7	104
8:15	79	2	0	4	85
8:30	77	1	1	7	86
8:45	83	0	0	11	94
9:00	55	1	2	7	65
9:15	50	3	3	13	69
9:30	82	4	3	8	97
9:45	64	1	0	10	75
10:00	74	1	1	6	82
10:15	71	4	4	11	90
10:30	76	2	1	8	87
10:45	71	2	5	16	94
11:00	93	2	1	7	103
11:15	78	2	3	9	92
11:30	81	1	0	6	88
11:45	89	2	1	9	101

	Westbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	7	0	0	7	14
0:15	9	0	1	9	19
0:30	28	1	0	3	32
0:45	23	0	3	9	35
1:00	7	0	2	4	13
1:15	6	0	4	6	16
1:30	13	0	0	10	23
1:45	17	1	0	11	29
2:00	8	0	3	9	20
2:15	10	0	0	7	17
2:30	16	0	2	14	32
2:45	21	0	3	7	31
3:00	34	0	1	10	45
3:15	48	0	1	9	58
3:30	129	0	2	11	142
3:45	244	0	2	6	252
4:00	63	0	3	8	74
4:15	77	1	1	3	82
4:30	79	0	2	9	90
4:45	144	2	0	8	154
5:00	93	2	4	11	110
5:15	133	1	0	5	139
5:30	169	1	1	3	174
5:45	197	2	4	13	216
6:00	157	1	1	14	173
6:15	228	0	1	14	243
6:30	318	5	1	8	332
6:45	328	3	3	9	343
7:00	330	3	1	8	342
7:15	384	1	0	10	395
7:30	350	4	2	14	370
7:45	347	2	4	12	365
8:00	391	6	3	10	410
8:15	338	8	5	13	364
8:30	283	3	4	14	304
8:45	265	7	3	14	289
9:00	233	8	8	22	271
9:15	211	2	4	17	234
9:30	177	4	5	16	202
9:45	219	3	6	14	242
10:00	148	3	6	12	169
10:15	143	7	10	21	181
10:30	153	7	5	15	180
10:45	123	4	3	10	140
11:00	119	5	3	12	139
11:15	102	5	5	8	120
11:30	98	3	3	14	118
11:45	121	3	5	10	139



City: County of Riverside
 Location: DW at Cactus Ave; W/o I-215 SB Ramps
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Eastbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	92	1	2	5	100
12:15	100	1	4	11	116
12:30	78	3	2	5	88
12:45	104	0	1	11	116
13:00	101	1	2	12	116
13:15	78	2	1	7	88
13:30	123	1	1	12	137
13:45	101	2	0	13	116
14:00	118	4	1	8	131
14:15	237	1	1	8	247
14:30	194	2	2	5	203
14:45	171	1	2	3	177
15:00	139	0	0	7	146
15:15	126	3	2	3	134
15:30	182	1	5	8	196
15:45	149	3	1	7	160
16:00	154	1	1	6	162
16:15	176	2	2	10	190
16:30	223	1	1	2	227
16:45	171	2	3	10	186
17:00	201	0	2	4	207
17:15	140	1	2	4	147
17:30	203	1	0	4	208
17:45	176	0	2	4	182
18:00	177	0	1	2	180
18:15	214	0	1	2	217
18:30	184	1	3	0	188
18:45	157	0	2	5	164
19:00	130	0	1	2	133
19:15	117	2	0	3	122
19:30	141	1	1	4	147
19:45	103	1	0	11	115
20:00	99	0	1	7	107
20:15	104	0	2	16	122
20:30	78	0	0	6	84
20:45	59	0	1	4	64
21:00	56	0	0	6	62
21:15	41	0	0	11	52
21:30	47	0	0	9	56
21:45	37	0	1	8	46
22:00	34	0	1	5	40
22:15	30	0	2	9	41
22:30	34	0	1	3	38
22:45	27	1	0	12	40
23:00	19	1	1	4	25
23:15	30	2	1	7	40
23:30	11	0	1	3	15
23:45	21	0	0	2	23
TOTAL	7645	80	121	689	8535

	Westbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	117	3	5	8	133
12:15	140	1	6	11	158
12:30	140	4	3	11	158
12:45	131	7	5	7	150
13:00	139	5	7	12	163
13:15	138	2	5	17	162
13:30	161	2	5	14	182
13:45	182	3	3	10	198
14:00	164	3	5	10	182
14:15	263	5	4	10	282
14:30	276	2	3	10	291
14:45	195	4	2	6	207
15:00	219	5	1	6	231
15:15	189	5	2	11	207
15:30	224	3	3	10	240
15:45	221	4	4	5	234
16:00	189	1	4	7	201
16:15	195	0	3	9	207
16:30	177	2	0	3	182
16:45	201	0	1	1	203
17:00	137	0	3	1	141
17:15	166	2	2	7	177
17:30	168	1	1	6	176
17:45	150	2	1	4	157
18:00	111	2	0	7	120
18:15	91	0	2	7	100
18:30	94	0	0	9	103
18:45	68	2	2	5	77
19:00	63	1	2	4	70
19:15	52	0	0	8	60
19:30	43	0	2	9	54
19:45	65	1	1	8	75
20:00	42	1	1	8	52
20:15	51	0	0	12	63
20:30	49	0	1	5	55
20:45	52	0	0	9	61
21:00	30	0	6	6	42
21:15	31	0	3	8	42
21:30	38	0	1	4	43
21:45	36	1	1	5	43
22:00	19	0	1	7	27
22:15	11	1	3	5	20
22:30	15	0	2	11	28
22:45	14	0	1	5	20
23:00	19	0	0	9	28
23:15	30	0	4	4	38
23:30	22	0	0	6	28
23:45	28	0	0	8	36
TOTAL	12497	183	241	868	13789



City: County of Riverside
 Location: DW at Economic; N/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	1	0	0	0	1
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	1	0	0	0	1
4:30	0	0	0	0	0
4:45	2	0	0	0	2
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	1	0	0	0	1
5:45	1	0	0	0	1
6:00	2	0	0	0	2
6:15	2	0	0	0	2
6:30	1	0	0	0	1
6:45	1	0	0	0	1
7:00	3	0	0	1	4
7:15	3	0	0	0	3
7:30	0	0	0	0	0
7:45	1	0	0	0	1
8:00	1	0	0	0	1
8:15	1	0	0	1	2
8:30	0	0	0	0	0
8:45	1	0	0	0	1
9:00	0	0	0	0	0
9:15	1	0	0	0	1
9:30	0	0	0	0	0
9:45	0	0	1	0	1
10:00	3	0	0	0	3
10:15	4	0	0	0	4
10:30	2	2	0	0	4
10:45	5	0	0	0	5
11:00	1	0	0	0	1
11:15	0	0	0	0	0
11:30	1	0	0	0	1
11:45	2	1	1	1	5

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	1	0	1
2:45	0	0	0	0	0
3:00	1	0	0	0	1
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	1	0	0	0	1
4:45	0	0	0	0	0
5:00	1	0	0	0	1
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	0	0	0	0	0
6:45	0	0	0	0	0
7:00	1	0	1	1	3
7:15	0	0	0	0	0
7:30	0	0	0	0	0
7:45	0	1	1	0	2
8:00	0	0	0	0	0
8:15	2	0	0	0	2
8:30	0	0	0	0	0
8:45	0	0	0	0	0
9:00	0	0	0	0	0
9:15	0	0	0	0	0
9:30	0	0	0	0	0
9:45	1	0	0	0	1
10:00	0	0	0	0	0
10:15	1	0	0	0	1
10:30	3	0	0	0	3
10:45	1	1	0	0	2
11:00	1	0	0	0	1
11:15	0	0	0	0	0
11:30	1	0	0	0	1
11:45	1	1	0	0	2



City: County of Riverside
 Location: DW at Economic; N/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	0	0	0	0	0
12:30	1	0	0	0	1
12:45	0	0	0	0	0
13:00	0	0	0	0	0
13:15	1	0	0	0	1
13:30	3	0	0	0	3
13:45	1	0	0	0	1
14:00	0	1	0	0	1
14:15	2	0	0	0	2
14:30	0	0	0	0	0
14:45	2	0	0	0	2
15:00	1	0	0	0	1
15:15	0	0	0	0	0
15:30	0	0	0	0	0
15:45	1	0	0	0	1
16:00	0	0	0	0	0
16:15	0	0	0	0	0
16:30	0	0	0	0	0
16:45	0	0	0	0	0
17:00	1	0	0	0	1
17:15	1	0	0	0	1
17:30	1	0	0	0	1
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	56	4	2	3	65

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	2	0	0	0	2
12:30	1	0	0	0	1
12:45	1	0	0	0	1
13:00	1	0	0	1	2
13:15	0	0	0	0	0
13:30	0	0	0	0	0
13:45	3	0	1	0	4
14:00	2	0	0	0	2
14:15	2	0	0	0	2
14:30	2	0	0	0	2
14:45	3	0	0	0	3
15:00	1	0	0	0	1
15:15	2	0	1	0	3
15:30	1	0	0	0	1
15:45	3	0	0	0	3
16:00	3	0	0	0	3
16:15	2	0	0	1	3
16:30	1	0	0	0	1
16:45	2	0	0	0	2
17:00	0	0	0	0	0
17:15	2	0	0	0	2
17:30	1	0	0	0	1
17:45	1	0	0	0	1
18:00	3	0	0	0	3
18:15	0	0	0	0	0
18:30	1	0	0	0	1
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	2	0	0	1	3
20:00	1	0	0	0	1
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	1	0	0	0	1
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	59	3	5	4	71



City: County of Riverside
 Location: DW at Meridian Pkwy; N/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	6	0	0	0	6
0:15	9	0	0	0	9
0:30	6	0	0	0	6
0:45	12	0	0	0	12
1:00	5	0	0	1	6
1:15	7	0	0	0	7
1:30	8	0	0	2	10
1:45	7	0	0	1	8
2:00	4	0	0	4	8
2:15	1	0	0	1	2
2:30	6	0	0	0	6
2:45	13	0	0	1	14
3:00	8	0	0	1	9
3:15	12	0	0	0	12
3:30	27	0	1	0	28
3:45	34	0	0	0	34
4:00	17	0	0	2	19
4:15	10	0	1	4	15
4:30	30	0	0	0	30
4:45	32	1	0	0	33
5:00	41	1	0	3	45
5:15	45	2	2	2	51
5:30	46	0	0	2	48
5:45	60	0	1	0	61
6:00	39	1	1	1	42
6:15	48	1	0	3	52
6:30	65	0	1	4	70
6:45	92	2	0	2	96
7:00	73	1	10	0	84
7:15	81	1	1	4	87
7:30	94	1	0	0	95
7:45	99	1	1	1	102
8:00	138	2	1	1	142
8:15	118	2	1	0	121
8:30	102	1	1	1	105
8:45	61	2	0	7	70
9:00	73	3	1	7	84
9:15	65	8	1	1	75
9:30	76	8	1	2	87
9:45	70	2	0	2	74
10:00	52	1	0	8	61
10:15	57	2	0	1	60
10:30	63	1	0	4	68
10:45	58	1	1	4	64
11:00	47	4	1	1	53
11:15	56	0	1	2	59
11:30	44	3	0	7	54
11:45	70	4	0	1	75

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	11	0	0	1	12
0:15	6	0	0	0	6
0:30	11	0	0	0	11
0:45	11	1	0	1	13
1:00	5	0	0	0	5
1:15	1	0	0	0	1
1:30	15	0	0	1	16
1:45	6	0	0	2	8
2:00	10	0	0	2	12
2:15	9	0	0	3	12
2:30	7	0	0	1	8
2:45	3	0	0	2	5
3:00	16	0	0	2	18
3:15	12	1	0	1	14
3:30	9	0	0	1	10
3:45	17	0	0	1	18
4:00	19	0	0	3	22
4:15	20	0	0	4	24
4:30	21	0	0	3	24
4:45	13	1	0	6	20
5:00	14	0	0	2	16
5:15	15	1	0	0	16
5:30	25	0	0	5	30
5:45	31	0	1	4	36
6:00	33	1	0	1	35
6:15	36	0	0	2	38
6:30	56	3	0	2	61
6:45	96	5	0	5	106
7:00	69	4	0	0	73
7:15	97	5	1	4	107
7:30	151	2	0	2	155
7:45	132	1	0	3	136
8:00	115	1	0	3	119
8:15	98	1	1	2	102
8:30	86	2	1	1	90
8:45	99	3	0	2	104
9:00	62	3	0	2	67
9:15	76	2	0	2	80
9:30	62	2	0	3	67
9:45	65	1	0	6	72
10:00	61	0	1	4	66
10:15	74	3	0	3	80
10:30	71	3	0	2	76
10:45	54	1	1	4	60
11:00	61	3	0	3	67
11:15	72	2	0	6	80
11:30	54	3	0	2	59
11:45	73	0	2	2	77



City: County of Riverside
 Location: DW at Meridian Pkwy; N/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	60	2	2	4	68
12:15	74	2	1	6	83
12:30	65	1	1	8	75
12:45	78	3	2	4	87
13:00	65	0	0	2	67
13:15	62	4	1	3	70
13:30	78	1	1	5	85
13:45	71	1	2	4	78
14:00	67	3	1	1	72
14:15	61	3	0	5	69
14:30	94	2	1	6	103
14:45	100	2	2	2	106
15:00	99	3	0	5	107
15:15	66	1	3	4	74
15:30	82	0	1	5	88
15:45	77	2	0	4	83
16:00	86	2	0	2	90
16:15	58	2	1	3	64
16:30	92	1	1	1	95
16:45	67	0	0	4	71
17:00	70	1	0	5	76
17:15	68	0	0	4	72
17:30	80	2	1	3	86
17:45	89	0	0	1	90
18:00	77	0	0	0	77
18:15	56	0	1	1	58
18:30	62	2	0	3	67
18:45	50	1	1	1	53
19:00	42	0	1	2	45
19:15	31	1	0	1	33
19:30	36	1	2	2	41
19:45	39	0	0	2	41
20:00	32	1	1	1	35
20:15	25	0	0	2	27
20:30	33	1	1	0	35
20:45	21	0	1	0	22
21:00	21	1	0	0	22
21:15	22	1	0	0	23
21:30	18	0	0	2	20
21:45	12	0	0	1	13
22:00	11	1	0	0	12
22:15	18	0	0	2	20
22:30	10	0	0	2	12
22:45	5	0	0	2	7
23:00	14	0	0	1	15
23:15	12	1	0	3	16
23:30	7	0	0	0	7
23:45	22	0	0	1	23
TOTAL	4672	105	57	208	5042

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	67	6	0	1	74
12:15	83	1	1	2	87
12:30	98	2	1	2	103
12:45	97	2	0	2	101
13:00	75	2	0	0	77
13:15	78	1	0	2	81
13:30	106	2	3	0	111
13:45	117	8	1	3	129
14:00	117	3	0	1	121
14:15	151	6	0	1	158
14:30	168	3	2	4	177
14:45	159	1	1	0	161
15:00	153	2	1	2	158
15:15	154	0	1	0	155
15:30	202	1	0	0	203
15:45	184	1	3	3	191
16:00	251	1	1	2	255
16:15	200	2	1	3	206
16:30	198	2	1	1	202
16:45	170	3	0	0	173
17:00	185	3	0	1	189
17:15	178	5	0	1	184
17:30	171	0	1	1	173
17:45	158	1	0	0	159
18:00	148	2	0	0	150
18:15	123	2	0	2	127
18:30	108	1	0	0	109
18:45	87	1	1	2	91
19:00	76	1	1	0	78
19:15	53	0	1	1	55
19:30	51	0	1	0	52
19:45	61	1	0	0	62
20:00	46	0	0	1	47
20:15	47	0	0	1	48
20:30	61	0	0	0	61
20:45	45	1	1	1	48
21:00	32	1	0	1	34
21:15	22	0	0	3	25
21:30	27	0	1	3	31
21:45	20	0	0	0	20
22:00	23	0	1	1	25
22:15	13	0	0	0	13
22:30	11	0	0	1	12
22:45	13	0	0	0	13
23:00	11	0	0	1	12
23:15	17	0	0	0	17
23:30	11	0	0	1	12
23:45	14	0	0	0	14
TOTAL	6800	123	33	162	7118



City: County of Riverside
 Location: DW at Opportunity Way; N/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	12	0	1	1	14
0:15	7	0	1	2	10
0:30	13	0	0	0	13
0:45	5	1	0	1	7
1:00	3	0	0	2	5
1:15	1	0	0	1	2
1:30	6	0	0	1	7
1:45	9	0	0	2	11
2:00	2	0	0	1	3
2:15	8	0	0	0	8
2:30	6	0	0	2	8
2:45	7	0	0	0	7
3:00	3	0	0	1	4
3:15	8	0	0	1	9
3:30	14	0	1	0	15
3:45	25	0	0	3	28
4:00	11	0	1	1	13
4:15	9	0	0	1	10
4:30	7	0	0	3	10
4:45	16	0	0	6	22
5:00	18	0	0	1	19
5:15	17	0	1	2	20
5:30	19	1	0	0	20
5:45	25	0	0	0	25
6:00	24	1	0	2	27
6:15	25	0	0	0	25
6:30	29	0	1	1	31
6:45	51	1	0	4	56
7:00	48	1	0	0	49
7:15	29	1	0	1	31
7:30	38	1	0	2	41
7:45	36	0	0	0	36
8:00	22	1	0	1	24
8:15	42	1	0	0	43
8:30	30	0	0	1	31
8:45	20	1	0	1	22
9:00	34	1	0	2	37
9:15	20	4	0	1	25
9:30	29	3	1	1	34
9:45	30	0	0	2	32
10:00	29	0	1	4	34
10:15	24	0	0	3	27
10:30	33	3	0	1	37
10:45	31	0	2	1	34
11:00	25	1	1	2	29
11:15	48	3	2	0	53
11:30	53	0	0	2	55
11:45	53	3	0	2	58

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	13	0	0	0	13
0:15	13	0	1	1	15
0:30	16	0	1	3	20
0:45	18	0	0	2	20
1:00	12	0	0	0	12
1:15	10	0	0	1	11
1:30	7	0	0	1	8
1:45	7	0	0	1	8
2:00	4	0	0	0	4
2:15	0	0	0	3	3
2:30	4	0	0	3	7
2:45	4	0	0	1	5
3:00	3	0	0	1	4
3:15	4	0	0	1	5
3:30	4	0	0	6	10
3:45	7	0	1	0	8
4:00	10	0	0	2	12
4:15	12	0	0	2	14
4:30	9	0	0	4	13
4:45	20	0	1	6	27
5:00	15	1	1	1	18
5:15	22	0	1	1	24
5:30	32	1	0	3	36
5:45	24	0	0	1	25
6:00	19	0	0	2	21
6:15	15	1	0	0	16
6:30	32	0	0	2	34
6:45	25	3	0	1	29
7:00	41	1	0	0	42
7:15	56	2	2	3	63
7:30	39	1	1	0	41
7:45	46	1	0	1	48
8:00	29	0	0	2	31
8:15	29	3	0	1	33
8:30	43	0	0	0	43
8:45	33	0	0	1	34
9:00	27	0	0	1	28
9:15	34	0	0	0	34
9:30	23	1	0	3	27
9:45	33	5	0	3	41
10:00	30	1	1	3	35
10:15	31	2	0	3	36
10:30	27	1	0	4	32
10:45	42	1	0	2	45
11:00	53	1	0	1	55
11:15	49	0	1	2	52
11:30	56	2	1	2	61
11:45	64	2	1	1	68



City: County of Riverside
 Location: DW at Opportunity Way; N/o Van Buren Blvd
 Date: Tuesday, October 17, 2023
 Count Type: Driveway Classification

	Northbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	45	1	0	1	47
12:15	47	0	3	1	51
12:30	46	2	2	2	52
12:45	36	3	1	3	43
13:00	38	1	1	1	41
13:15	32	0	0	3	35
13:30	38	1	0	1	40
13:45	36	2	1	0	39
14:00	22	1	1	1	25
14:15	31	0	1	4	36
14:30	29	0	0	2	31
14:45	51	2	0	4	57
15:00	32	0	0	0	32
15:15	43	0	1	2	46
15:30	32	1	0	0	33
15:45	44	0	0	0	44
16:00	41	1	0	2	44
16:15	39	0	0	0	39
16:30	40	0	1	1	42
16:45	43	0	0	1	44
17:00	35	1	0	1	37
17:15	59	0	0	0	59
17:30	39	1	0	0	40
17:45	33	0	0	0	33
18:00	49	0	1	0	50
18:15	30	0	0	1	31
18:30	39	0	0	0	39
18:45	33	1	0	1	35
19:00	33	1	0	0	34
19:15	34	0	0	2	36
19:30	31	0	0	1	32
19:45	36	0	0	1	37
20:00	32	0	3	0	35
20:15	31	0	1	1	33
20:30	28	0	0	1	29
20:45	17	0	1	3	21
21:00	19	0	1	1	21
21:15	22	0	1	1	24
21:30	12	0	1	2	15
21:45	15	0	0	0	15
22:00	13	0	0	0	13
22:15	25	0	0	0	25
22:30	11	1	0	2	14
22:45	7	0	0	1	8
23:00	22	0	0	0	22
23:15	8	0	0	0	8
23:30	13	0	0	0	13
23:45	7	0	0	1	8
TOTAL	2552	48	34	115	2749

	Southbound				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	53	2	0	5	60
12:15	64	0	0	3	67
12:30	71	1	0	3	75
12:45	64	0	2	0	66
13:00	50	2	0	1	53
13:15	64	2	2	0	68
13:30	60	0	0	1	61
13:45	55	1	1	0	57
14:00	32	1	2	2	37
14:15	56	3	0	0	59
14:30	55	0	0	1	56
14:45	51	1	2	0	54
15:00	67	0	0	2	69
15:15	54	0	1	1	56
15:30	76	0	0	1	77
15:45	55	1	0	1	57
16:00	64	0	0	1	65
16:15	56	1	0	1	58
16:30	70	0	0	1	71
16:45	61	0	0	0	61
17:00	56	0	0	0	56
17:15	67	0	0	0	67
17:30	58	1	0	0	59
17:45	67	0	0	0	67
18:00	58	0	0	1	59
18:15	55	1	0	0	56
18:30	46	0	1	0	47
18:45	55	2	0	0	57
19:00	35	2	1	1	39
19:15	44	0	0	0	44
19:30	61	0	0	0	61
19:45	41	0	0	1	42
20:00	35	0	0	0	35
20:15	55	0	2	0	57
20:30	56	0	0	1	57
20:45	36	0	0	3	39
21:00	22	0	0	2	24
21:15	36	0	2	0	38
21:30	24	1	0	0	25
21:45	31	0	0	2	33
22:00	17	0	1	0	18
22:15	21	0	0	0	21
22:30	33	0	0	1	34
22:45	24	0	0	1	25
23:00	21	0	0	0	21
23:15	22	0	0	0	22
23:30	20	0	0	1	21
23:45	26	0	1	0	27
TOTAL	3446	52	31	120	3649



City: Riverside
 Location: Van Buren East of Opportunity Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	1	0	0	0	1
6:00	1	0	0	0	1
6:15	1	0	0	0	1
6:30	3	0	0	0	3
6:45	4	0	0	0	4
7:00	2	0	0	0	2
7:15	0	0	0	0	0
7:30	3	0	0	0	3
7:45	3	0	0	0	3
8:00	4	0	0	0	4
8:15	1	0	0	0	1
8:30	1	0	0	0	1
8:45	5	0	0	0	5
9:00	1	0	0	0	1
9:15	1	0	0	0	1
9:30	0	0	0	0	0
9:45	1	0	0	0	1
10:00	2	0	0	0	2
10:15	1	0	0	0	1
10:30	0	0	0	0	0
10:45	0	0	0	0	0
11:00	1	0	0	0	1
11:15	0	0	0	0	0
11:30	0	0	0	0	0
11:45	0	0	0	0	0

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	0	0	0	0	0
6:45	2	0	0	0	2
7:00	1	1	0	0	2
7:15	0	0	0	0	0
7:30	1	0	0	0	1
7:45	0	0	0	0	0
8:00	0	0	0	0	0
8:15	1	0	0	0	1
8:30	0	0	0	0	0
8:45	0	0	0	0	0
9:00	0	0	0	0	0
9:15	0	0	0	0	0
9:30	0	0	0	0	0
9:45	0	0	0	0	0
10:00	0	0	0	0	0
10:15	0	0	0	0	0
10:30	0	0	0	0	0
10:45	0	0	0	0	0
11:00	1	0	0	0	1
11:15	0	0	0	0	0
11:30	0	0	0	0	0
11:45	0	0	0	0	0



City: Riverside
 Location: Van Buren East of Opportunity Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	0	0	0	0	0
12:30	0	0	0	0	0
12:45	1	0	0	0	1
13:00	0	1	0	0	1
13:15	1	0	0	0	1
13:30	0	0	0	0	0
13:45	1	0	0	0	1
14:00	0	0	0	0	0
14:15	0	0	0	0	0
14:30	0	0	0	0	0
14:45	0	0	0	0	0
15:00	1	0	0	0	1
15:15	0	0	0	0	0
15:30	1	0	0	0	1
15:45	0	0	0	0	0
16:00	0	0	0	0	0
16:15	0	0	0	0	0
16:30	0	0	0	0	0
16:45	0	0	0	0	0
17:00	0	0	0	0	0
17:15	0	0	0	0	0
17:30	0	0	0	0	0
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	41	1	0	0	42

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	0	0	0	0	0
12:30	0	0	0	0	0
12:45	1	0	0	0	1
13:00	1	0	0	0	1
13:15	0	0	0	0	0
13:30	0	0	0	0	0
13:45	1	0	0	0	1
14:00	2	0	0	0	2
14:15	0	0	0	0	0
14:30	0	0	0	0	0
14:45	1	0	0	0	1
15:00	0	0	0	0	0
15:15	0	0	0	0	0
15:30	1	0	0	0	1
15:45	0	0	0	0	0
16:00	1	0	0	0	1
16:15	0	0	0	0	0
16:30	2	0	0	0	2
16:45	0	0	0	0	0
17:00	2	0	0	0	2
17:15	0	0	0	0	0
17:30	3	0	0	0	3
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	21	1	0	0	22



City: Riverside
 Location: Van Buren West Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	0	0	0	0	0
6:45	0	0	0	0	0
7:00	0	0	0	0	0
7:15	0	0	0	0	0
7:30	0	0	0	0	0
7:45	0	0	0	0	0
8:00	0	0	0	0	0
8:15	0	0	0	0	0
8:30	0	0	0	0	0
8:45	0	0	0	0	0
9:00	0	0	0	0	0
9:15	1	0	0	0	1
9:30	0	0	0	0	0
9:45	0	0	0	0	0
10:00	0	0	0	0	0
10:15	0	0	0	0	0
10:30	0	0	0	0	0
10:45	0	0	0	0	0
11:00	0	0	0	0	0
11:15	0	0	0	0	0
11:30	0	0	0	0	0
11:45	0	0	0	0	0

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	0	0	0	0	0
6:45	0	0	0	0	0
7:00	0	0	0	0	0
7:15	0	0	0	0	0
7:30	0	0	0	0	0
7:45	0	0	0	0	0
8:00	0	0	0	0	0
8:15	0	0	0	0	0
8:30	1	0	0	0	1
8:45	0	0	0	0	0
9:00	0	0	0	0	0
9:15	0	0	0	0	0
9:30	0	0	0	0	0
9:45	0	0	0	0	0
10:00	0	0	0	0	0
10:15	0	0	0	0	0
10:30	0	0	0	0	0
10:45	1	0	0	0	1
11:00	0	0	0	0	0
11:15	0	0	0	0	0
11:30	0	0	0	0	0
11:45	0	0	0	0	0



City: Riverside
 Location: Van Buren West Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	0	0	0	0	0
12:30	0	0	0	0	0
12:45	0	0	0	0	0
13:00	0	0	0	0	0
13:15	0	0	0	0	0
13:30	0	0	0	0	0
13:45	0	0	0	0	0
14:00	0	0	0	0	0
14:15	0	0	0	0	0
14:30	0	0	0	0	0
14:45	0	0	0	0	0
15:00	0	0	0	0	0
15:15	0	0	0	0	0
15:30	0	0	0	0	0
15:45	0	0	0	0	0
16:00	0	0	0	0	0
16:15	0	0	0	0	0
16:30	0	0	0	0	0
16:45	0	0	0	0	0
17:00	0	0	0	0	0
17:15	0	0	0	0	0
17:30	0	0	0	0	0
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	1	0	0	0	1

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	0	0	0	0	0
12:15	0	0	0	0	0
12:30	2	0	0	0	2
12:45	0	0	0	0	0
13:00	0	0	0	0	0
13:15	0	1	0	0	1
13:30	0	0	0	0	0
13:45	1	0	0	0	1
14:00	2	0	0	0	2
14:15	0	1	0	0	1
14:30	0	0	0	0	0
14:45	1	0	0	0	1
15:00	2	0	0	0	2
15:15	0	0	0	0	0
15:30	0	0	0	0	0
15:45	0	0	0	0	0
16:00	0	0	0	0	0
16:15	0	0	0	0	0
16:30	0	0	0	0	0
16:45	0	0	0	0	0
17:00	1	0	0	0	1
17:15	0	0	0	0	0
17:30	0	0	0	0	0
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
	11	2	0	0	13



City: Riverside
 Location: Van Buren West of Meridian Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	1	0	0	0	1
0:30	3	0	0	0	3
0:45	1	0	0	0	1
1:00	3	0	0	0	3
1:15	1	0	0	0	1
1:30	3	0	0	0	3
1:45	3	0	0	0	3
2:00	2	0	0	0	2
2:15	1	0	0	0	1
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	1	0	0	0	1
3:30	3	0	0	0	3
3:45	4	0	0	0	4
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	3	0	0	0	3
4:45	1	0	0	0	1
5:00	1	0	0	0	1
5:15	2	0	0	0	2
5:30	2	0	0	0	2
5:45	5	0	0	0	5
6:00	4	0	1	0	5
6:15	5	0	0	0	5
6:30	5	0	0	0	5
6:45	4	0	0	0	4
7:00	2	0	0	0	2
7:15	3	0	0	0	3
7:30	5	0	0	0	5
7:45	4	0	0	0	4
8:00	3	0	0	0	3
8:15	5	0	0	0	5
8:30	2	0	0	0	2
8:45	10	0	0	0	10
9:00	10	0	0	0	10
9:15	6	0	0	0	6
9:30	1	1	0	0	2
9:45	5	0	0	0	5
10:00	7	0	0	0	7
10:15	1	0	0	0	1
10:30	1	0	0	0	1
10:45	2	0	0	0	2
11:00	4	0	0	0	4
11:15	2	0	0	0	2
11:30	3	0	0	0	3
11:45	8	0	0	0	8

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	0	0	0	0	0
0:15	0	0	0	0	0
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	1	0	0	0	1
1:15	2	0	0	0	2
1:30	0	0	0	0	0
1:45	2	0	0	0	2
2:00	2	0	0	0	2
2:15	2	0	0	0	2
2:30	3	0	0	0	3
2:45	1	0	0	0	1
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	1	0	0	0	1
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	0	0	0	0	0
6:00	0	0	0	0	0
6:15	0	0	0	0	0
6:30	1	0	0	0	1
6:45	0	0	0	0	0
7:00	0	0	0	0	0
7:15	1	0	0	0	1
7:30	1	0	0	0	1
7:45	3	0	0	0	3
8:00	2	0	0	0	2
8:15	0	0	0	0	0
8:30	1	0	0	0	1
8:45	1	0	0	0	1
9:00	4	0	0	0	4
9:15	0	0	0	0	0
9:30	1	0	0	0	1
9:45	3	1	0	0	4
10:00	3	0	0	0	3
10:15	3	1	0	0	4
10:30	2	0	0	0	2
10:45	6	0	0	0	6
11:00	2	0	0	0	2
11:15	2	0	0	0	2
11:30	2	0	0	0	2
11:45	3	0	1	0	4



City: Riverside
 Location: Van Buren West of Meridian Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	3	0	0	0	3
12:15	5	0	0	0	5
12:30	3	0	0	0	3
12:45	6	1	0	0	7
13:00	2	0	0	0	2
13:15	2	0	0	0	2
13:30	5	0	0	0	5
13:45	3	0	0	0	3
14:00	4	0	0	0	4
14:15	3	0	0	0	3
14:30	2	0	0	0	2
14:45	3	0	0	0	3
15:00	6	0	0	0	6
15:15	2	0	0	0	2
15:30	0	0	0	0	0
15:45	0	0	0	0	0
16:00	2	0	0	0	2
16:15	1	0	0	0	1
16:30	2	0	0	0	2
16:45	0	0	0	0	0
17:00	1	0	0	0	1
17:15	3	0	0	0	3
17:30	0	0	0	0	0
17:45	0	1	0	0	1
18:00	0	0	0	0	0
18:15	0	0	0	0	0
18:30	1	0	0	0	1
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	0	0	0	0	0
20:00	0	0	1	0	1
20:15	0	0	0	0	0
20:30	1	0	0	0	1
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	0	0	0	0	0
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	1	0	0	1
TOTAL	202	4	2	0	208

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	3	0	0	0	3
12:15	0	0	0	0	0
12:30	1	0	0	0	1
12:45	2	0	0	0	2
13:00	3	0	0	0	3
13:15	2	0	0	0	2
13:30	1	0	0	0	1
13:45	2	0	0	0	2
14:00	3	0	0	0	3
14:15	1	0	0	0	1
14:30	2	0	0	0	2
14:45	0	0	0	0	0
15:00	5	0	0	0	5
15:15	1	0	0	0	1
15:30	1	0	0	0	1
15:45	5	1	0	0	6
16:00	5	0	0	0	5
16:15	1	0	0	0	1
16:30	3	0	0	0	3
16:45	3	0	0	0	3
17:00	3	0	0	0	3
17:15	4	0	0	0	4
17:30	1	0	0	0	1
17:45	0	0	0	0	0
18:00	2	0	0	0	2
18:15	1	0	0	0	1
18:30	0	0	0	0	0
18:45	0	0	0	0	0
19:00	0	0	0	0	0
19:15	0	0	0	0	0
19:30	0	0	0	0	0
19:45	2	0	0	0	2
20:00	0	0	0	0	0
20:15	0	0	0	0	0
20:30	0	0	0	0	0
20:45	0	0	0	0	0
21:00	0	0	0	0	0
21:15	0	0	0	0	0
21:30	1	0	0	0	1
21:45	0	0	0	0	0
22:00	0	0	0	0	0
22:15	2	0	0	0	2
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	0	0	0	0	0
TOTAL	115	3	1	0	119



City: Riverside
 Location: Van Buren East of Meridian Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	1	0	0	0	1
0:15	1	0	0	0	1
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	1	0	0	0	1
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	1	0	0	0	1
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	0	0	0	0	0
4:30	0	0	0	0	0
4:45	0	0	0	0	0
5:00	0	0	0	0	0
5:15	0	0	0	0	0
5:30	0	0	0	0	0
5:45	2	0	0	0	2
6:00	0	0	0	0	0
6:15	1	0	0	0	1
6:30	0	0	0	0	0
6:45	6	0	0	0	6
7:00	4	0	0	0	4
7:15	1	0	0	0	1
7:30	1	0	0	0	1
7:45	7	0	0	0	7
8:00	4	0	0	0	4
8:15	2	0	0	0	2
8:30	1	0	0	0	1
8:45	4	0	0	0	4
9:00	3	0	0	0	3
9:15	3	0	0	0	3
9:30	3	0	0	0	3
9:45	1	0	0	0	1
10:00	4	0	0	0	4
10:15	5	0	0	0	5
10:30	4	0	0	0	4
10:45	4	0	0	0	4
11:00	1	0	0	0	1
11:15	2	0	0	0	2
11:30	3	1	0	0	4
11:45	2	0	0	0	2

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	8	0	0	0	8
0:15	7	0	1	0	8
0:30	1	0	0	0	1
0:45	0	0	0	0	0
1:00	0	0	0	0	0
1:15	3	0	0	0	3
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	0	0	0	0	0
2:15	0	0	0	0	0
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	2	0	0	0	2
4:15	1	0	0	0	1
4:30	0	0	0	0	0
4:45	1	0	0	0	1
5:00	2	1	0	0	3
5:15	3	0	0	0	3
5:30	3	0	0	0	3
5:45	2	0	0	0	2
6:00	1	0	0	0	1
6:15	4	1	0	0	5
6:30	7	0	0	0	7
6:45	7	1	0	0	8
7:00	4	2	0	0	6
7:15	7	0	0	0	7
7:30	4	1	0	0	5
7:45	6	1	0	0	7
8:00	9	0	0	0	9
8:15	5	0	0	0	5
8:30	4	0	0	0	4
8:45	7	0	0	0	7
9:00	6	0	0	0	6
9:15	11	0	0	0	11
9:30	7	0	0	0	7
9:45	7	0	0	0	7
10:00	6	0	0	0	6
10:15	7	0	0	0	7
10:30	6	1	0	0	7
10:45	7	0	0	0	7
11:00	7	0	0	0	7
11:15	6	1	0	0	7
11:30	3	0	0	0	3
11:45	5	0	0	0	5



City: Riverside
 Location: Van Buren East of Meridian Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	9	0	0	0	9
12:15	3	0	1	0	4
12:30	8	0	0	0	8
12:45	4	0	0	0	4
13:00	7	0	0	0	7
13:15	4	0	0	0	4
13:30	1	0	0	0	1
13:45	2	0	0	0	2
14:00	3	0	0	0	3
14:15	5	0	0	0	5
14:30	3	0	0	0	3
14:45	1	0	0	0	1
15:00	3	0	0	0	3
15:15	1	0	0	0	1
15:30	5	0	0	0	5
15:45	0	0	0	0	0
16:00	4	0	0	0	4
16:15	1	0	0	0	1
16:30	4	0	0	0	4
16:45	4	0	0	0	4
17:00	3	0	0	0	3
17:15	4	0	0	0	4
17:30	3	0	0	0	3
17:45	3	0	0	0	3
18:00	2	0	0	0	2
18:15	1	0	0	0	1
18:30	2	0	1	0	3
18:45	7	0	0	0	7
19:00	2	0	0	0	2
19:15	4	0	0	0	4
19:30	2	0	0	0	2
19:45	2	0	1	0	3
20:00	2	0	0	0	2
20:15	4	0	0	0	4
20:30	1	0	0	0	1
20:45	1	0	1	0	2
21:00	1	0	0	0	1
21:15	1	0	0	0	1
21:30	0	0	0	0	0
21:45	0	0	0	1	1
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	0	0	0	0	0
22:45	0	0	0	0	0
23:00	0	0	0	0	0
23:15	0	0	0	0	0
23:30	0	0	0	0	0
23:45	3	0	0	0	3
TOTAL	192	1	4	1	198

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	14	1	0	0	15
12:15	8	0	0	0	8
12:30	17	0	1	0	18
12:45	8	0	0	0	8
13:00	9	0	1	0	10
13:15	16	1	1	0	18
13:30	9	0	0	0	9
13:45	7	0	0	0	7
14:00	7	0	0	0	7
14:15	3	0	0	0	3
14:30	4	0	0	0	4
14:45	4	0	0	0	4
15:00	10	0	0	0	10
15:15	3	0	0	0	3
15:30	5	0	0	0	5
15:45	4	0	0	0	4
16:00	8	0	0	0	8
16:15	5	0	0	0	5
16:30	2	0	0	0	2
16:45	8	0	0	0	8
17:00	7	0	0	0	7
17:15	6	0	0	0	6
17:30	1	0	0	0	1
17:45	4	0	0	0	4
18:00	10	0	0	0	10
18:15	6	0	0	0	6
18:30	3	0	0	0	3
18:45	2	0	0	0	2
19:00	9	0	0	0	9
19:15	6	0	0	0	6
19:30	6	0	0	0	6
19:45	6	0	0	0	6
20:00	3	1	0	0	4
20:15	4	0	0	0	4
20:30	3	0	0	0	3
20:45	4	0	0	0	4
21:00	2	0	0	0	2
21:15	9	0	0	0	9
21:30	3	0	0	0	3
21:45	0	0	0	0	0
22:00	3	0	0	0	3
22:15	2	0	0	0	2
22:30	2	0	0	0	2
22:45	3	0	0	0	3
23:00	2	0	0	0	2
23:15	1	0	0	0	1
23:30	2	0	0	0	2
23:45	0	0	0	0	0
TOTAL	436	12	4	0	452



City: Riverside
 Location: Van Buren East of Opportunity Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	8	0	0	0	8
0:15	4	0	0	0	4
0:30	10	0	0	0	10
0:45	5	0	0	0	5
1:00	3	0	0	0	3
1:15	3	0	0	0	3
1:30	8	0	0	0	8
1:45	1	0	0	0	1
2:00	1	0	0	0	1
2:15	5	0	0	0	5
2:30	1	0	0	0	1
2:45	1	0	0	0	1
3:00	0	0	0	0	0
3:15	3	0	0	0	3
3:30	3	0	0	0	3
3:45	3	0	0	0	3
4:00	4	0	0	0	4
4:15	10	0	0	0	10
4:30	15	0	0	0	15
4:45	12	0	0	0	12
5:00	10	0	0	0	10
5:15	11	0	0	0	11
5:30	16	1	0	0	17
5:45	17	0	3	0	20
6:00	24	0	1	0	25
6:15	17	0	0	0	17
6:30	30	0	0	0	30
6:45	19	0	0	0	19
7:00	34	0	0	0	34
7:15	33	0	0	0	33
7:30	45	0	0	0	45
7:45	29	1	0	0	30
8:00	30	0	0	0	30
8:15	32	0	1	0	33
8:30	36	2	0	0	38
8:45	27	0	0	0	27
9:00	34	0	0	0	34
9:15	20	0	0	0	20
9:30	18	0	0	0	18
9:45	21	1	1	0	23
10:00	23	0	0	0	23
10:15	30	2	0	0	32
10:30	39	0	0	0	39
10:45	42	3	0	0	45
11:00	43	2	1	0	46
11:15	31	1	0	0	32
11:30	38	0	0	0	38
11:45	35	0	0	0	35

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
0:00	1	0	0	0	1
0:15	2	0	0	0	2
0:30	0	0	0	0	0
0:45	0	0	0	0	0
1:00	1	0	0	0	1
1:15	0	0	0	0	0
1:30	0	0	0	0	0
1:45	0	0	0	0	0
2:00	2	0	0	0	2
2:15	2	0	0	0	2
2:30	0	0	0	0	0
2:45	0	0	0	0	0
3:00	0	0	0	0	0
3:15	0	0	0	0	0
3:30	0	0	0	0	0
3:45	0	0	0	0	0
4:00	0	0	0	0	0
4:15	1	0	0	0	1
4:30	1	0	0	0	1
4:45	4	0	0	0	4
5:00	3	0	0	0	3
5:15	1	0	0	0	1
5:30	1	0	0	0	1
5:45	3	0	0	0	3
6:00	1	0	0	0	1
6:15	2	0	0	0	2
6:30	4	0	0	0	4
6:45	4	0	0	0	4
7:00	5	0	0	0	5
7:15	9	0	0	0	9
7:30	12	0	0	0	12
7:45	11	0	0	0	11
8:00	8	0	0	0	8
8:15	8	0	0	0	8
8:30	4	0	0	0	4
8:45	6	0	0	0	6
9:00	3	0	0	0	3
9:15	7	0	0	0	7
9:30	8	1	0	0	9
9:45	3	0	0	0	3
10:00	3	0	0	0	3
10:15	5	0	0	0	5
10:30	3	0	0	0	3
10:45	6	0	0	0	6
11:00	7	0	0	0	7
11:15	6	0	0	0	6
11:30	11	0	0	0	11
11:45	15	0	0	0	15



City: Riverside
 Location: Van Buren East of Opportunity Driveway
 Date: Thursday, March 7, 2024
 Count Type: Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	43	0	0	0	43
12:15	42	0	0	0	42
12:30	40	0	0	0	40
12:45	31	0	0	0	31
13:00	24	0	0	0	24
13:15	24	1	0	0	25
13:30	29	1	0	0	30
13:45	35	0	0	0	35
14:00	38	0	0	0	38
14:15	30	0	0	0	30
14:30	29	0	0	0	29
14:45	34	1	1	0	36
15:00	22	1	0	0	23
15:15	26	2	0	0	28
15:30	19	1	0	0	20
15:45	21	1	0	0	22
16:00	30	0	0	0	30
16:15	23	0	0	0	23
16:30	27	1	0	0	28
16:45	33	1	0	0	34
17:00	31	0	1	0	32
17:15	28	0	0	0	28
17:30	17	0	0	0	17
17:45	16	1	0	0	17
18:00	15	1	0	0	16
18:15	21	0	0	0	21
18:30	20	2	0	0	22
18:45	18	1	0	0	19
19:00	24	0	0	0	24
19:15	21	0	0	0	21
19:30	14	0	0	0	14
19:45	24	0	0	0	24
20:00	16	0	0	0	16
20:15	20	0	0	0	20
20:30	16	0	0	0	16
20:45	19	0	0	0	19
21:00	9	0	1	0	10
21:15	12	0	0	0	12
21:30	14	0	0	0	14
21:45	7	0	0	0	7
22:00	11	0	0	0	11
22:15	16	0	0	0	16
22:30	21	0	0	0	21
22:45	12	0	0	0	12
23:00	9	1	0	0	10
23:15	9	0	0	0	9
23:30	4	0	0	0	4
23:45	9	0	0	0	9
TOTAL	1937	29	10	0	1976

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
12:00	10	0	0	0	10
12:15	8	0	0	0	8
12:30	12	0	0	0	12
12:45	12	0	0	0	12
13:00	7	0	0	0	7
13:15	5	0	0	0	5
13:30	3	1	0	0	4
13:45	10	0	0	0	10
14:00	6	1	0	0	7
14:15	7	0	0	0	7
14:30	5	0	0	0	5
14:45	13	0	0	0	13
15:00	14	0	0	0	14
15:15	9	0	0	0	9
15:30	6	0	0	0	6
15:45	9	0	0	0	9
16:00	6	0	0	0	6
16:15	8	0	0	0	8
16:30	3	0	0	0	3
16:45	0	0	0	0	0
17:00	10	0	0	0	10
17:15	7	0	0	0	7
17:30	5	0	0	0	5
17:45	2	0	0	0	2
18:00	8	0	0	0	8
18:15	8	0	0	0	8
18:30	10	0	0	0	10
18:45	9	0	0	0	9
19:00	13	0	0	0	13
19:15	8	0	0	0	8
19:30	14	0	0	0	14
19:45	7	0	0	0	7
20:00	10	0	0	0	10
20:15	13	0	0	0	13
20:30	5	0	0	0	5
20:45	6	0	0	0	6
21:00	6	0	0	0	6
21:15	5	0	0	0	5
21:30	4	0	0	0	4
21:45	1	0	0	0	1
22:00	0	0	0	0	0
22:15	0	0	0	0	0
22:30	1	0	0	0	1
22:45	1	0	0	0	1
23:00	5	0	0	0	5
23:15	0	0	0	0	0
23:30	3	0	0	0	3
23:45	1	0	0	0	1
TOTAL	488	3	0	0	491

**ATTACHMENT B: EXCERPTS FROM SOUTH CAMPUS TRAFFIC
STUDY (APRIL 2020)**



Meridian South Campus

TRAFFIC IMPACT ANALYSIS

MARCH JOINT POWERS AUTHORITY (MARCH JPA)

PREPARED BY:

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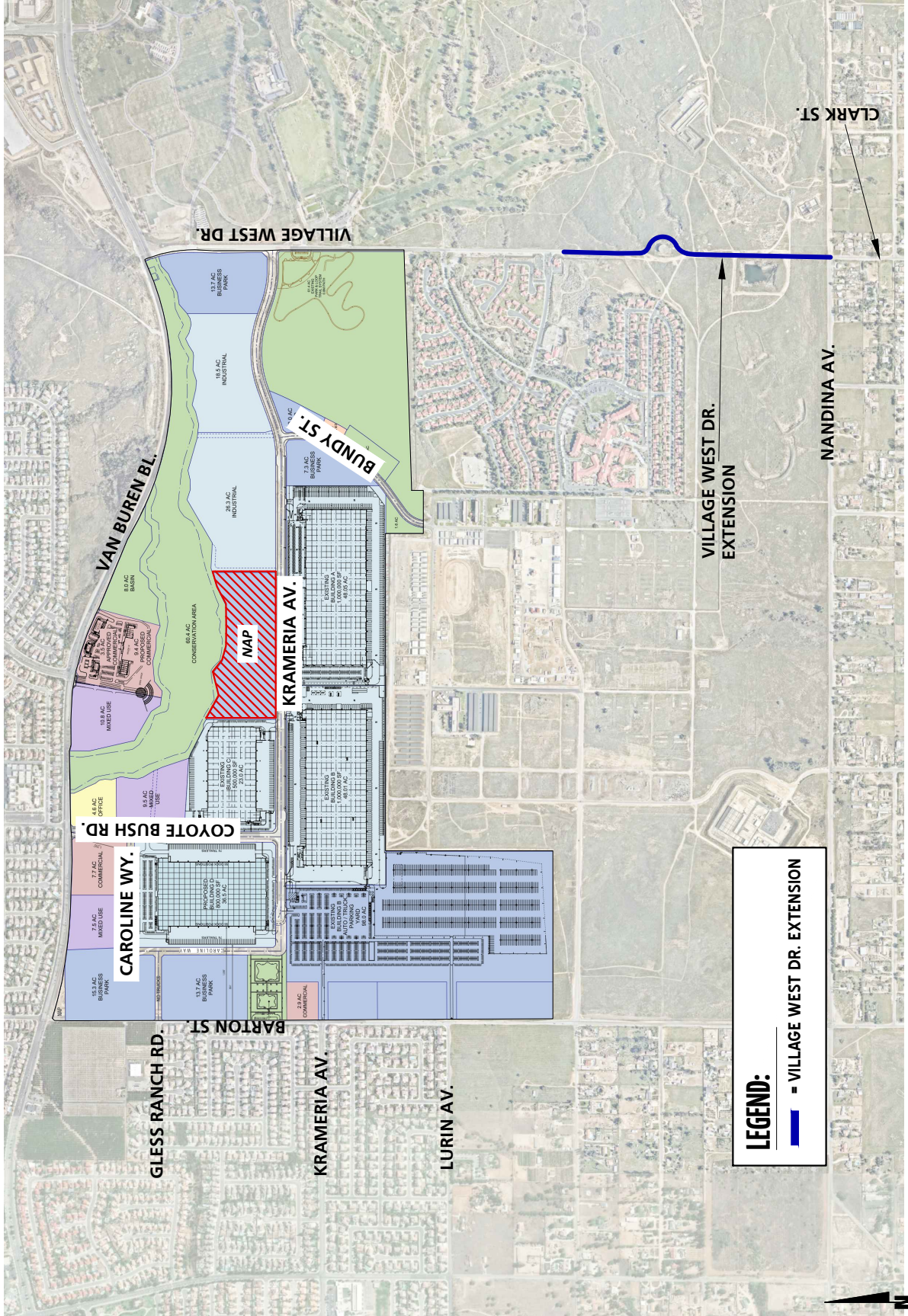
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APRIL 29, 2020

12759-17 TIA Report

EXHIBIT 1-1: PRELIMINARY SITE PLAN



4 PROJECTED FUTURE TRAFFIC

This section presents the traffic volumes estimated to be generated by the Project, as well as the Project's trip assignment onto the study area roadway network. The proposed Project involves amending the South Campus Specific Plan to change the mix of uses. The square footage calculated based on maximum allowable floor area ratio (FAR) for each land use type is shown below:

Proposed Project

- Office – 388.011 TSF
- Commercial – 221.394 TSF
- Grocery Store – 61.336 TSF
- Business Park – 1,764.180 TSF
- High Cube Warehouse – 800.000 TSF
- High Cube Cold Storage Warehouse – 700.000 TSF
- Warehousing – 274.437 TSF
- Dog Park – 6.2 Acres

The following uses that are built or entitled, but not yet occupied and operational will also be included as part of the proposed Project scenarios:

- Amazon (Building A) – 1,000.000 TSF
- Parcel Delivery (Building B) – 1,000.000 TSF
- Parking Lot – 61.0 Acres
- Building C (Warehousing) – 500.000 TSF
- Commercial (Parcel 72) – 13.922 TSF

The report is intended to evaluate the net change in potential impacts from the 2003 EIR Phase III to the proposed Project. For analytical purposes the “without project” conditions will reflect the EIR Phase III and the “with project” conditions will reflect the proposed net change in trips to the proposed Project.

4.1 PROJECT TRIP GENERATION

4.1.1 PROPOSED PROJECT

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. Trip generation rates for the Project in actual vehicles are shown in Table 4-1.

Table 4-1

Trip Generation Rates

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

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

² AC = Acres; TSF = Thousand Square Feet

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

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

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

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

The trip generation summary illustrating daily and peak hour trip generation estimates for the proposed Project are shown on Table 4-2. The building square footages were derived based on the acreages and maximum floor-area-ratios utilized in March JPA. The trip generation rates used for this analysis are based upon information collected by the ITE as provided in their Trip Generation Manual, 10th Edition, 2017. (8) In order to accurately reflect the impact that heavy trucks would have on the street system, Project trips have been further broken down between passenger cars and trucks for each of the peak hours and weekday daily trip generation. As noted on Table 4-1, refinements to the raw trip generation estimates have been made to provide a more detailed breakdown of trips by vehicle mix. Total vehicle mix percentages were also obtained from the ITE Trip Generation manual in conjunction with the SCAQMD recommended truck mix, by axle type.

For the Business Park use, a blended rate has been used based on the ITE description for Business Park that the average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing. As such, 30% of the business park area has been designated as office related uses, while the remaining 70% of the business park area has been allocated to warehousing uses. For office and commercial uses, a truck percentage of 2% has been used to provide a conservative analysis. For industrial portions of the Business Park, a truck percentage of 13% has been utilized based on average truck percentage for Industrial Park in ITE Trip Generation Handbook, 3rd Edition (2017). (9)

Employees of the office use may also visit other uses on-site, such as the retail uses. In other words, trips may be made between individual retail and office uses on-site and can be made either by walking or using internal roadways without using external streets. As such, a maximum 10 percent internal capture reduction was applied to recognize the interactions that would occur between the various complementary land uses. As the project is proposed to include shopping center and grocery store uses, pass-by percentages have been obtained from the ITE Trip Generation Handbook (3rd Edition, 2017). (9)

As shown on Table 4-2, the proposed Project is anticipated to generate a total of 31,424 trip-ends per day with 2,759 AM peak hour trips and 3,503 PM peak hour trips (actual vehicles as opposed to PCE).

For the purposes of this analysis, it is proposed that the actual vehicles be utilized in order to most accurately reflect the effects of heavy trucks in the analysis. Trucks will be accounted for in the analysis as a percentage of total traffic, which will be input into the analysis software (Synchro, Version 10).

Table 4-2

Proposed Project Trip Generation Summary

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

Table 4-2
Page 2 of 2

Proposed Project Trip Generation Summary

Project Land Uses	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Built/Entitled Land Uses									
LGB6 (Building A) ⁴	1,000.000	TSF							
LGB6 (Building A) Passenger Cars			222	87	309	127	235	362	2,306
LGB6 (Building A) Truck Trips			57	22	79	33	60	93	592
LGB6 (Building A) Subtotal			279	109	388	160	295	455	2,898
Parcel Delivery Site (Building B + Parking Lot) ⁵	1,000.000	TSF							
Parcel Delivery Site (Building B + Parking Lot) Passenger Cars			341	132	473	221	410	631	2,952
Parcel Delivery Site (Building B + Parking Lot) Truck Trips			151	59	210	61	113	174	1,720
Parcel Delivery Site (Building B + Parking Lot) Subtotal			492	191	683	282	523	805	4,672
Commercial (Parcel 72) ⁶	15.485	TSF							
Commercial Passenger Cars (98%)			64	55	119	65	70	135	1,502
Commercial Truck Trips (2%)			1	1	2	1	1	2	32
Warehousing (Building C) ⁶	500.000	TSF							
Warehousing (Building C) Passenger Cars			46	14	60	20	54	74	550
Warehousing (Building C) Truck Trips			21	6	27	5	15	20	320
Warehousing (Building C) Subtotal			67	20	87	25	69	94	870
Built/Entitled Passenger Car Trips			673	288	961	433	769	1,202	7,310
Built/Entitled Truck Trips			230	88	318	100	189	289	2,664
Built/Entitled Total Trips ²			903	376	1,279	533	958	1,491	9,974
Vacant + Built/Entitled Passenger Car Trips			1,946	658	2,604	1,165	2,311	3,477	29,944
Vacant + Built/Entitled Truck Trips			340	121	461	136	279	414	4,972
Vacant + Built/Entitled Subtotal Trips²			2,286	779	3,065	1,301	2,590	3,891	34,916
Vacant + Built/Entitled Passenger Car Trips (With 10% Internal Trip Reduction)			1,751	592	2,344	1,049	2,080	3,129	26,950
Vacant + Built/Entitled Truck Trips (With 10% Internal Trip Reduction)			306	109	415	122	251	374	4,475
Vacant + Built/Entitled Subtotal Trips (With 10% Internal Trip Reduction)			2,057	701	2,759	1,171	2,331	3,503	31,424
Previous EIR Ph. III Trips			2,965	648	3,613	808	2,907	3,715	31,267
Previous EIR Ph. III Passenger Car Trips (92.6%) (With 10% Internal Trip Reduction)			2,471	540	3,011	673	2,423	3,096	26,058
Previous EIR Ph. III Truck Trips (7.4%) (With 10% Internal Trip Reduction)			197	43	240	54	194	248	2,082
Previous EIR Ph. III Subtotal Trips (With 10% Internal Trip Reduction)			2,668	583	3,251	727	2,617	3,344	28,140
Proposed Project Net Passenger Car Trips⁷			-720	52	-667	376	-343	33	892
Proposed Project Net Truck Trips⁷			109	66	175	68	57	126	2,393
Proposed Project Net Trip Generation⁷			-611	118	-493	444	-286	159	3,284

¹ AC = Acres; TSF = Thousand Square Feet

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

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

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

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

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

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

4.1.2 2003 EIR PHASE III

Trip generation for the 2003 EIR Phase III has been obtained from the March Business Center Traffic Impact Analysis, (February 2003, Kimley-Horn and Associates). Refinements to the raw trip generation estimates have been made to provide a more detailed breakdown of trips by vehicle mix. Based on the 2003 EIR Phase III, a mix of 7.4% has been used to account for heavy trucks. Consistent with the proposed Project trip generation, a maximum 10 percent internal capture reduction was applied to recognize the interactions that would occur between the various complementary land uses. As shown in Table 4-2, the 2003 EIR Phase III is anticipated to generate 28,140 trip-ends per day, with 3,251 AM peak hour trips and 3,344 PM peak hour trips.

4.1.3 TRIP GENERATION COMPARISON

A trip generation comparison has been conducted in order to determine the net change in trips between the proposed Project and the 2003 EIR Phase III. As shown in Table 4-2 and as a result of the shift in mix of uses from the 2003 EIR Phase III, the proposed Project net trip generation is estimated to be 3,284 additional trips per day, with 493 fewer AM peak hour trips and 159 additional PM peak hour trips. For the purposes of this traffic analysis, the net change in vehicle trips is considered the “Project.” The “without project” condition will include the 2003 EIR Phase III traffic and the “with project” condition will reflect the net change in vehicle trips due to the shift in mix of uses.

In terms of truck traffic, the Proposed Project is anticipated to result in the addition of 2,393 truck trips per day, with an additional 175 AM peak hour truck trips and an additional 126 PM peak hour truck trips as compared to the 2003 EIR Phase III.

4.2 PROJECT TRIP DISTRIBUTION

4.2.1 2003 EIR

The trip distribution for the 2003 EIR Phase III trips has been utilized from the 2003 EIR Traffic Study. The 2003 EIR Traffic Study utilized the same trip distribution for both near-term and horizon year traffic conditions.

4.2.2 PROPOSED PROJECT

The Project trip distribution and assignment process represents the directional orientation of traffic to and from the Project site. The trip distribution pattern of passenger cars is heavily influenced by the geographical location of the site, the location of surrounding land uses, and the proximity to the regional freeway system. The passenger car trip distribution was derived based on a select-zone run from the Riverside County Transportation Analysis Model (RivTAM) modified to include the extension of Village West Drive to Nandina Avenue. The trip distribution pattern for truck traffic is also influenced by the local truck routes approved by the March JPA, City of Riverside, City of Moreno Valley, and Caltrans. The Project has constructed vertical single post type truck barriers on Village West Drive and Coyote Bush Road with overhead signs to prevent trucks from making a left turn on Van Buren Boulevard.

**ATTACHMENT C: EXCERPTS FROM MERIDIAN NORTH CAMPUS
TRAFFIC STUDY (APRIL 2010)**

Traffic Impact Analysis

Meridian Specific Plan Amendment (SPA)

April 2010

Prepared for:
LNR Property Corporation
4350 Von Karman Avenue
Suite 200
Newport Beach, CA 92660

Project No. 095300028

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Meridian SPA Traffic Study

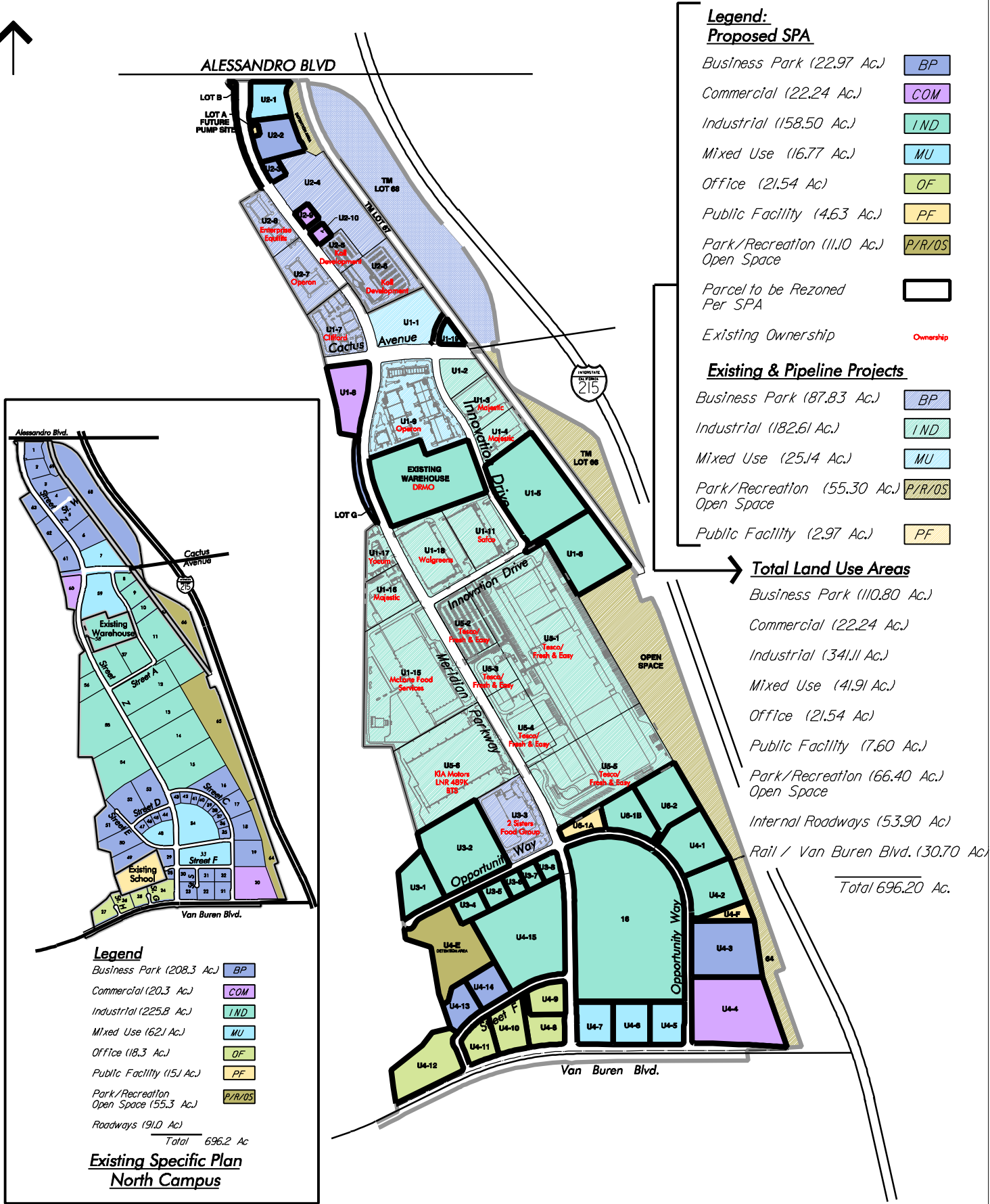


Figure E-1

Specific Plan Amendment

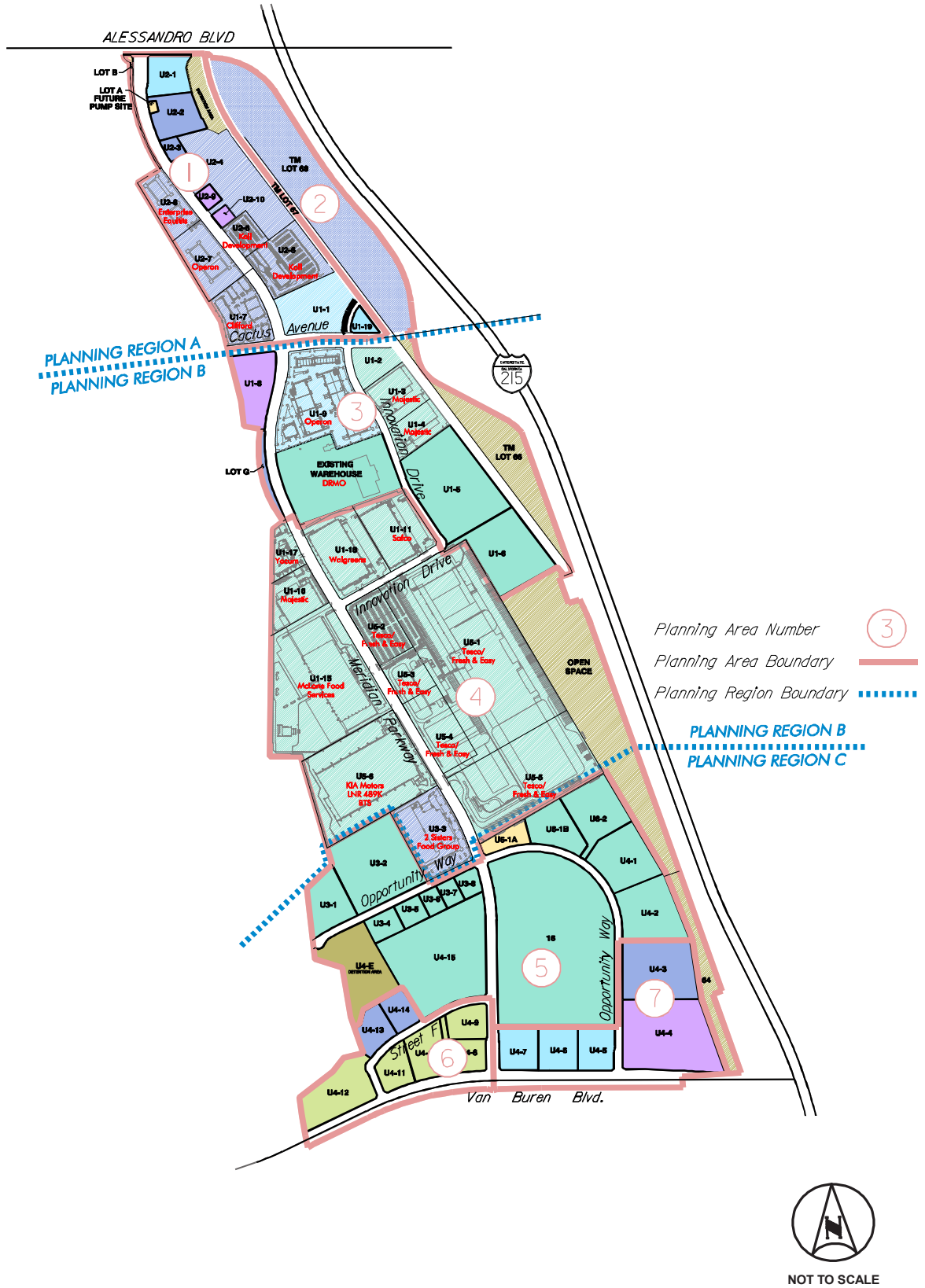


FIGURE 1-5
 Planning Areas and Regions

5.0 AMENDMENT TRAFFIC

The following section describes the proposed Meridian SPA project including the estimated trip generation, distribution, and assignment.

Trip Generation

The approved Specific Plan has an external trip threshold for the build-out of the North Campus and South Campus. The trip generation for the SPA is the increase in external trips above the trip threshold established in the approved Specific Plan. This approach was used since lot lines and roadway configurations have changed since the Specific Plan was approved. Trip generation rates published by the Institute of Transportation Engineers (ITE), *Trip Generation Manual 8th Edition*, were applied to the parcels within the Specific Plan that have proposed land use changes with the SPA. An internal capture of 13% was used for parcels included in the SPA. Refer to **Appendix F** for worksheets that document internal capture calculations. All lots influenced by the SPA reside in the North Campus, so the difference in trips would be determined by changes in trip generation associated with the North Campus. The number of external trips generated in the North Campus by the SPA is estimated to be approximately 64,700 daily trips. The approved Specific Plan had an external trip threshold of about 45,000 daily trips for the North Campus, resulting in the net daily trips (Amendment traffic) of 19,678 daily tips. The peak-hour trip generation results in 1,388 net SPA trips in the morning peak (618 in, 770 out) and 1,127 new SPA trips in the afternoon peak (437 in, 690 out). A summary of the trip generation is provided in **Table 5-1**. A table showing trip generation by land use for the proposed Amendment is provided in **Table 5-2**.

Truck trip rates published by the Institute of Transportation Engineers (ITE), *Trip Generation Handbook 2nd Edition*, and the City of Fontana, *2003 Truck Trip Generation Study*, were used to calculate Amendment truck traffic. The total truck traffic generated in the North Campus by the SPA is 7,012 daily truck trips. The approved Specific Plan had a truck trip volume of 3,465 daily truck trips in the North Campus, resulting in the net daily truck trips (Amendment traffic) of 3,547 daily truck trips. The truck trips were classified by the number of axles and a passenger car equivalent (PCE) factor was applied to each classification to give the corresponding number of passenger cars that would be generated by the truck traffic. Trucks with two and three axles were assigned a PCE of 2.0 and trucks with four or more axles were assigned a PCE of 3.0. It was assumed that commercial, mixed use, office, and business park land uses did not have a separate truck trip generation due to the low number of trucks that would use these land uses. To factor in trucks coming to and from these (i.e. delivery trucks), a 2% heavy vehicle factor was used in analyses. Further, no internal capture was taken for truck trips. The resulting number of passenger car trips associated with trucks generated by the Amendment is 9,079 daily trips with 555 in the morning peak (249 in, 306 out) and 270 in the afternoon peak (126 in, 144 out). A more detailed trip generation table showing axle classifications and PCE calculations is provided in **Appendix G**.

The Amendment would use a system of Planning Areas and Planning Regions to manage development in the Amendment area. Each Planning Area would be allocated a traffic generation “budget” based on assumed land uses, and the combined Planning Area budgets would be equal to the total traffic generation of the entire Amendment. When a new development is proposed within the Amendment area, its traffic generation would be calculated, and a running total would be kept for each of the Planning Areas as development proceeds. If all lots within a Planning Area are fully developed and the combined traffic generation is less than the budget, then a limited amount of excess trips may be reallocated to other Planning Areas within that Planning Region only. Trips may not be reallocated between Planning Regions. Meridian North Campus was separated into seven Planning Areas and three Planning Regions, as illustrated in Figure 1-3. A summary of the trip generation by Planning Area and Planning Region is provided in **Table 5-3**.

TABLE 5-1
MERIDIAN SPA TRIP GENERATION SUMMARY
NORTH CAMPUS - TOTAL TRIPS (TRUCKS AND PASSENGER CARS)

Land Use	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Approved Specific Plan North Campus¹							
Total External Trips	44,966	3,882	1,016	4,898	1,276	3,865	5,141
External Passenger Car Trips	41,501	3,794	903	4,697	1,187	3,790	4,977
External Truck Trips	3,465	88	113	201	89	75	164
External Truck Trips as PCEs	8,881	224	287	511	226	193	420
Approved and Occupied North Campus Lots²							
Total External Trips	14,471	881	277	1,158	218	1,046	1,264
External Passenger Car Trips	11,537	819	200	1,019	166	989	1,155
External Truck Trips	2,934	62	76	139	52	58	110
External Truck Trips as PCEs	7,596	161	196	357	134	149	284
Remaining Approved and Unoccupied North Campus Lots³							
Total External Trips	30,495	3,001	739	3,740	1,058	2,819	3,877
External Passenger Car Trips	29,964	2,975	703	3,678	1,021	2,801	3,822
External Truck Trips	531	26	37	62	37	17	54
External Truck Trips as PCEs	1,284	64	90	154	92	44	136
Proposed North Campus with SPA⁴							
Total External Trips	64,644	4,500	1,786	6,286	1,713	4,555	6,268
External Passenger Car Trips	57,632	4,314	1,553	5,866	1,575	4,423	5,998
External Truck Trips	7,012	186	233	419	138	131	269
External Truck Trips as PCEs	17,972	474	593	1,066	352	338	690
Proposed SPA Increase⁵							
Total External Trips	19,678	618	770	1,388	437	690	1,127
External Passenger Car Trips	16,131	520	650	1,169	388	634	1,021
External Truck Trips	3,547	98	121	218	49	56	105
External Truck Trips as PCEs	9,079	249	306	555	126	144	270

Note:

¹ Taken from the March Business Center *Traffic Circulation and Phasing Study* (2003), Table II-2.

² Provided by March Joint Power Authority.

³ The difference between the approved Specific Plan threshold and the Approved and Occupied lots trip generation values.

⁴ Based on the SPA proposed land uses for the North Campus, including lots unchanged by the SPA.

⁵ The increase in trips from the proposed SPA land uses above the approved Specific Plan threshold.

K:\Meridian\095300028\TrafficStudy\2009 SPA Traffic Study\Excel\Trip Generation Summary Tables.xlsx\Trip Gen Summary

TABLE 5-3
MERIDIAN SPA TRIP GENERATION SUMMARY BY PLANNING AREA
NORTH CAMPUS - TOTAL TRIPS (TRUCKS AND PASSENGER CARS)

Planning Area Number	Total ADT	Truck ADT	Passenger Car ADT	Captured Trips	External Trips
Planning Region A¹					
1	8,429	0	8,429	1,096	7,333
2	0	0	0	0	0
Subtotal	8,429	0	8,429	1,096	7,333
Planning Region B					
3	9,269	1,836	7,433	966	8,303
4	0	0	0	0	0
Subtotal	9,269	1,836	7,433	966	8,303
Planning Region C					
5	6,726	1,760	4,966	646	6,080
6	8,622	294	8,328	1,083	7,539
7	18,579	0	18,579	2,415	16,164
Subtotal	33,927	2,054	31,873	4,144	29,783
NET TRIP GENERATION =	51,625	3,890	47,735	6,206	45,419

Note:

1. Because SPA land uses within Planning Region A include Mixed Use, Commercial, and Business Park land uses, there is no truck traffic, as defined in the Fontana Truck Trip Generation study (2003) will be generated.

Internal Capture is 13% for proposed uses.

K:\Meridian\095300028\TrafficStudy\2009 SPA Traffic Study\Excel[Trip Generation Summary Tables.xlsm]Summary by Planning Area

**ATTACHMENT D: EXCERPTS FROM MERIDIAN WEST CAMPUS –
LOWER PLATEAU EIR (OCTOBER 2017)**

FINAL

**Meridian West Campus-Lower Plateau
Project EIR**

Prepared for:

March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, California 92518
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OCTOBER 2017

typical “real-world” mix of vehicle types to be represented as a single, standardized unit, such as the passenger car, to be used for the purposes of capacity and LOS analyses. The PCE factors are shown in Appendix J and are consistent with the recommended values in the San Bernardino County CMP.

Table 4.12-18
Project Trip Generation

Land Use	Quantity (TSF) ¹	Type of Vehicle ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<i>Lot 2</i>									
High-Cube Warehouse/ Distribution Center	650.000	Passenger Cars	36	16	52	16	36	52	676
		Trucks	13	6	20	8	18	26	416
Warehousing	350.000	Passenger Cars	67	17	84	22	67	89	991
		Trucks	17	4	21	6	17	23	255
<i>Lot 3</i>									
High-Cube Warehouse / Distribution Center	549.250	Passenger Cars	30	14	44	14	30	44	571
		Trucks	11	5	16	7	15	22	352
Warehousing	295.750	Passenger Cars	56	14	71	19	56	75	838
		Trucks	15	4	18	5	15	19	215
<i>Building A</i>									
General Light Industrial	142.000	Passenger Cars	90	12	103	13	95	108	778
		Trucks	25	3	28	4	26	29	212
<i>Building B</i>									
General Light Industrial	110.000	Passenger Cars	70	10	80	10	73	84	603
		Trucks	19	3	22	3	20	23	164
<i>Building C</i>									
General Light Industrial	110.000	Passenger Cars	70	10	80	10	73	84	603
		Trucks	19	3	22	3	20	23	164
<i>Mixed Use Sub-Area</i>									
Business Park	71.852		86	15	101	24	67	91	894
Total Net Trips			625	135	759	163	629	792	7,731

Source: Urban Crossroads 2016 (Appendix J).

Note: Buildings located on Lot 2 and Lot 3 are assumed to be split 65% High Cube Warehouse and 35% General Warehouse.

1. TSF = thousand square feet

2. Total truck percentage source from ITE Trip Generation Manual.

Project Trip Distribution

The Project trip distribution and assignment process represents the directional orientation of traffic to and from the Project site. The trip distribution pattern of passenger cars is heavily influenced by the geographical location of the Project site, the location of surrounding land uses, and the proximity to the regional freeway system. The trip distribution pattern for truck traffic is influenced by land use as well as by the local truck routes approved by the March JPA, City of

**ATTACHMENT E: EXCERPTS FROM MARCH BUSINESS CENTER EIR
(FEBRUARY 2003)**

ESTIMATED EMISSIONS FROM OPERATIONS 2005

Vehicle Inputs	
Number of Visitors	78272
% Dropped OFF	100.00%
Average Trip Distance (One Way)	15
Number of Employees	0
Average Trip Distance (One Way/ Miles)	0
Number of Buses	0
Average Trip Distance (One Way/ Miles)	0
Number of Delivery Trucks	5769
Average Trip Distance (One Way/ Miles)	15
Total Trips, POV (One Way)	78272
Total trips Bus/Truck (One Way)	5769
VMT Auto	2348160
VMT Bus/Truck	173070

Assumptions Used in EMFAC7G For Automobiles			
Chosen Speed	25	% LDA	70.00%
% Cold Start	75.00%	%LDT	30.00%
% Hot Start	25.00%	Season	winter

Assumptions Used in EMFAC7G For Bus/Trucks			
Chosen Speed	25	%HDD	100.00%
Season	summer		

EMFAC7G Inputs			
	LDA	LDT	HDD
	Grams/Mile	Grams/Mile	Grams/Mile
Carbon Monoxide (CO)	3.02	3.6	2.9
Reactive Organic Compounds (ROC)	0.19	0.2	0.65
Nitrogen Oxides (NOx)	0.25	0.3	15.97
Sulfur Oxides (SOx)	NA	NA	NA
Particulates (PM10)	0.01	0.01	0.26

Source: EMFAC2002

Bus/Truck Emissions		
	EMFAC7G Emissions Factor, Grams/Mile	Est. Emissions lbs/day
Carbon Monoxide (CO)	2.9	1105.51
Reactive Organic Compounds (ROC)	0.65	247.79
Nitrogen Oxides (NOx)	15.97	6087.95
Sulfur Oxides (SOx) *	0	0.00
Particulates (PM10)	0.26	99.11

Source: Emission Factors From EMFAC2002

Energy Inputs	
Offsite Electrical Usage (kwh/ft ² /year)*	0
Project Square Footage	0
Natural Gas Usage Rate (ft ³ /ft ² /month)**	0

*Source: Table A9-11-A CEQA AQMD Handbook

**Source: Table A9-12-A CEQA AQMD Handbook

ESTIMATED EMISSIONS FROM ADDITIONAL OFF-SITE ELECTRICAL GENERATION (Stationary Source)		
Usage rate per day* =		0.00
		kwh/day
Air Pollutant	Emission Factor (lbs/MWh)	Est. Emissions (lbs/day)
Carbon Monoxide (CO)	0.2	0.000
Reactive Organic Compounds (ROC)	0.01	0.000
Nitrogen Oxides (NOx)	1.15	0.000
Sulfur Oxides (SOx)	0.12	0.000
Particulates (PM10)	0.04	0.000

Source: Table A9-11-B of the CEQA Air Quality Handbook

*Source: Table A9-11-A of the SCAQMD CEQA Air Quality Handbook

ESTIMATED EMISSIONS FROM ADDITIONAL ON-SITE NATURAL GAS CONSUMPTION (Stationary Source)		
usage rate per day =		0.0000
		cubic feet/day
Air Pollutant	Emission Factor (lbs/MCF)	Est. Emissions (lbs/day)
Carbon Monoxide (CO)	20	0.000
Organic	5.3	0.000
Nitrogen Oxides (NOx)	120	0.000
Sulfur Oxides (SOx)	Negligible	0.000
Particulates (PM10)	0.2	0.000

Source: Table A912-B of the CEQA Air Quality Handbook

ATTACHMENT 3

Traffic Study Review Letter
VRPA Technologies, Inc.
March 27, 2024

March 27, 2024

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

Re: Meridian Specific Plan Five-Year Traffic Monitoring

Dear Jeffrey:

VRPA Technologies, Inc. (VRPA) has reviewed the Meridian Specific Plan Five-Year Traffic Monitoring report prepared by Urban Crossroads dated October 25, 2023 with updated driveway counts dated March 7, 2024. We have also had subsequent discussions with staff members of March JPA and Urban Crossroads in the time period since the report was prepared.

Following are our comments:

- ✓ VRPA agrees with the trip generation and traffic count methodology detailed in the report.
- ✓ The traffic counts and calculations indicate that the existing traffic generated by both the North Campus and South Campus areas of March JPA are below the expected total trip generation at buildout.
- ✓ At the time of the traffic counts, approximately 66.2% of the land area of the south campus was developed. The traffic counts identify that approximately 53.7% of the estimated passenger vehicle trips were occurring and 65.7% of the estimated truck trips were occurring. The underrepresentation of passenger vehicle trips in the traffic counts is expected as the remaining lots adjacent to Van Buren Boulevard consist of Office, Commercial and Business Park uses that would be expected to have a proportionally higher passenger vehicle generation rate and a lower truck trip generation rate.
- ✓ Continued traffic monitoring is recommended in order to provide an understanding of the of the actual traffic generated in the North Campus and South Campus areas in comparison with the traffic levels expected in the planning documents for these two areas.

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

Sincerely,



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

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Reports, Discussions and Action Items
Agenda Item No. 9 (4)

Meeting Date: April 24, 2024

Report: **RECEIVE AND FILE REPORTS ON THE 2024 WASHINGTON DC LEGISLATIVE TRIP AND ANNUAL CONFERENCE FOR THE ASSOCIATION OF DEFENSE COMMUNITIES**

Motion: Receive and file reports on the 2024 Washington DC Legislative trip and annual conference for the Association of Defense Communities.

Background:

On April 15th through April 25th, JPA Commission representatives and staff traveled to Washington DC to attend a national conference for the Association of Defense Communities and complete the Authority’s annual legislative trip. The 2024 Association Defense Communities National Summit aimed to maximize the impact of America’s defense communities to advance policies and ideas that address the key challenges facing installations, military families and the communities they call home. Highlighted in the conference were key discussions on energy resiliency for military installations, and the criticalness of growing community partnerships for redundancy efforts.

The ADC conference set the stage for key meetings with top DoD and federal legislators on the hill. Following is the itinerary from the legislative trip and provided as a separate attachment is the approved legislative agenda from the February 14th Commission meeting. Staff will provide a report on meeting discussions, as well as any follow-up discussions, by federal agencies and legislative offices.

LEGISLATIVE ITINERARY

Monday, April 15

8:45 – 9:30 am

Trip Pre-Brief

Hotel Lobby

1700 Richmond Highway

Arlington, VA 22202

10:00 – 11:00 am

Pentagon

Meeting with Maj. Gen. John Healy

Commander, Air Force Reserve Command

Issues:

- Federal Budget and Authorizations
- Flood Control
- Joint Use Airport Authority
- Preserving and Expanding the Economic Viability of March Air Force Reserve Base
- Community Partnership – Energy Resilience

12:00 - 12:30 pm

Meeting with Elrand Denson

Acting Director for Lands, Minerals and Geology Management

National Forest System

Issues:

- Cactus Channel
- Perpetual Easements

2:00 - 2:30 pm

Meeting with Kimberly Vitelli

Administrator, Department of Labor

Employment and Training, Office of Workforce Investment

Issues:

- Workforce Development Center
- Youth Challenge Project

3:00 – 4:00 pm

Meeting with Dr. Homer Wilkes

Under Secretary for Natural Resources and Environment Department of Agriculture

Issues:

- Cactus Channel
- Perpetual Easements
- Lateral B
- Easement

Tuesday, April 16

8:00 – 8:30 am

Morning Briefing

Hotel Lobby

1700 Richmond Highway

Arlington, VA 22202

9:30 – 10:00 am

Meeting with Robert Levison

Policy Advisor for Defense, Foreign Affairs and Veterans

Office of Senator Laphonza Butler

Issues:

- Flood Control
- Joint Use Airport Authority
- Preserving and Expanding the Economic Viability of March Air Force Reserve Base
- Federal Budget and Authorizations

10:30-11:00 am

**Meeting with Congressman Takano
Rayburn House Office Building**

Issues:

- Flood Control
- Joint Use Airport Authority
- Preserving and Expanding the Economic Viability of March Air Force Reserve Base
- Federal Budget and Authorizations
- VA Hospital/Medical

11:30 am - 12:00 pm

**Meeting with Jose Juan “JJ” Villalvazo, Policy Advisor
Sam Mahood, Special Projects & Communications Advisor
Office of Senator Alex Padilla**

Issues:

- Flood Control
- Joint Use Airport Authority
- Preserving and Expanding the Economic Viability of March Air Force Reserve Base
- Federal Budget and Authorizations

1:15 - 1:45 pm

**Meeting with Congressman Ken Calvert
Rayburn House Office Building**

Issues:

- Flood Control
- Joint Use Airport Authority
- Preserving and Expanding the Economic Viability of March Air Force Reserve Base
- Federal Budget and Authorizations

2:00 - 3:00 pm

**Meeting with Shannetta Griffin, Associate Administrator for Airports
Federal Aviation Administration Headquarters**

Issues:

- Joint Use Airport Authority
- Preserving and Expanding the Economic Viability of March Air Force Reserve Base

Wednesday, April 17

9:00 – 9:30 am Briefing

Morning Briefing

Hotel Lobby

1700 Richmond Highway

Arlington, VA 22202

10:00 – 10:30 am

**Meeting with Craig Buerstatte
Deputy Assistant Secretary for Regional Affairs
Department of Commerce**

Issues:

- Workforce Development
- Cactus Channel

1:00 – 1:30 pm

**Meeting with Robert Moriarty, Deputy Assistant Secretary
for Air Force Installations**

Pentagon

Issues:

- Federal Budget and Authorizations
- Flood Control
- Joint Use Airport Authority
- Energy Partnerships
- Preserving and Expanding the Economic Viability of March Air Force Reserve Base

2:00 – 3:00 pm

**Meeting with Patrick O'Brien, Director
Office of Local Defense Community**

Issues:

- DCIP priorities

4:00 – 4:30 pm

**Meeting with Kathy Dedrick, Staff Director (Maj.)
House Transportation & Infrastructure Committee
Rayburn House Office Building**

Issues:

- FAA Reauthorization

Attachment(s): Legislative Agenda as approved by the Commission on February 14, 2024

2024 LEGISLATIVE PLATFORM

Background:

The March Joint Powers Authority has successfully redeveloped more than 60 percent of its properties, by fostering successful public-private partnerships for the development with public and private partners.

Located within the heart of western Riverside County and under the joint leadership of the Riverside County Board of Supervisors and City Councils of Moreno Valley, Perris, and Riverside, the March JPA is home to one of the most sustainable and progressive business centers within California.

Within the past 11 years (FY 2012-13 through FY 2023-24), the following entities received tax increment from assessed valuation placed on the property tax rolls as well as land sales revenues:

- a. Riverside County = \$52.48 Million Total**
 - i. \$48.6 Million (tax increment)
 - ii. \$3.875 Million (land sales revenue)
- b. Moreno Valley = \$7.58 Million Total**
 - i. \$3.7 Million (tax increment)
 - ii. \$3.875 Million (land sales revenue)
- c. City of Riverside = \$3.88 Million Total**
 - i. \$6,003 (tax increment)
 - ii. \$3.875 Million (land sales revenue)
- d. City of Perris = \$3.875 Million Total**
 - i. \$0 (tax increment)
 - ii. \$3.875 Million (land sales revenue)

Within the same time period (FY 2012-13 through FY 2023-24), the March Air Reserve Base and March Joint Powers Authority completed the following joint projects through community partnership agreements and collaborations:

- a. Heacock Channel (10,500 LF) = \$18+ Million (Completed in 2018)**
 - i. Removed 400+ residents near the Base from a flood zone;
 - ii. Protects over 500 acres of federal and non-federal properties from flood events;
 - iii. Protects federal landfill and groundwater monitoring wells from erosion;
 - iv. Protects public streets and local businesses from flooding.

- b. Pressure Reducing Valve = \$4 Million (Completed in 2023)**
 - i. Partnership with Department of Defense, Western Municipal Water District, March JPA and JPA private partners to replace water infrastructure to MARB;
 - ii. Increase water pressure to MARB with ongoing improvements within the cantonment area by Western Municipal Water District.

- c. Joint Use / Water / Gas / Energy Infrastructure = \$3.2 Million (Ongoing)**
 - i. MIPAA payments to MARB per Joint Use Agreement (Ongoing) = \$744,000 (YTD)
 - ii. Joint Energy Study for Resiliency and Redundancy (In Progress) = \$425,000
 - iii. Gas system update outside cantonment area (In Progress) = \$2 Million

- d. Cactus Channel = \$27 Million (Please see following discussions)**

- e. Lateral B (11,000 LF) = \$12 Million (Please see following discussions)**

The following are the federal legislative priorities for March Joint Powers Authority.

Federal Budget and Authorizations

DOD Funding

March JPA supports robust funding for the Department of Defense. March JPA remains interested in constantly monitoring the federal budgetary and appropriations process in order to achieve March JPA's missions and objectives and to support March Air Reserve Base. As the Base begins to implement new missions or activities based on changes to strategy and the appropriations that may come, March JPA will continue to advocate for activities and projects at March Air Reserve Base and in our larger community.

The March JPA should continue to advocate for funding priorities contained within the FY25 budget request as well as the inclusion of JPA objectives in the FY25 appropriations process. The March JPA will also closely monitor the FY25 Budget and Appropriations processes and provide input and advocacy to our Congressional Delegation and relevant Agency officials when necessary.

Defense Community Infrastructure Program

Sustaining our nation's defense infrastructure is critical to maintaining the competitive edge of our force. Much of the burden for providing essential municipal services and infrastructure (i.e., roads, utilities, transit, railways, ports, emergency response and social services) to military installations, service members and their families falls on state and local governments. With no current federal funding available to help communities, in many cases, these critical off-base, military-connected services and infrastructure projects do not happen at all. The Defense Community Infrastructure Program (DCIP) allows DoD to work with state and local governments by providing a matching grant to address the critical off-base infrastructure needs that have a direct impact on the military value and resiliency of installations. March JPA has and will continue to advocate for increasing funding to the level of at least \$100 million. These funds provide additional opportunities for defense communities around California to continue to assist our military installations and to promote national security and regional objectives.

KC – 46 Bed Down Mission

In January of 2022, Air Force officials pegged March Air Reserve Base as the preferred location for the KC-45 Pegasus bed down mission. The fleet would replace older KC-135 tankers with the expectation that the new aircraft would begin operation at the Base in 2025 will full operations anticipated in 2027. As MIPAA experiences growth on its two airport parcels over the next few years, it is anticipated that military missions will take priority pursuant to our joint use agreement with the Air Force. MJPA is working jointly with MARB leadership on its 2024 Airport Master Plan and Airport Layout Plan to ensure that proposed runway and taxiway improvements are mutually beneficial to federal and non-federal uses. Through its public-private partnerships MJPA will continue to coordinate improvements on non-federal lands that would be of benefit to the KC-46 mission, and other military missions, at March.

March JPA will ask Congressional representatives to fully fund DCIP at the authorized level of \$100M for FY25 and to work with DoD and Congress on the criteria for the program. This investment will not only directly enhance the critical military value of MARB, but it will also have a larger impact by leveraging state, local, private sector, and even other federal investments through a matching requirement. This could result in an estimated \$300-\$400M total impact nationwide. This is an infrastructure plan that prioritizes national security.

Flood Control

Cactus Drainage Channel – Approximately \$27 million – Engage with USDA for \$3.412M

The Cactus Channel is a regional natural bottom drainage facility located along the northerly boundary of March Air Reserve Base (MARB) and March JPA. The channel is surrounded by areas designated by FEMA as Zone A. Storm flows within Cactus Channel negatively impact surrounding areas and result in road closures along and around MARB properties as well as surrounding communities. The undersized condition of the channel has resulted in swift water rescues during major storm events. While the Cactus Channel carries flows that directly tie

into the Heacock Channel Project, improving the facility contemporaneously with the Heacock Channel Project was not feasible due to the excessive construction and environmental mitigation costs. As such, the local agencies and MARB are improving the two channels separately and as funds become available. The Cactus Channel has multiple ownership interests requiring maintenance by each of the owners and such maintenance activities require ongoing permitting by the Army Corps of Engineers, the California Department of Fish & Wildlife as well as the Santa Ana Regional Water Quality Board. Rainfall as small as five-year events continue to undermine the condition of the channel, the sustainability of neighboring City of Moreno Valley (Moreno Valley) storm drain facilities and contribute to an ongoing waterfowl issue near MARB. The unimproved nature of the channel is also contributing to the continued deterioration and failure of certain storm outlets within the City of Moreno Valley. As with the Heacock Channel Project, the improvement of the Cactus Channel will require a cooperative effort between MARB, Riverside County Flood Control and Water Conservation District (RCFCWCD), March JPA and the City of Moreno Valley. One other agency that will be involved in the Cactus Channel Improvement Project is the USDA Forest Service, which owns approximately 55-acres adjacent to Cactus Channel. A portion of the USDA parcel houses a 10-acre CalFire Headquarters facility. While the USDA parcel is designated as an important asset for public emergency services, it is encumbered during storm events where water flows limit or prevent access to and from the parcel. As with the USDA Forest Service parcel, MARB and the privately-owned K-4 parcel contribute to the overall health of economic viability in the region. As such, these critical public facilities must be protected from all man-made and natural threats that include the neighboring undersized channel.

The U.S. Forest Service Regional Office and Headquarters in D.C. support the issuance of Cactus Avenue channel easements to Riverside County Flood Control District for construction and maintenance. The JPA will continue to work with USDA/USFS to define needed easements and funding that supports the completion of this project.

Lateral B West March Master Drainage Improvements - Approximately \$12 million (Fully Funded)

Meridian Business Park, Riverside National Cemetery and Westmont Village (formerly Altavita Village) convey onsite stormwater flows to the northwest corner of Van Buren Boulevard and the I-215 freeway. Riverside National Cemetery and Westmont Village convey flows to four existing culverts south of Van Buren Boulevard and north of Western Municipal Water District's sewage treatment plant. These stormwater flows travel east, through culverts, under the I-215 freeway and outlet onto March Air Reserve Base.

The West March Master Drainage Plan is a five-phase project and design which will ultimately reroute and convey these onsite flows outside March Air Reserve Base to Perris Valley Storm Drain Lateral B.

Phase I: Consists of a series of regional detention basins in Meridian Business Park that have already been constructed.

Phase II: Consists of 2,500 linear feet of storm drainpipe south of Van Buren Boulevard and will tie into existing culverts. A private developer will fund the improvements.

Phase III: Consists of a regional drainage channel on private development that will convey stormwater flows to the southeast corner of Parcel D2.

Phases IV and V: Consist of an underground reinforced concrete box that will convey flows to Riverside County Flood Control’s Lateral B channel (Perris Valley Storm Drain) south of the Base. The project is fully funded between March JPA, JPA private partners and Riverside County Flood Control. Project design is complete and easement approval by the Base is in progress. Construction to start in 2024 provided construction and maintenance easements are obtained from the Base.

The March JPA will continue to work closely with MARB and Riverside County Flood Control and Water Conservation District to finalize easements for improvements.

Joint Use Airport Authority

Joint Military-Civilian Airport

Subsequent to the March Air Force Base realignment as an Air Reserve Base in 1995, the March Joint Powers Authority established a civil airport authority, March Inland Port Airport Authority (MIPAA), to manage 365 acres of surplus military property on the airfield. The MIPAA was, and still is, subject to the terms and conditions of a Joint Use Agreement (JUA) between the MIPA and the Air Force, for the joint use of MARB’s flying facilities. These shared facilities include the control towers, taxiways, nav aids, and runways, as well as maintenance of facilities. MIPAA financially contributes to the maintenance of flying facilities through a portion of its landing fees collected through its users. March Inland Port services contract civil aircraft operators that move Army troops by providing fueling and custodial services through its fixed base operator, Million Air. The FAA continues limited AIP grant funding for capital improvement and planning efforts. MIPAA is designated as a “Reliever” airport in the National Plan of Integrated Airport Systems (NPIAS).

Successfully managing any competitive, service-oriented public organization requires a clear set of goals that define customer experiences and stakeholder expectations. The following goals for future growth at MIP:

- Maintain strong working relationships with the March Air Reserve Base.
- As a reliever airport within the FAA’s National Plan of Integrated Airport Systems (NPIAS), develop strong partnerships with Ontario International Airport (ONT) and San Bernardino International Airport (SBD).
- Complete Master Airport Plan (currently underway and funded by the FAA) in 2024 to and facilitate future development and air service, as well as make improvements to taxiways and infrastructure as approved by MARB.
- Develop new strategies for possible FAA and DOD collaboration on capital improvements at the base – a possible project may be refurbishment of Runway 12/30.

- Expand Foreign Trade Zone (FTZ 244) to include all of western Riverside County.
- Bring Customs to the airport (Port of Entry Status).
- Expand air cargo operations through the completion of a parcel D-1 development and consistent with Joint Use Agreement terms.
- Improve public service offerings at the general aviation facility through the construction of two approved 10,000 square foot hangars.

March JPA's March Inland Port Airport is a beneficiary of the FAA's Airport Capital Improvement Program (AIP) and, previously, Military Airport Program (MAP). MIPAA is developing its first airport masterplan which will provide a 20-year outlook and roadmap that will define opportunities for infrastructure projects and new development at the airport. The airport is experiencing growth through the development of its parcel D2 for non-aviation use, which is designed and sited at the airport to allow for future access to the main runway for future aviation operators. Expansion of air cargo operations at the airport would be made possible through a new air cargo facility planned on Parcel D1. Private developments at the airport on parcels D1 and D2 would introduce revenues that would allow for infrastructure improvements and refurbishment for MIPAA, as well as support revenues for the March Air Reserve Base pursuant to the joint use agreement with the Air Force.

Airport Funding - FAA Capital Improvement and Planning Grants

Previous FAA grant funding provided MIPAA with a host of environmental, design and construction projects. To date, MIPAA has received (16) sixteen grants that supported construction of an aviation fuel facility, rehabilitation of an aircraft parking apron, independent utility service to the civil airport, an executive terminal, and a host of planning, environmental and design grants.

This year, MIPAA has embarked on a much-needed Airport Master Plan (MP) and updated Airport Layout Plan (ALP). Looking out to the future, the MP will identify infrastructure requirements that will lay the foundation for future growth that would support future grant applications.

For planning and new construction efforts, MIPAA has relied on non-discretionary entitlement funds by the FAA. MIPAA has been in MAP on two occasions and has now graduated to AIP. It should be noted that MIPAA does not currently have a MAP eligible project, however the preparation of an airport master plan could result in MAP eligible projects. MIPAA's 2024 -2029 ACIP totals \$14,583,00 over the 5-year period.

Preserving and Expanding the Economic Viability of March Air Force Reserve Base

Identifying Missions and Activities to Support the Base and Siting Decisions to the Inland Empire

March Air Force Base converted to March Air Reserve Base on April 1, 1996, which resulted in the surplus of approximately 4,400 acres of property and a number of buildings. Base realignment resulted in a significant impact to the local economy, including direct losses of

military and civilian jobs, loss of contract spending by the base, and loss of indirect economic activity because of the changes. Throughout its 25 years in existence, March JPA has worked in coordination with MARB to identify missions and activities in support of the base and to encourage base sitting in the inland empire.

Monitoring and Protection of MARB Missions from a Possible Future BRAC Round

To date, five Base Realignment and Closure (BRAC) rounds have been conducted. With each round, the process of identifying bases for closure or realignment has become more streamlined. In 2005, information known as data calls was collected by Department of Defense (DoD) evaluators across 41 selection criteria covering 1,831 specific questions for Air Force commands. However, critical information pertaining to a base's tenant commands is still not adequately captured and reported to DoD evaluators. For example, multiple reserve units are tenants at MARB but these units report as independent islands through their own chain of command. Consequently, it appears these 'islands' have no troop amenities (i.e. gymnasium, commissary, etc.) because MARB reports the amenities as part of its own data call responses. There is a potential threat of losing tenant units in future BRAC rounds due to this discrepancy.

To the extent that the Congress acts on this subject, and if the DoD budget request includes a call for a BRAC, the March JPA is willing to provide its expertise and offer suggestions to improve a BRAC process to protect bases, enhance missions, and ensure more efficient transfers of property to local governments and authorities.

Due to the importance of the joint airfield and military operations, it is critical to closely monitor budget reductions on MARB activities as well as calls for reduced base inventory. In addition, MARB and MJPA have a collective economic output of over \$10 billion within the Southern California region according to a 2023 study. Because of the regional economic importance of retaining units and growing missions at MARB, March JPA should encourage DoD personnel to re-evaluate data reporting criteria to accurately capture all units and amenities with each tenant/host command whether located within or adjacent to the cantonment area. Further, the March JPA as a beneficiary to the Air Force should provide information and comments to Congress on BRAC, if it moves forward through the legislative process.

Non-Funding Issues

Village West Road Extension

In 2017, the March Joint Powers Authority initiated proceedings to sell the General Old Golf Course to the Veterans Administration to incorporate the property into Riverside National Cemetery (RNC). As part of the consideration to sell, approximately 12.3 acres of Right-of-Way would be dedicated by RNC to the County to extend Village West Drive south, through the cemetery to connect to Nandina Avenue. In 2019, the sale of the General Old Golf Course was finalized. In January 2020, the California Environmental Quality Act (CEQA) analysis commenced, which determined the potential environmental impacts of the Village West Drive extension. On January 27, 2021, the Joint Powers Commission adopted a Statement of Overriding Considerations, certifying the Meridian South Campus Specific Plan and Village West Drive Extension Project Final Subsequent Environmental Impact Report (SCH# 2020059028), and adopted a Mitigation Monitoring and Reporting Program for the Meridian South Campus Specific

Plan and Village West Drive Extension Project. Additional entitlements included the construction of the Village West Drive extension pending approval of a construction easement by the United States Department of Veterans Affairs (VA). The Village West Drive extension would include improvements to and the extension of Village West Drive to provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. To facilitate the VA's planned expansion of the Riverside National Cemetery, the Village West Drive extension street improvements will include an underpass. On April 20, 2021, the developer Meridian Park, LLC. submitted an application and fees to begin the National Environmental Policy Act (NEPA) document preparation for the construction easement needed for the extension of Village West Drive.

In anticipation of the future road extension, March JPA is coordinating street design plans and construction schedule with Riverside County and the Veterans Administration. March JPA will continue to seek assistance in securing construction easements and permanent right-of-way dedications from the Veterans Administration to the County of Riverside.

Navy Operational Support Center – CA Youth Challenge Program

The Navy Operational Support Center (NOSC) completed their site on base in August of 2019 and transferred their former NOSC building at 23570 Z Street to the March JPA in the Spring of 2021. The transfer was accepted by the Commission at their June 9, 2021 meeting. In March of 2022, the CA Army National Guard (CAARNG) contacted the March JPA regarding the Guard's interest in housing a Youth Challenge Academy at March. The Guard's vision through its youth academies is to "Empower the Cadets and Scholars entrusted to our care to set their own conditions for a successful future". CAARNG's closest Youth Challenge Academy ("Sunburst") is housed at the Los Alamitos Joint Forces Training Base in LA County with a high attendance rate from Riverside County youth. The project could yield a \$30 million investment in the region with possible collaborations with Moreno Valley Unified School District and the Riverside County Office of Education. On January 11, 2023, the Commission approved an Exclusive Negotiating Agreement between the March Joint Powers Authority and the CAARNG for the NOSC building. The ENA was later modified to include the California Military Department (CMD) which includes the office of the Adjutant General, CAARNG, the CA Cadet Corps and the Naval Militia. CMD completed their assessment of the site in late 2023 and are now working toward funding opportunities for planning and construction.

March JPA supports federal funding opportunities available to the Youth Challenge Program. March JPA stands ready to support the Youth Challenge Program at March.

Attachment: None

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Reports, Discussions and Action Items
Agenda Item No. 9 (5)

Meeting Date: April 24, 2024

Action: **ADOPT RESOLUTION JPA 24-06 OF THE MARCH JOINT POWERS AUTHORITY, APPROVING ONE JOB CLASSIFICATION AND REVISED SALARY SCALE**

Motion: Move to adopt Resolution JPA 24-06 of the March Joint Powers Authority, approving one job classification and revised salary scale.

Background:

As part of the sunset process set forth by the March Joint Powers Authority Commission, staff is requesting approval for the following job classifications:

- Government Affairs Officer

The Government Affairs Officer job description was created to reflect the current needs of the March Joint Powers Authority (MJPA) and the future needs of the March Inland Port Airport (MIPA). This position, as well as others, will secure long-term viability of the March Inland Port Airport Authority to ensure continued successful operation and performance of the MIPA and the protection of the March Air Reserve Base.

As the MJPA continues to develop its sunset plans and moves forward in the transition phase, the proposed personnel position is necessary to meet current and future operational needs. Staff is also requesting approval of the attached March Joint Powers Authority Revised Salary Scale, which will include the following positions:

- Government Affairs Officer

The proposed change would not have a fiscal impact on the March JPA and its associated entities, nor would it require adjustments to the approved personnel budget for FY 2022 through FY 2024.

Attachment: 1) Resolution JPA 24-06

RESOLUTION JPA 24-06

**A RESOLUTION OF THE MARCH JOINT POWERS AUTHORITY
COMMISSION OF THE MARCH JOINT POWERS AUTHORITY
APPROVING ONE (1) JOB DESCRIPTION AND REVISED SALARY
SCALE**

WHEREAS, as part of the sunset process set forth by the March Joint Powers Authority Commission, staff is requesting approval for the following job description: Government Affairs Officer;

WHEREAS, the Government Affairs Officer job description is created to reflect the current needs of the March Joint Powers Authority (MJPA) and the future needs of the March Inland Port Airport (MIPA);

WHEREAS, this position, as well as others, will secure long-term viability of the March Inland Port Airport Authority to ensure continued successful operation and performance of the MIPAA and the protection of the March Air Reserve Base;

WHEREAS, as the MJPA continues to develop its sunset plans and moves forward in the transition phase, the proposed personnel positions are necessary to meet current and future operational needs;

WHEREAS, staff is also requesting approval of the attached March Joint Powers Authority Revised Salary Scale, which will include the Government Affairs Officer position.

NOW, THEREFORE, the Joint Powers Commission of the March Joint Powers Authority does hereby resolve as follows:

SECTION 1. The Commission finds that all the foregoing recitals presented herewith are true and correct and are hereby incorporated and adopted as findings of the Commission as if fully set forth herein.

SECTION 2. That the job description for Government Affairs Officer and the Revised Salary Scale for the March Joint Powers Authority,” are hereby adopted as heretofore considered and discussed, in the form attached hereto as Exhibit “A” and incorporated herein by this reference.

SECTION 3. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED, and ADOPTED this 24th day of April, 2024.

Edward A. Delgado, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution JPA 24-06 was duly and regularly adopted by the March Joint Powers Commission as its regularly scheduled meeting on April 24, 2024, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Dated: April 24, 2024

Cindy Camargo, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

**GOVERNMENT AFFAIRS OFFICER JOB DESCRIPTION
MARCH JOINT POWERS AUTHORITY REVISED SALARY SCALE**

[ATTACHED]



March Joint Powers Authority Job Description

Job Title: Government Affairs Officer

Job Grade: A through F

FLSA Status: Professional/Administrative Management

Date: April 2024

JOB SUMMARY

Under the direction of the Chief Executive Officer, the Government Relations Officer will be expected to monitor a variety of legislative and governmental issues to maximize positive impacts for the March Joint Powers Authority (MJPA). Performs a variety of professional activities in support of the MJPA government and community affairs, grant acquisitions, and legislative activities.

This position may be expected to work weekends, evenings, and holidays as required to accommodate the MJPA needs, in addition to responding as a Disaster Emergency Service Worker. In preparation for the MJPA, this position may be expected to travel for executing MJPA.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

Job Descriptions are intended to present a description summary of the range of duties and responsibilities associated with specified positions. Therefore, job descriptions may not include all duties performed by individuals within a classification. In addition, job descriptions are intended to outline the minimum qualifications necessary for entry into the class and do not necessarily convey the qualifications of the incumbents within the class.

- Reviews, tracks, analyzes, and interprets proposed federal, state, and local legislation and regulatory changes that could affect the MJPA operations.
- Drafts and prepares legislative summaries, position papers, policy principles, and correspondence consistent with the MJPA's interests.
- Identifies problems, evaluates alternatives, and develops sound recommendations on the MJPA positions on legislative action to achieve desired results.

Government Affairs Officer

April 2024

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- Prepares clear, thoughtful, concise, and accurate analyses.
- May participate in a variety of professional and industry specific committees involved in legislative and interagency relations to stay informed of current, proposed, and anticipated legislation.
- Represents and maintains vital professional relationships with the MJPA lobbyists, industry groups, public bodies, member/partnering/related agency staff, and elected officials.
- Provides information to the MJPA's Commission and partnering agencies regarding legislation and regulatory matters.
- Assists with grant opportunities, submittals, and acquisition.
- Performs a variety of research and related projects for legislative and regulatory issues.
- Provides support in marketing and branding for the MJPA.
- Adheres to office procedures including records management policies and procedures, ensuring compliance with the MJPA's records retention policy.
- Abides by and promotes the MJPA's core values and beliefs and adheres to the MJPA's ethics policy.
- Participates in the development and implementation of goals, objectives, policies, and priorities for community and government affairs, outreach and grant acquisition and provides input in the development of the program budget.
- Maintains broad situational awareness of legislative and inter-governmental issues related to the MJPA and the stakeholders it serves.
- Drafts legislative testimony consistent with the MJPA's interests.
- Performs other duties as assigned.

JOB SPECIFICATIONS

Knowledge:

- In-depth knowledge of the legislative process, steps, terminology, and influence points, as well as principles and practices of legislative research and analysis. Understanding the impact applicable federal, state, and regional laws, regulations and court decisions have on MJPA operations.
- Awareness of procedures and functions of the legislative and executive branches of the federal and state governments.
- Techniques of grant application development.
- Capability to research and analyze information and prepare comprehensive and concise reports.
- Effective coordination of legislative programs and projects.
- In-depth knowledge of principles, methods, and practices applied in strategic communication and legislative planning.
- Perform the most complex and difficult duties related to Government Affairs.

Skills and Abilities:

- Ability to make effective and engaging presentations clearly, logically, and persuasively in a variety of settings.
- Creative thinker who seeks alternative solutions to produce results that benefit the MJPA,

Government Affairs Officer

April 2024

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its internal and external customers, while clearly articulating options to management and policy makers.

- Exceptional communication and customer service skills both verbally and in writing, with the ability to cultivate professional business partnerships and inspire team collaboration.
- Use modern office equipment including computer software applications related to the field of work.
- Adherence to MIPA personnel rules and regulations, and policies with the ability to exercise sound independent judgment within general policy guidelines.
- Utilize successful leadership skills with the ability to inspire and influence with a high level of energy, enthusiasm, and creativity coupled with a positive attitude.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS

The physical, mental, and environmental demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this job, the employee is regularly required to sit; talk or hear, both in person and by telephone; use hands to finger, handle and feel computers and standard business equipment; and reach with hands and arms. The employee is frequently required to stand and walk.

Specific vision abilities required by this job include close vision and the ability to adjust focus.

Mental Demands

While performing the duties of this job, the incumbent is regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve problems; use reasoning; perform highly detailed work under changing, intensive deadlines, on multiple concurrent tasks; work with constant interruptions, and interact with March JPA Management, staff, vendors, representatives of other government agencies, customers, the public and others encountered in the course of work.

Work Environment

The work environment characteristics described here are representative of those an employee encounters while performing these essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The employee works under typical office conditions, and the noise level is usually quiet.

QUALIFICATIONS

Education, Training and/or Previous Work Experience:

Any combination of experience and training that would provide the knowledge and abilities to perform the position is qualifying. A typical way to obtain the required knowledge and abilities would include the following:

- Four (4) years of progressive responsibilities in the development and coordination of legislative work, public affairs, out, or related area.
- Master's Degree in a related field – may substitute for one (1) year of experience.

License / Certificate:

- Possession of a driver's license, issued by the State of California, and satisfactory driving record free from multiple or serious traffic violations or accidents for a period of at least two (2) years.

Other requirements:

- Completion of and satisfactory results of pre-employment drug and alcohol test; physical examination (including x-ray) indicating fitness for duty; DMV record review; and background investigation.

March Joint Powers Authority Salary Scale
EXISTING POSITIONS Effective July 1, 2023

POSITION	STATUS	Grade	A	B	C	D	E	F
Receptionist/Office Assistant	NE	1	\$ 43,466	\$ 46,126	\$ 48,949	\$ 51,946	\$ 55,125	\$ 58,499
			\$ 20.90	\$ 22.18	\$ 23.53	\$ 24.97	\$ 26.50	\$ 28.12
		2	\$ 44,335	\$ 47,049	\$ 49,928	\$ 52,984	\$ 56,227	\$ 59,669
			\$ 21.31	\$ 22.62	\$ 24.00	\$ 25.47	\$ 27.03	\$ 28.69
		3	\$ 45,222	\$ 47,990	\$ 50,927	\$ 54,044	\$ 57,352	\$ 60,862
			\$ 21.74	\$ 23.07	\$ 24.48	\$ 25.98	\$ 27.57	\$ 29.26
Grounds/Maintenance Worker III	NE	1	\$ 56,439	\$ 59,893	\$ 63,559	\$ 67,449	\$ 71,578	\$ 75,959
			\$ 27.13	\$ 28.79	\$ 30.56	\$ 32.43	\$ 34.41	\$ 36.52
		2	\$ 57,567	\$ 61,091	\$ 64,830	\$ 68,798	\$ 73,009	\$ 77,478
			\$ 27.68	\$ 29.37	\$ 31.17	\$ 33.08	\$ 35.10	\$ 37.25
		3	\$ 58,719	\$ 62,313	\$ 66,127	\$ 70,174	\$ 74,470	\$ 79,028
			\$ 28.23	\$ 29.96	\$ 31.79	\$ 33.74	\$ 35.80	\$ 37.99
Permit Technician	NE	1	\$ 64,696	\$ 68,656	\$ 72,859	\$ 77,318	\$ 82,051	\$ 87,073
			\$ 31.10	\$ 33.01	\$ 35.03	\$ 37.17	\$ 39.45	\$ 41.86
		2	\$ 65,990	\$ 70,029	\$ 74,316	\$ 78,864	\$ 83,692	\$ 88,814
			\$ 31.73	\$ 33.67	\$ 35.73	\$ 37.92	\$ 40.24	\$ 42.70
		3	\$ 67,310	\$ 71,430	\$ 75,802	\$ 80,442	\$ 85,365	\$ 90,590
			\$ 32.36	\$ 34.34	\$ 36.44	\$ 38.67	\$ 41.04	\$ 43.55
Business Development Specialist	PAM	1	\$ 64,887	\$ 68,859	\$ 73,074	\$ 77,547	\$ 82,293	\$ 87,330
			\$ 31.20	\$ 33.11	\$ 35.13	\$ 37.28	\$ 39.56	\$ 41.99
		2	\$ 66,185	\$ 70,236	\$ 74,535	\$ 79,097	\$ 83,939	\$ 89,077
			\$ 31.82	\$ 33.77	\$ 35.83	\$ 38.03	\$ 40.36	\$ 42.83
		3	\$ 67,509	\$ 71,641	\$ 76,026	\$ 80,679	\$ 85,618	\$ 90,858
			\$ 32.46	\$ 34.44	\$ 36.55	\$ 38.79	\$ 41.16	\$ 43.68
Airport Operations Coordinator	PAM	1	\$ 68,781	\$ 72,991	\$ 77,458	\$ 82,200	\$ 87,231	\$ 92,570
			\$ 33.07	\$ 35.09	\$ 37.24	\$ 39.52	\$ 41.94	\$ 44.50
		2	\$ 70,156	\$ 74,451	\$ 79,008	\$ 83,844	\$ 88,975	\$ 94,421
			\$ 33.73	\$ 35.79	\$ 37.98	\$ 40.31	\$ 42.78	\$ 45.39
		3	\$ 71,560	\$ 75,940	\$ 80,588	\$ 85,520	\$ 90,755	\$ 96,310
			\$ 34.40	\$ 36.51	\$ 38.74	\$ 41.12	\$ 43.63	\$ 46.30
Property Manager	PAM	1	\$ 75,033	\$ 79,626	\$ 84,499	\$ 89,671	\$ 95,160	\$ 100,985
			\$ 36.07	\$ 38.28	\$ 40.62	\$ 43.11	\$ 45.75	\$ 48.55
		2	\$ 76,534	\$ 81,218	\$ 86,189	\$ 91,465	\$ 97,063	\$ 103,004
			\$ 36.80	\$ 39.05	\$ 41.44	\$ 43.97	\$ 46.66	\$ 49.52
		3	\$ 78,064	\$ 82,842	\$ 87,913	\$ 93,294	\$ 99,004	\$ 105,064
			\$ 37.53	\$ 39.83	\$ 42.27	\$ 44.85	\$ 47.60	\$ 50.51
Executive Assistant / Clerk	MM	1	\$ 82,995	\$ 88,075	\$ 93,466	\$ 99,186	\$ 105,257	\$ 111,700
			\$ 39.90	\$ 42.34	\$ 44.94	\$ 47.69	\$ 50.60	\$ 53.70
		2	\$ 84,655	\$ 89,836	\$ 95,335	\$ 101,170	\$ 107,363	\$ 113,934
			\$ 40.70	\$ 43.19	\$ 45.83	\$ 48.64	\$ 51.62	\$ 54.78
		3	\$ 86,348	\$ 91,633	\$ 97,242	\$ 103,194	\$ 109,510	\$ 116,213
			\$ 41.51	\$ 44.05	\$ 46.75	\$ 49.61	\$ 52.65	\$ 55.87
Senior Planner	PAM	1	\$ 94,160	\$ 99,923	\$ 106,039	\$ 112,530	\$ 119,417	\$ 126,727
			\$ 45.27	\$ 48.04	\$ 50.98	\$ 54.10	\$ 57.41	\$ 60.93
		2	\$ 96,043	\$ 101,922	\$ 108,160	\$ 114,780	\$ 121,806	\$ 129,261
			\$ 46.17	\$ 49.00	\$ 52.00	\$ 55.18	\$ 58.56	\$ 62.14
		3	\$ 97,964	\$ 103,960	\$ 110,323	\$ 117,076	\$ 124,242	\$ 131,846
			\$ 47.10	\$ 49.98	\$ 53.04	\$ 56.29	\$ 59.73	\$ 63.39
Government Relations Officer PROPOSED	PAM	1	\$ 104,270	\$ 110,652	\$ 117,425	\$ 124,612	\$ 132,240	\$ 140,334
			\$ 50.13	\$ 53.20	\$ 56.45	\$ 59.91	\$ 63.58	\$ 67.47
		2	\$ 106,355	\$ 112,865	\$ 119,773	\$ 127,105	\$ 134,884	\$ 143,140
			\$ 51.13	\$ 54.26	\$ 57.58	\$ 61.11	\$ 64.85	\$ 68.82
		3	\$ 108,483	\$ 115,123	\$ 122,169	\$ 129,647	\$ 137,582	\$ 146,003
			\$ 52.16	\$ 55.35	\$ 58.74	\$ 62.33	\$ 66.15	\$ 70.19
Principal Planner	PAM	1	\$ 119,661	\$ 126,985	\$ 134,757	\$ 143,006	\$ 151,759	\$ 161,048
			\$ 57.53	\$ 61.05	\$ 64.79	\$ 68.75	\$ 72.96	\$ 77.43
		2	\$ 122,054	\$ 129,525	\$ 137,453	\$ 145,866	\$ 154,794	\$ 164,269
			\$ 58.68	\$ 62.27	\$ 66.08	\$ 70.13	\$ 74.42	\$ 78.98
		3	\$ 124,495	\$ 132,115	\$ 140,202	\$ 148,783	\$ 157,890	\$ 167,554
			\$ 59.85	\$ 63.52	\$ 67.40	\$ 71.53	\$ 75.91	\$ 80.55

**March Joint Powers Authority
Salary Scale**

POSITION	STATUS	Grade	A	B	C	D	E	F
Accounting Manager/ Controller	PAM	1	\$ 138,413	\$ 146,885	\$ 155,875	\$ 165,416	\$ 175,541	\$ 186,285
			\$ 66.54	\$ 70.62	\$ 74.94	\$ 79.53	\$ 84.39	\$ 89.56
		2	\$ 141,181	\$ 149,822	\$ 158,993	\$ 168,724	\$ 179,052	\$ 190,011
			\$ 67.88	\$ 72.03	\$ 76.44	\$ 81.12	\$ 86.08	\$ 91.35
		3	\$ 144,005	\$ 152,819	\$ 162,173	\$ 172,099	\$ 182,633	\$ 193,811
			\$ 69.23	\$ 73.47	\$ 77.97	\$ 82.74	\$ 87.80	\$ 93.18
Planning Director	MM	1	\$ 140,351	\$ 148,942	\$ 158,058	\$ 167,733	\$ 178,000	\$ 188,895
			\$ 67.48	\$ 71.61	\$ 75.99	\$ 80.64	\$ 85.58	\$ 90.81
		2	\$ 143,158	\$ 151,921	\$ 161,220	\$ 171,088	\$ 181,560	\$ 192,672
			\$ 68.83	\$ 73.04	\$ 77.51	\$ 82.25	\$ 87.29	\$ 92.63
		3	\$ 146,022	\$ 154,959	\$ 164,444	\$ 174,509	\$ 185,191	\$ 196,526
			\$ 70.20	\$ 74.50	\$ 79.06	\$ 83.90	\$ 89.03	\$ 94.48
Deputy Director VACANT	MM	1	\$ 146,534	\$ 155,503	\$ 165,022	\$ 175,122	\$ 185,841	\$ 197,216
			\$ 70.45	\$ 74.76	\$ 79.34	\$ 84.19	\$ 89.35	\$ 94.82
		2	\$ 149,465	\$ 158,614	\$ 168,322	\$ 178,625	\$ 189,558	\$ 201,160
			\$ 71.86	\$ 76.26	\$ 80.92	\$ 85.88	\$ 91.13	\$ 96.71
		3	\$ 152,454	\$ 161,786	\$ 171,688	\$ 182,197	\$ 193,349	\$ 205,184
			\$ 73.30	\$ 77.78	\$ 82.54	\$ 87.59	\$ 92.96	\$ 98.65
Chief Executive Officer Current Annual Contract Amount - EM								\$ 265,000
Non-shaded rows indicate authorized and filled positions. Shaded rows indicate unfilled positions. Annual and Hourly equivalent wage rates are indicated. NE: Non-Exempt PAM: Professional/Administrative Management MM: Mid-Management EM: Executive Management Benefit Bank package for all employees is \$12,604 per year. Management receives an additional management package as follows: PAM=2% of Salary, MM=4% of Salary, EM=6% of Salary								

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10 (1)

Meeting Date: April 24, 2024

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO GENERAL PLAN AMENDMENT GP-23-02, THE ENVIRONMENTAL JUSTICE ELEMENT: ADOPT RESOLUTION JPA 24-04 APPROVING THE FOLLOWING ACTIONS: 1) FINDING THE ENVIRONMENTAL JUSTICE ELEMENT (GENERAL PLAN GP-23-02 CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES CLASS 7 AND CLASS 8 (PROTECTION OF THE ENVIRONMENT); 2) APPROVING GP-23-02, ADOPTING THE MARCH JPA ENVIRONMENTAL JUSTICE ELEMENT AND CREATING SECTION 7 (ENVIRONMENTAL JUSTICE ELEMENT) TO THE MARCH JPA GENERAL PLAN; AND 3) DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION**

Motions: Adopt Resolution JPA 24-04 taking the following actions:

- 1) Finding the March JPA Environmental Justice Element (General Plan Amendment GP-23-02) categorically exempt from CEQA pursuant to State CEQA Guidelines Class 7 and Class 8 (protection of the environment);
- 2) Approve General Plan Amendment GP-23-02, Adopting the March JPA Environmental Justice Element and Creating Section 7 (Environmental Justice Element) to the March JPA General Plan; and
- 3) Direct staff to file a Notice of Exemption pursuant to the March JPA local CEQA Guidelines.

Applicant: March Joint Powers Authority

Background:

The March JPA staff presented the draft Environmental Justice Element to the Technical Advisory Committee (TAC) on December 4, 2023, and to the March Joint Powers Commission on December 12, 2023.

On December 4, 2023, the TAC encouraged planning staff to discuss the draft Environmental Justice Element at two Community workshops, as recommended by Staff, and to report the findings of the workshop discussions at a future TAC meeting.

Staff returned to the Technical Advisory Committee on March 1, 2024. Two members of the public spoke in opposition to the project at the Technical Advisory Committee Meeting.

Environmental Justice Overview

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. Government Code Section 65302(h) requires that if a jurisdiction includes a disadvantaged community, an Environmental Justice Element is required for the agency’s General Plan, either as a single Environmental Justice Element, or with environmental justice policies distributed amongst other existing General Plan Elements. The March JPA planning area is within a disadvantaged community (Census Tract 6065046700) consistent with three criteria: 1) the CalEnviroScreen score for Census tract 6065046700 is higher than 75; 2) the census tract is at or below the statewide median income; and 3) the census tract is at or below the California Department of Housing and Community Development (HCD) state income limits.



Applicable Area of March JPA Environmental Justice Element

There are three residential communities within March JPA, namely (1) Green Acres, a 111-unit historic housing area originally part of the March Air Force Base and exceded to March JPA as part of the 1996 Base Realignment and Closure process; (2) Westmont Village, an approximate 550-unit retirement community with additional memory care and skilled nursing care beds, originally developed as a continuum of care facility for retired military

officers, and (3) US Vets, which currently has 154 units with single and multiple occupancy, and has approval for an additional 68 units, which offer emergency, transitional and permanent housing. In addition, an irregular shaped portion of the City of Moreno Valley, generally located north of Cactus Avenue, south of Alessandro 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. This residential area would not be 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 local land use policies, as identified within the March JPA General Plan or March JPA Environmental Justice Element.

The March JPA Environmental Justice Element incorporates the environmental justice policies of the County of Riverside Healthy Communities Element pursuant to Government Code Section 65302(h). 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.

Many of the draft policies within the County of Riverside Environmental Justice (EJ) Element are based on guidance provided in the "Best Practices for Implementing SB 1000" or the companion Appendix A to the "Best Practices for Implementing SB 1000", promulgated by the California Department of Justice. As the March JPA EJ policies closely reflect the policies of the County EJ Element, many of the JPA's policies are also based on the Attorney General's guidance document.

Upon completion and adoption, the March JPA 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.

The March JPA Environmental Justice Element includes 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 Workshops:

March JPA scheduled two community workshops, conducted at: 1) March Field Museum on December 19, 2023; and 2) Moreno Valley Conference Center on February 20, 2024. The first Community Workshop emphasized notice of March JPA residents, though interested parties from the RNOW organization and the regular noticing of local, regional, state, and federal entities was provided. For the second Community Workshop, additional noticing was provided to include all 1,247 property owners within 300 feet of March JPA as well as public noticing in the Press Enterprise.

The workshop agendas consisted of an introduction to March JPA and Michael Baker International staff, a formal presentation regarding the intent and requirements for Environmental Justice Elements as required by SB 1000, an initial exercise consisting of a dot poll for attendees to rate the most important or necessary EJ policies from the draft March JPA Environmental Justice Element, and a second exercise to provide an open session to obtain general comments from the attendees regarding the March JPA Environmental Justice Element. A summary of the workshop results is listed below and more detailed information on the dot poll and open comment sessions are attached to this staff report.

December 19, 2023, Community Workshop (March Field Air Museum)	
Public Notification	<ul style="list-style-type: none"> • 98 letters to local, regional, state, and federal agencies, including the State Deputy Attorney, Bureau of Environmental Justice and local March JPA medical providers • 477 emails for residents/interested parties for Westmont Village (281 residents, 145 Independent/Assisted Living, and 55 memory care) • 111 residents of Green Acres • 1 letter and phone notice to Lori Allgood of US Vets • 151 interested parties associated with RNOW • 20 JPC and Technical Advisory Committee Members
Attendees	21 attendees signed in
Dot Poll Results	<p style="text-align: center;">From Draft EJ policies. Five Most Frequently Cited Issues:</p> <ul style="list-style-type: none"> • (11) Policy 15.2: Encourage collaboration among JPA, county, community, and community-based organizations, as well as local stakeholders and EJ focus groups promoting environmental justice. • (11) Policy 16.5: Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors, including impacts to ingress and egress. Encourage sensitive receptors such as housing, schools, hospitals, clinics and childcare to be located away from potential hazards to health. • (10) Policy 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. • (9) Policy 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.

	<ul style="list-style-type: none"> • (8) Policy 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. (Complete list of dot poll responses are provided as an attachment)
Open Comments	<ul style="list-style-type: none"> ➤ Stop or postpone development until the EJ element is adopted. ➤ Establish a Community Advisory Group. ➤ How will the policies be implemented given the limited time of March JPA. (Due to the sunset of March JPA, it was identified that the JPA would need to create a Priority List for the most important EJ policies to be implemented) ➤ Use the City of Riverside Good Neighbor Guidelines for Siting Warehouses. ➤ Create an Accountability Plan. (This is a sample of comments. It is not possible to prioritize them. A complete list of comments is provided as an attachment)

February 20, 2024 Community Workshop (Moreno Valley Conference Center)	
Public Notification	<ul style="list-style-type: none"> • 99 letters to local, regional, state, and federal agencies, including to the State Deputy Attorney, Bureau of Environmental Justice and local March JPA medical providers • 969 emails for residents/interested parties for Westmont Village (No break down of resident type provided) • 111 residents of Green Acres • 1 USPS letter notice to US Vets (6 hard copies were delivered to US Vets staff for posting throughout the campus) • 322 interested parties associated with RNOW • 21 JPC and Technical Advisory Committee Members • 1,247 letters to property owners within 300' of the perimeter of March JPA, inclusive of all property owners within March JPA • Notification in the Press Enterprise published 2/6/24
Attendees	14 attendees signed in
Dot Poll Results	<p style="text-align: center;">From Draft EJ policies. Five Most Frequently Cited Issues:</p> <ul style="list-style-type: none"> • (6) Policy 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. • (5) Policy 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. • (4) Policy 19.3: Promote pedestrian and bicycle access to parks and open space through infrastructure investments, education and improvements. • (3) Policy 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

	<p>the local planning process in furtherance of environmental justice planning.</p> <ul style="list-style-type: none"> • (3) Policy: 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. <p>(Complete list of dot poll responses are provided as an attachment)</p>
Open Comments	<ul style="list-style-type: none"> ➤ Need community advisory group to weigh in on EJ Element. ➤ Concerned with the EJ Element process and that there has been no public input on revising or adding EJ policies to what the County adopted. ➤ There needs to be a warehouse moratorium. ➤ Concern that more development will add to traffic congestion. Warehouse development along Van Buren Blvd. is dumping delivery vans on our streets. ➤ Healthier food options are needed, like a Whole Foods Grocery store. <p>(This is a sample of comments. It is not possible to prioritize the comments. A complete list of comments is provided as an attachment)</p>

Public Comments:

To date, March JPA has received approximately 500 comments, by email, regarding the Environmental Justice Element. The majority of comments were specifically written regarding the Environmental Justice Element, however, some comments pertain to a separate, unrelated project, that include Environmental Justice issues. Commenters on the March JPA EJ Element include Jerry Shearer, Mike McCarthy, Jennifer Larratt-Smith, City of Riverside, Channel Law Group, Center for Community Action and Environmental Justice, and Robert Redford Conservancy. Comments received on other projects, but including EJ concerns, include comments from: Riverside Neighborhood Partnership, Friends of Riverside Hills, Vicky Broach, League of United Latin American Citizens (LULAC), and California Environmental Voters. An electronic link for the approximate 500 comments is provided within the attachment section of this report.

March JPA received a number of comments concerning environmental review of the proposed Environmental Justice Element pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq. (“CEQA”), and asking what form of environmental review was conducted for the Environmental Justice Element. Although CEQA does not require the March JPA to respond to comments on exempt actions, the following response is provided in order to clarify the record:

March JPA, as required by CEQA, has evaluated the proposed Environmental Justice Element and has determined, pursuant to Public Resources Code section 21094(a) and 14 California Code of Regulations 15000 et seq. (“CEQA Guidelines”) section 15307, 15308, and 15300.2, that the proposed Environmental Justice Element is exempt from further environmental review. (See Resolution JPA 24-04, Exhibit “C”, Notice of Exemption and CEQA Class 7/Class 8 Categorical Exemption Report.) CEQA requires the Secretary of the Natural Resources Agency to designate in the CEQA Guidelines classes of projects that the Secretary has found do not have a significant effect on the environment and that are exempt from CEQA. (Public Resource Code §21084(a);

CEQA Guideline §15300). In response to the mandate of Public Resources Code section 21084, the Secretary of the Natural Resources Agency has declared 33 classes of projects to be categorically exempt from CEQA, having found they do not have a significant effect on the environment. The categorical exemptions are set out in the CEQA Guidelines (CEQA Guidelines §§15301–15333). By statute, CEQA does not apply to the classes of projects that the Secretary has designated as exempt. (Public Resource Code §21080(b)(9); see *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1101.) These exemptions are generally referred to as "categorical exemptions" (See CEQA Guidelines §15354.) The March JPA is not required to prepare an EIR or a negative declaration for a project that qualifies for a categorical exemption unless the project falls within one of the exceptions to the categorical exemptions. (CEQA Guidelines §§15300.2, 15300.4; see also Public Resource Code §21080(b)(10); CEQA Guidelines §15300.) Where, as here, a project is subject to a categorical exemption and does not fall within one of the exceptions to the categorical exemptions, no formal environmental evaluation is required. (*City of Pasadena v. State* (1993) 14 Cal.App.4th 810.) The March JPA need not consider alternatives or mitigation measures or conduct further CEQA review for projects determined to be categorically exempt. (*Hines v. California Coastal Comm'n* (2010) 186 Cal.App.4th 830, 858; *Association for Protection of Env't'l Values v. City of Ukiah* (1991) 2 Cal.App.4th 720, 726.)

Suggested Modification to the March JPA Environmental Justice Element:

The following changes are suggested as a result of the Native American consultation and the community workshop meetings. These changes are in respect to the initial draft Environmental Justice Element, released on the March JPA website on November 8, 2023. All changes are shown in underline, with new text shown in **bold** and deleted text shown in ~~striketrough~~. These changes are also identified in the draft Environmental Justice Element attached to Resolution JPA 24-24

- HC 15.2 Encourage collaboration among the March JPA, county, community, **Native American Tribes,** and community-based organizations, as well as local stakeholders, and environmental justice focus groups in promoting environmental justice.
- HC 15.4 Coordinate with environmental groups, Native American **Tribal Governments**~~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 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 16.15* Assure that site plan design protects people and land, particularly sensitive land uses such as housing, ~~and~~ schools, **and open space where tribal cultural resources may be present** 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 16.22* 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.

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~~**three** residential communities: (1) Green Acres, a 111-unit historic housing area originally part of the base and exceded to March JPA as part of the 1996 BRAC process; ~~and~~**(2) Westmont Village, an approximate 550-unit retirement community with additional memory care and nursing care beds, 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; and (3) US Vets, which currently has 154 units of single and multiple occupancy, and has approval for an additional 68 units providing emergency, transitional and permanent housing.**

March JPA Environmental Justice Progress Report:

Consistent with the AG Best Practices for SB 1000, an “approach to ensuring the policies meet the standards is to establish a tracking system.” Accordingly, March JPA has prepared a *March JPA Environmental Justice Progress Report*, to indicate the status for the individual Environmental Justice Policies. Consistent with other recommended tracking systems, and that used by the City of Riverside in the City of Riverside Action Plan, March JPA has identified the status based on the following five (5) categories:

<u>Status</u>	<u>Expected Timeline</u>
Ongoing:	Currently being implemented
Short Term:	6 – 12 months - intermediate priority
Mid-Term:	12 – 36 months - secondary priority
Long Term:	36+ months - lower priority
Completed:	No further Implementation needed

Senate Bill 18 Tribal Consultation:

On November 14 and 15, 2023, March JPA staff sent formal project notification letters and emails to all tribes listed on the Native American Heritage Commission SB 18 list. March JPA received one request for tribal consultation. On February 15, 2024, March JPA staff and the Pechanga Cultural Resources Department staff conducted a remote consultation meeting, through Zoom. On April 10, 2024, consultation closed with the Pechanga Tribe.

CEQA Review for the March JPA Environmental Justice Element:

In compliance with SB 1000, the March JPA Environmental Justice Element is a policy document for the March JPA General Plan. The project 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.

The proposed Environmental Justice Element to the March JPA General Plan meets all criteria for a Class 7 and Class 8 Categorical Exemption pursuant to CEQA Guidelines Section 15307 and 15308. Further, none of the exceptions enumerated under CEQA Guidelines Section 15300.2 apply to the proposed project. Accordingly, a Notice of Exemption has been prepared for this project and is attached as Exhibit C to Resolution #JPA 24-04.

Noticing of Public Hearing:

Public hearing notice was provided in accordance with all legal requirements, by publishing a legal advertisement on April 12, 2024, in the Press Enterprise. Additionally, March JPA mailed out 1,247 legal notices to property owners within March JPA’s jurisdiction or within 300’ of the March Joint Powers Authority jurisdiction, and sent email notice to 478 individuals who provided public comments to the MJPA regarding the Environmental Justice Element. Beyond this level of noticing, additional public notice was provided as identified below:

1. 103 USPS letters were sent to public agencies, local governments, servicing utilities and CEQA agencies on 4/10/24.
2. The three (3) residential communities within March JPA received the following public notice: a) Green Acres- 135 emails were sent to tenants of the 111 homes in the historic Green Acres on 4/12/24; b) US Vets- one letter was sent to the property owner of US Vets on 4/10/24 and through collaboration with March JPA, the US Vets staff placed numerous public notice fliers around the US Vets campus; and c) Westmont Village-one (1) letter was sent to the property owner of Westmont Village and through collaboration with March JPA, on 4/12/24 the Westmont Village property owner emailed 439 resident/home tenants and 189 resident/Villages tenants on 4/12/24.
3. 21 Elected officials/Technical Advisory Committee members of March JPA were emailed public notice on 4/12/24.
4. The legal notice was posted on the March JPA website on 4/11/24.
5. Legal notice was placed on the March JPA reader board/public notice board on 4/11/24.

Required Findings for General Plan Amendment Adopting Environmental Justice Element:

In accordance with Section 9.02.040 of the March JPA Development Code and California Government Code Section 65358, the proposed General Plan Amendment must meet two findings. First, the Commission must find that the proposed General Plan Amendment is consistent with the existing goals, objectives, policies, and programs of the General Plan. Second, the Commission must find that the General Plan Amendment will not adversely affect the public health, safety, or general welfare. Resolution JPA 24-04 contains the reasoning demonstrating that these findings can be made.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

Adopt Resolution JPA 24-04 approving the following items:

- 1) Approving a Class 7 and Class 8 CEQA Categorical Exemption in support of the March JPA Environmental Justice Element;

- 2) Approving GP-23-02, Adopting the March JPA Environmental Justice Element and Creating Section 7 (Environmental Justice Element) to the March JPA General Plan; and
- 3) Direct staff to file a Notice of Exemption pursuant to the March JPA local CEQA Guidelines.

Attachment(s):

1. Resolution JPA 24-04: 1) Approving a Class 7 and Class 8 CEQA categorical exemption in support of the March JPA Environmental Justice Element; 2) Approving GP-23-02, Adopting the March JPA Environmental Justice Element and Creating Section 7 (Environmental Justice Element) to the March JPA General Plan; and 3) Direct staff to file a Notice of Exemption pursuant to the March JPA local CEQA Guidelines.
 - Exhibit A: Environmental Justice Element
 - Exhibit B: March JPA Environmental Justice Planning Area
 - Exhibit C: Notice of Exemption
2. CEQA Class 7/Class 8 Categorical Exemption Report
3. March JPA Environmental Justice Progress Report
4. Dot Poll rankings and Open Comment items from December 19, 2023 Community Workshop Meeting
5. Dot Poll rankings and Open Comment items from February 20, 2024 Community Workshop Meeting
6. Public comments received – can be uploaded from www.marchjpa.com homepage, Environmental Justice Element.

April 24, 2024

March Joint Powers Commission

Attachment 1

Resolution #JPA 24-04

RESOLUTION # JPA 24-04

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING GENERAL PLAN AMENDMENT GP 23-02, APPROVING THE MARCH JOINT POWERS AUTHORITY ENVIRONMENTAL JUSTICE ELEMENT AS A COMPONENT OF THE MARCH JPA GENERAL PLAN AND FINDING THE APPROVALS CATEGORICALLY EXEMPT FROM CEQA REVIEW UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15307 AND 15308 (ACTIONS PROTECTING THE ENVIRONMENT)

WHEREAS, the March Joint Powers Authority (“Authority” or “March JPA”) is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the March JPA is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996; and

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the former March Air Force Base (“MJPA Planning Area”); and

WHEREAS, pursuant to Senate Bill 1000, and amended Government Code Section 65302, local agencies that have disadvantaged communities shall incorporate Environmental Justice into their general plans, either in a separate Environmental Justice Element or by integrating related goals, policies, and objectives throughout the other General Plan elements; and

WHEREAS, the Environmental Justice Element provides a framework for promoting a healthy living environment for all residents of the March Joint Powers Authority. The existence of a disadvantaged community within March JPA, consisting of census tract 6065046700, was determined through CalEnviroScreen 4.0 data, the CalEPA Disadvantaged Community designation, and March JPA resident income level below the state median income. These

communities are known as "disadvantaged communities" in SB 1000 but will be known as Environmental Justice Communities ("EJ Communities") in the March JPA General Plan, as shown in Exhibit "A", and

WHEREAS, the Environmental Justice Element adds Section 7 to the March JPA General Plan, known as the Environmental Justice Element, which provides policies on Civic Engagement, Health Risk Reduction (Pollution Exposure, Food Access, Safe and Sanitary Homes and Physical Activity), Health Care Facilities, and other areas of Environmental Justice, as shown in the attached exhibits and policy language; and

WHEREAS, the Environmental Justice Element is applicable within the March JPA Planning Area, as depicted in Exhibit "B,"; and

WHEREAS, in accordance with the objectives identified in the Governor's Office of Planning and Research, General Plan Guidelines and the Office of the Attorney General, California Department of Justice, Best Practices for Implementing SB 1000, the March JPA Environmental Justice Element includes an implementation tool in the form of the March JPA Environmental Justice Progress Report, which is intended to be reviewed biannually by the March Joint Powers Commission to evaluate and track progress in implementing the policies of the March JPA Environmental Justice Element; and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the March JPA's Local CEQA Guidelines, March JPA staff has determined that the adoption of the Environmental Justice Element (General Plan Amendment GP 23-02) is categorically exempt from environmental review, consistent with the Guidelines for the California Environmental Quality Act, Section 15307 and 15308 (protection of the environment); and

WHEREAS, on April 24, 2024, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Environmental Justice Element (General Plan Amendment GP 23-02), at which time all persons wishing to testify were heard and the Environmental Justice Element (General Plan Amendment GP 23-02) was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, determined and ordered by the March Joint Powers Commission of the March Joint Powers Authority as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. The Commission has, as the decision-making body, considered the Class 7 and Class 8 CEQA Categorical Exemptions, the Categorical Exemption Report prepared in connection with the Environmental Justice Element (General Plan Amendment GPA 23-02), any oral or written comments received, and other evidence in the administrative record. The Commission hereby finds that the Environmental Justice Element (General Plan Amendment GPA 23-02) is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15307 and 15308 (protection of the environment).

SECTION 3. Findings for General Plan Amendment (GP 23-02). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of the General Plan Amendment (GP 23-02), which will constitute Section 7, Environmental Justice, of the March JPA General Plan. In accordance with Section 9.02.040 of the March JPA Development Code and Section 65358 of the California Government Code:

1. The March Joint Powers Commission finds that the proposed General Plan Amendment (GP 23-02) is consistent with existing goals, objective, policies, and programs of the General Plan for the following reasons:

a. The Project complies with General Plan Transportation Element Policy 2.4: "March JPA shall support and participate in the creation of adequate regional, multi-modal transportation systems and linkages and promote mass transit and alternative transportation modes." The Project complies with Transportation Element Policy 2.4 because the Environmental Justice Element is consistent with, further promotes, and identifies further guidance towards the benefits of adequate transit opportunities, as further specified in Environmental Justice Policy 17.1, which emphasizes: "HC 17.1 Cooperate with transit providers in the review of transit route service to jobs, shopping, schools, libraries, parks, health facilities, grocery stores, markets, food distribution centers, and cooked vegetable options. This policy must also coordinate with the transit policies to ensure stronger connectivity and accountability for residents", and

b. The Project complies with General Plan Transportation Element Policy 12.1: "Plan for the location of bike lanes and pedestrian access points along logical traffic routes and linkages." The Project complies with Transportation Policy 12.1 because the Environmental Justice Element is consistent with, further promotes, and identifies further guidance toward alternative transportation modes, including bicycle and pedestrian systems, as further specified in Environmental Justice Policy 19.3, which emphasizes: "Promote pedestrian and bicycle access to parks and open space through infrastructure investments, education and improvements", and

2. The proposed General Plan Amendment (GP 23-02) will not adversely affect the public health, safety, or general welfare for the following reasons:
 - a. The Project complies with Resource Management Element Goal 9: “*Create a network of open space and linkages throughout the Planning Areas that serves to preserve natural resources, protect health and safety, contribute to the character of the community, provide active and passive recreational use, as well as visual and physical relief from urban development.*” The Project will not adversely affect public health, safety, or general welfare because the Project is consistent with, further promotes, and identifies further guidance toward Resource Management Element Goal 9, through Environmental Justice Policy 19.7, which emphasizes: “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.”, and
 - b. The Project complies with Resource Management Element Policy 9.3: “*Allow recreational uses on designated open space lands.*” The Project will not adversely affect public health, safety, or general welfare because the Project is consistent with, further promotes, and identifies further guidance toward Resource Management Element Policy 9.3, through Environmental Justice Policy 19.2, which emphasizes: “Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.”

SECTION 4. Approvals. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project, consisting of General Plan Amendment (GPA 23-02) as shown on Exhibit “A” and the March JPA Environmental Justice Planning Area as shown on Exhibit “B,” and directs staff to file the Notice of Exemption identified as Exhibit “C” with the Riverside County Clerk and the Office of Planning and Research CEQA.net electronically, within five (5) working days of the passage and adoption of this Resolution. Exhibits A, B, and C are attached hereto and incorporated herein by these references.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Clerk, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 6. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 7. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity

shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

SECTION 8. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 24th day of April, 2024.

Edward A. Delgado, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 24-04 was duly and regularly adopted by the March Joint Powers Commission of the March Joint Powers Authority at its regularly scheduled meeting on the 24th day of April, 2024 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

Dated: April 24, 2024

Cindy Camargo, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

March JPA Environmental Justice Element

GENERAL PLAN
of the
MARCH JOINT POWERS AUTHORITY
Environmental Justice Element

April 24, 2024

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 three 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; (2) Westmont Village, an approximate 550-unit retirement community with additional memory care and nursing care beds, 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; and (3) US Vets, which currently has 154 units of single and multiple occupancy, and has approval for an additional 68 units providing emergency, transitional and permanent housing.

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

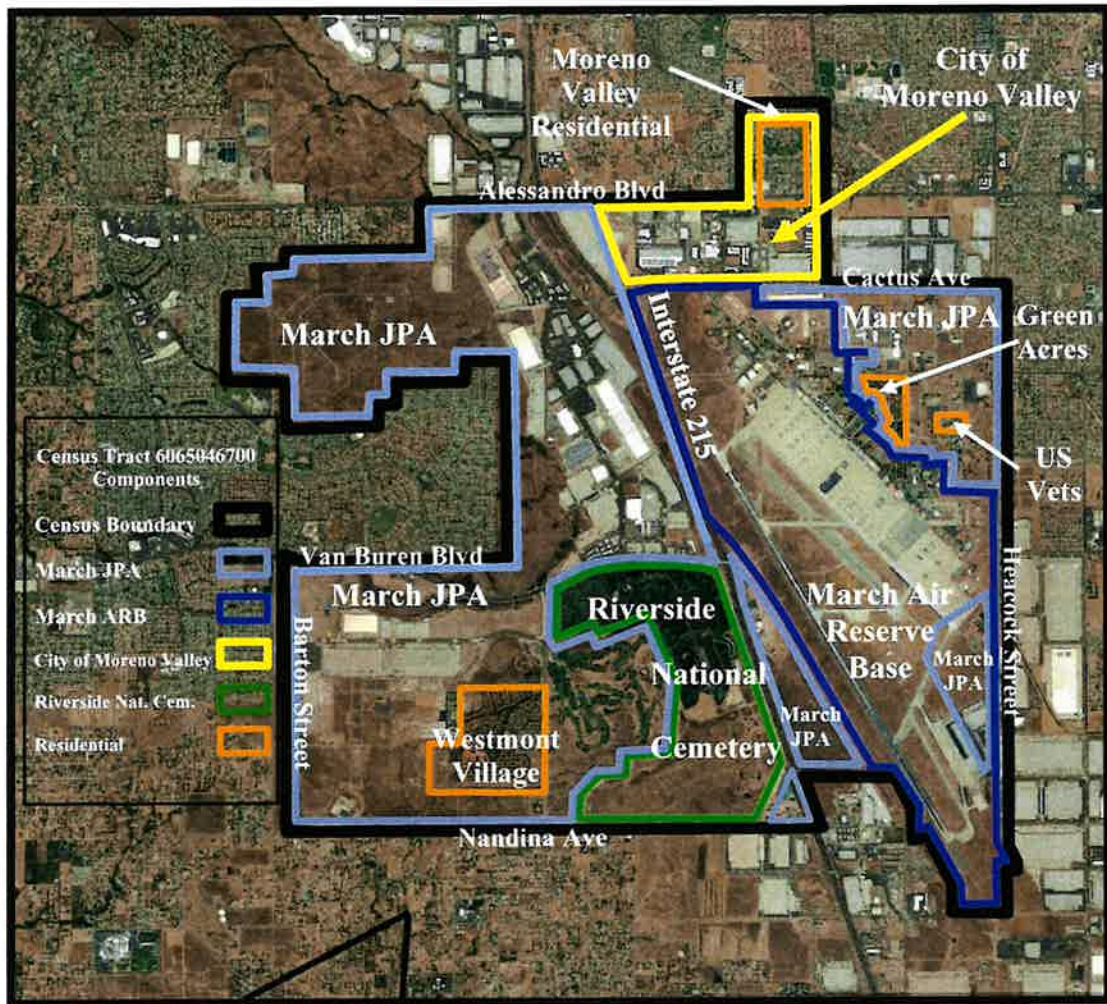
The General Plan represents the build-out vision of March JPA. It not only addresses what March JPA envisions to be achieved from new development, it also provides a framework for the collective living and working environment of its residents. Policies applicable to new development will be implemented 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, Native American Tribes, 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 Governments, 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 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, schools, and open space where tribal cultural resources may be present 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 developments 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 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.

EXHIBIT "B"

March JPA Environmental Justice Planning Area



Exhibit B: Project Location (March JPA Planning Area)

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

EXHIBIT "C"

Notice of Exemption

1

MARCH JOINT POWERS AUTHORITY



NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: March Joint Powers Authority
<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Riverside	Address: 14205 Meridian Parkway, #140 Riverside, CA 92518

1.	Project Title:	March JPA Environmental Justice Element
2.	Project Applicant:	March Joint Powers Authority
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	See Attached Exhibit 1
4.	(a) Project Location – March Joint Powers Authority Planning Jurisdiction:	(b) Project Location: Riverside County
5.	Description of nature, purpose, and beneficiaries of Project:	In compliance with SB 1000, the March JPA Environmental Justice Element is a policy document for the March JPA General Plan. The project 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. See Section III, Project Description of the CEQA Class 7/8 Categorical Exemption Report.
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	March Joint Powers Authority
8.	Exempt status: (check one)	
	(a) <input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b) <input type="checkbox"/> Not a project.	
	(c) <input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d)	<input checked="" type="checkbox"/>	Categorical Exemption. State type and section number:	Class 7 Categorical Exemption (CE) for Actions by Regulatory Agencies for Protection of Natural Resources (CEQA Guidelines Section 15307) and Class 8 CE for Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines Section 15308).
(e)	<input type="checkbox"/>	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/>	Statutory Exemption. State Code section number:	
(g)	<input type="checkbox"/>	Other. Explanation:	
9.	Reason why project was exempt:		The proposed Environmental Justice Element to the March JPA General Plan meets all criteria for a Class 7 and Class 8 CEs pursuant to CEQA Guidelines Section 15307 and 15308. Further, none of the exceptions enumerated under CEQA Guidelines Section 15300.2 apply to the proposed project. See <i>Class 7/8 Categorical Exemption Report</i>.
10.	Lead Agency Contact Person:		Dan Fairbanks, Planning Director
	Telephone:		(951) 656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "B") before filing.		
12.	Has a Notice of Exemption been filed by the public agency approving the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13.	Was a public hearing held by the Lead Agency to consider the exemption? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, the date of the public hearing was: April 24, 2024		

Signature: _____ Date: _____ Title: **Planning Director**

Name: **Dan Fairbanks**

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



Exhibit 1: Project Location (March JPA Planning Area)

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

April 24, 2024

March Joint Powers Commission

Attachment 2

CEQA Class 7/Class 8 Categorical Exemption Report

**MARCH JOINT POWERS AUTHORITY
ENVIRONMENTAL JUSTICE ELEMENT**

**CEQA Class 7/Class 8
Categorical Exemption Report**

Lead Agency:

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway #140

Riverside, CA 92518

Contact: Dan Fairbanks, Planning Director

Phone: 951-656-7000

Prepared by:

MICHAEL BAKER INTERNATIONAL

40810 County Center Drive, Suite 200

Temecula, CA 92591

Contact: Alicia Gonzalez

Phone: 909-974-4933

April 2024

JN 198958

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CATEGORICAL EXEMPTION REPORT

This report serves as the technical documentation for an environmental analysis performed by Michael Baker International (Michael Baker) for the March Joint Powers Authority Environmental Justice Element in the March Joint Powers Authority General Plan. The intent of the analysis is to document whether the project is eligible for a California Environmental Quality Act (CEQA) Class 7 Categorical Exemption (CE) for Actions By Regulatory Agencies for Protection of Natural Resources (CEQA Guidelines Section 15307) and Class 8 CE for Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines Section 15308). The report includes an introduction, project description, and evaluation of the project’s consistency with the requirements for a Class 7 and Class 8 CE.

I. INTRODUCTION

CEQA Guidelines Section 15307 states that a Class 7 CE consists of actions taken by regulatory agencies as authorized by State law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. Examples include but are not limited to wildlife preservation activities of the State Department of Fish and Game. Construction activities are not included in this exemption.

CEQA Guidelines Section 15308 states that a Class 8 CE consists of actions taken by regulatory agencies, as authorized by State or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

II. PROJECT LOCATION AND SETTING

Project Location

The March Joint Powers Authority (JPA) Planning Area is located in an unincorporated area in the northwest portion of Riverside County. It is bordered by City of Moreno Valley to the northeast, the City of Riverside to the northwest, unincorporated areas of Riverside County to the east and west, and the City of Perris to the south. Interstate 215 (I-215) bisects the planning area in a north-south orientation; refer to [Figure 1, *March JPA Planning Area Boundaries*](#).

The approximately 4,500-acre March JPA Planning Area was formerly part of March Air Force Base (AFB). 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. March AFB realigned from an active duty to an air reserve base and was renamed March Air Reserve Base (ARB) during the realignment process.



March JPA is a public entity created for the purpose of addressing the use, reuse, and joint use of the surplus portions of the former MarchAFB. March JPA is comprised of four individual public entities: the City of Perris, the City of Moreno Valley, the City of Riverside, and the County of Riverside.

Existing Site Conditions

The March JPA Planning Area includes a mix of existing land uses including but not limited to residential uses, commercial, business park, industrial, and park/recreation/open space uses, aviation, historical district, cemetery, public facilities, mixed use, various specific plan areas, and conservation easements.

The March JPA Planning Area is within a disadvantaged community (Census Tract 6065046700) as identified by CalEnviroScreen 4.0.¹ CalEnviroScreen is a screening methodology that can be used to help identify California communities that are disproportionately burdened by multiple sources of pollution. The California Environmental Protection Agency defines a disadvantaged community 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” (Government Code Section 65302).

III. PROJECT DESCRIPTION

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 (SB 1000), also known as the Planning for Healthy Communities Act, requiring cities and counties to address environmental justice within their general plans.

In compliance with SB 1000, the March JPA Environmental Justice Element (herein the “project”) is a policy document for the March JPA General Plan. The project 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. The March JPA Environmental Justice Element would be applicable within the existing March JPA Planning Area. 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.

The project would include objectives and policies consistent with Government Code Section 65302(h). Objectives and policies of the project include:

¹ California Office of Environmental Health Hazard Assessment, *CalEnviroScreen 4.0*, <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>, Accessed January 30, 2024.



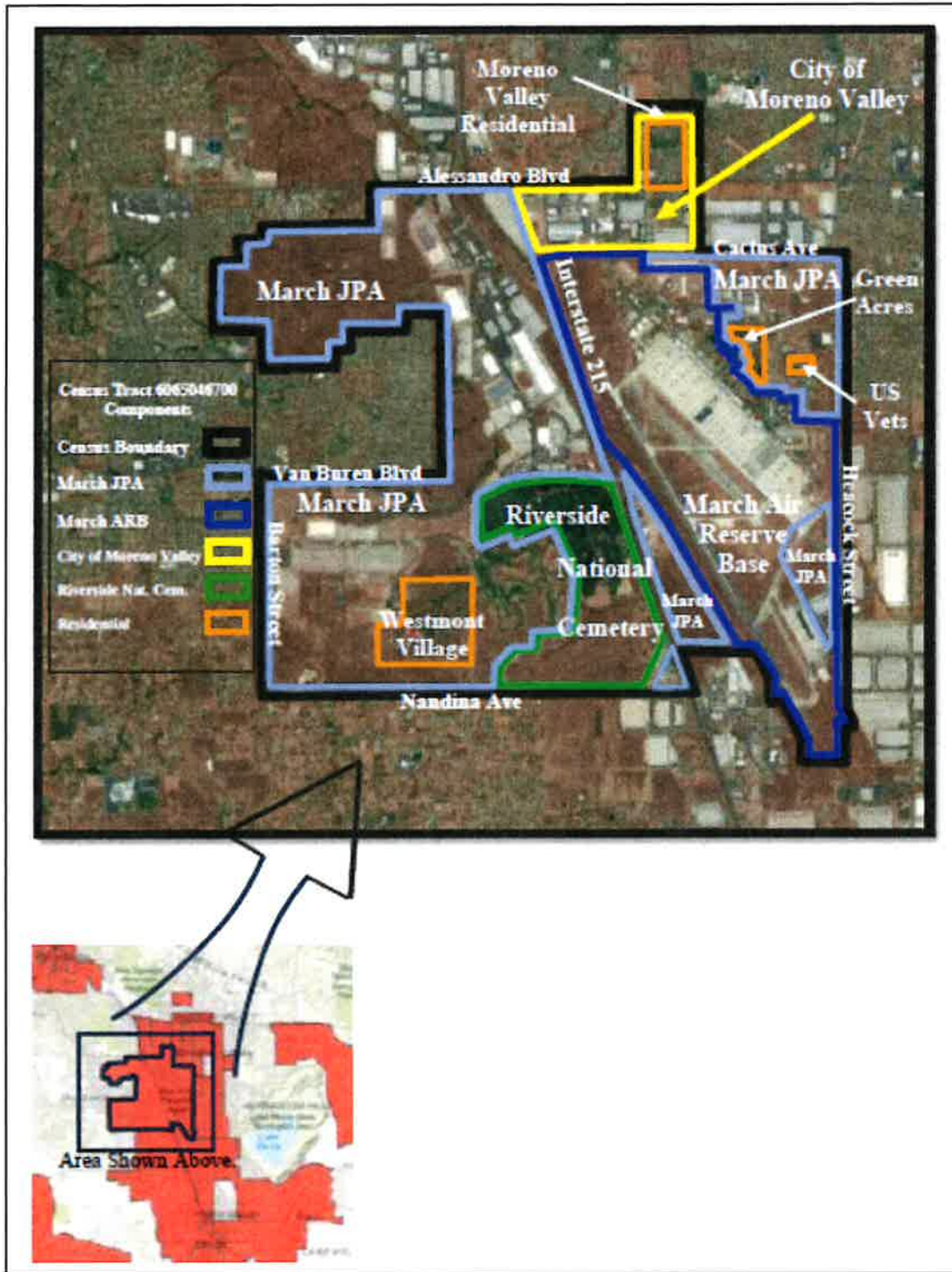
- Promote Civic Engagement: This category includes policies that promote civic engagement in the decision-making process.
- Health Risk Reduction: This category includes policies that work towards reducing unique and compounded health risks.
- Public Facilities and Health Care Facilities: This category includes policies that prioritize improvements and programs for public facilities.
- Other Environmental Justice Objectives: This category includes policies that do not fall under one of the above sections (e.g., stormwater capture, solar and renewable energy, and implementation of climate action plans).



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Figure 1
March JPA Planning Area Boundaries



Source: General Plan of the March Joint Powers Authority, Environmental Justice Element, Exhibit 7-1, *March JPA Planning Area Boundaries Within Census Tract 6065046700*.



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IV. CLASS 7 EXEMPTION CRITERIA ANALYSIS

CEQA Guidelines Section 15307 states that a Class 7 CE consists of actions taken by regulatory agencies as authorized by State law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. Examples include but are not limited to wildlife preservation activities of the State Department of Fish and Game. Construction activities are not included in this exemption.

The goal of the Environmental Justice Element is to ensure the consideration of environmental justice policies to improve public health and the environment within the March JPA Planning Area. Implementation of the proposed Environmental Justice Element policies that are financial, economic, advisory, and advocacy-related in nature would not result in direct or indirect physical impacts to the environment. The implementation of policies that could have the potential to have a direct or indirect physical impact would still ultimately have the goal of maintaining, restoring, or enhancing the natural resources (i.e., implement development of bicycle and pedestrian facilities to reduce dependency on fossil fuel-based transportation [Policy HC 16.11], and 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 [Policy HC 16.17]). As such, this analysis evaluates whether the project is consistent with a Class 7 Categorical Exemption.

The project involves the incorporation of an Environmental Justice Element to the March JPA General Plan consistent with SB 1000 requirements. As discussed in Section III, *Project Description*, the project has been designed with goals/objectives in the following categories: civic engagement, health risk reduction, public facilities and healthcare facilities, and other environmental justice objectives. The project includes policies to reduce environmental burdens and ensure all residents have the opportunity to access public facilities and services that improve their quality of life. For example, proposed Environmental Justice Policy HC 17.6 would require the development of a program in collaboration with local farmers that that would provide affordable access to fruits and vegetables for the local community, as well as identify and establish the location of businesses with healthy food options to be located in close proximity to transit nodes and other active transportation system links. Additionally, proposed Environmental Justice Policy 18.9 would require new developments to consider a variety of concepts including energy efficient design, water conservation techniques, pedestrian connectivity, conservation of open spaces, drought tolerant landscaping, and other concepts intended to reduce degradation and visually enhance the character of the surrounding area. As a result, the project would ensure the protection and enhancement of the environment, particularly in regard to disadvantaged communities. Additionally, the project includes the following policies that are intended to reduce significant impacts on the environment:

- HC 15.4 Coordinate with environmental groups, Native American Tribal Governments, 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 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 16.11 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 16.16 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 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.

The policies above would reduce significant adverse air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, and transportation effects to the environment. The project would be consistent with Class 7 CE requirements in this regard.



V. CLASS 8 EXEMPTION CRITERIA ANALYSIS

CEQA Guidelines Section 15308 states that a Class 8 CE consists of actions taken by regulatory agencies, as authorized by State or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

The goal of the Environmental Justice Element is to ensure the consideration of environmental justice policies to improve public health and the environment within the March JPA Planning Area. Implementation of the proposed Environmental Justice Policies that are financial, economic, advisory, and advocacy-related in nature would not result in direct or indirect physical impacts to the environment. The implementation of policies that could have the potential to have a direct or indirect physical impact would still have the ultimate goal of restoring, enhancing, and protecting the environment (i.e., implement development of bicycle and pedestrian facilities to reduce dependency on fossil fuel-based transportation [Policy HC 16.11], and 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 [Policy HC 16.17]). As such, this analysis evaluates whether the project is consistent with a Class 8 Exemption.

The project involves the addition of an Environmental Justice Element to the March JPA General Plan consistent with SB 1000 requirements. As discussed in [Section III](#), the project has been designed with goals/objectives in the following categories: civic engagement, health risk reduction, public facilities and healthcare facilities, and other environmental justice objectives. The project includes policies to reduce environmental burdens and ensure all residents have the opportunity to access public facilities and services that improve their quality of life. For example, proposed Environmental Justice Policy HC 20.7 would require that essential facilities, such as health and safety facilities, be adequately sited, improved and staffed to serve affected communities. Additionally, Environmental Justice Policy HC 16.3 would provide assistance to the community 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. The policies in the Environmental Justice Element would reduce significant adverse air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, and transportation effects to the environment. The project would be consistent with Class 8 CE requirements in this regard.



VI. CONSIDERATIONS OF EXCEPTIONS TO THE USE OF A CATEGORICAL EXEMPTION

CEQA Guidelines Section 15300.2 identifies the following exceptions to the use of a categorical exemption:

- a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

As evaluated below, none of these exceptions apply to the proposed project. Therefore, the lead agency (March Joint Powers Authority) is not precluded from categorically exempting the proposed project from CEQA.

CRITERION (A) *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Criterion A does not apply to the project since the project qualifies for a Class 7 and Class 8 CE, not a Class 3, 4, 5, 6, or 11 CE. Accordingly, this exception has no application here.



CRITERION (B) *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project involves the addition of an Environmental Justice Element to the General Plan. The March JPA has not successively approved any prior projects of this type in the same place and, as such, no cumulative impacts would occur and this exception has no application here.

CRITERION (C) *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project involves the addition of an Environmental Justice Element to the General Plan. This exception applies only when *both* unusual circumstances and a significant impact as a result of those unusual circumstances are shown. The March JPA considers the second prong of this test only if it first finds that some circumstance of the project is unusual. This is a factual inquiry under which the March JPA weighs the evidence relating to environmental impacts together with other relevant evidence to decide if the circumstances presented by the proposed Environmental Justice Element are unusual.

Here, the Environmental Justice Element does not involve circumstances that are unusual for projects found to by the March JPA to be exempt from CEQA, nor is there substantial evidence of a fair argument that the policies in the proposed Environmental Justice Element, whose goal is expressly to reduce significant adverse air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, and transportation effects to the environment, would, instead, have a significant impact on the environment. (See e.g. *Citizens for Env'tl Responsibility v. State of Cal. ex rel 14th Dist. Agric. Ass'n* (2015) 242 Cal.App.4th 555, 573: proposed event at county fairground did not differ significantly in nature and scope from past events at that fairground, and there was no evidence showing conditions were unusual in comparison with other fairgrounds.) As such, this exception has no application here.

CRITERION (D) *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The project involves the addition of an Environmental Justice Element to the March JPA General Plan. There are no officially designated State scenic highways in the March JPA Planning Area, nor are there any eligible State scenic highways,² as such, this exception has no application here.

² Caltrans, *California State Scenic Highway System Map*, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed January 30, 2024.



CRITERION (E) *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The March JPA does not include any sites on any list compiled pursuant to Section 65962.5 of the Government Code³ and, as such, this exception has no application here.

Further, as a matter of information, the project includes the following Environmental Justice Policies to address hazardous waste and materials:

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 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.

No impact would occur in this regard.

CRITERION (F) *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project involves the addition of an Environmental Justice Element to the General Plan. There are historical, archaeological, and tribal cultural resources within the March JPA. However, for the following reasons, none of the policies in the proposed Environmental Justice Element could have a direct or indirect substantial adverse impacts on these resources. First, the proposed Environmental Justice Element policies that are financial, economic advisory, or advocacy-related in nature would not have a direct or indirect physical impact on a historical resource. Second, the implementation of policies that could have the potential to have a direct or indirect physical impact would not result in a substantial adverse change to a historical resource because future projects would be evaluated against

³ California Environmental Protection Agency, *Cortese List Data Resources*, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed March 20, 2024.



existing General Plan policies in place to protect historical resources. It is March JPA's policy to implement the approved Cultural Resources Management Plan prepared by the U.S. Air Force (Policy RM 7.1), preserve the Historic District and sites or structures through reuse (Policy RM 7.2 and 7.3), and require development proposals on or near historic to prepare cultural resources studies that include measures to avoid destruction or significant resources (Policy RM 7.5). Several other policies pertaining to the protection of historical resources are identified in the March JPA General Plan Resources Management Element.

Furthermore, the March JPA's Senate Bill (SB) 18 (Government Code Section 65352.3) consultation process for the proposed Environmental Justice Element confirms that even those policies that might have a direct or indirect physical impact would not result in a substantial adverse change to a historical resource. Specifically, March JPA initiated SB 18 consultation with tribes/groups listed on the California NAHC's official SB 18 contact list for amendment of its General Plan or any Specific Plan. March JPA sent notification of the proposed Environmental Justice Element to the General Plan to all California Native American tribal representatives on file with the NAHC as being traditionally or culturally affiliated with the geographic area on November 14, 2023. On November 28, 2023, March JPA received a request for consultation from the Pechanga Band of Luiseño Indians, who requested minor amendments to Policies HC 15.2 and HC 15.4 of the proposed Environmental Justice Element with regard to tribal cultural resources. Documents related to SB 18 consultation are on file with March JPA. The March JPA proposes to make these changes, and with these changes, the March JPA's SB 18 consultation has concluded as of April 10, 2024.

Accordingly, the exception has no application here, and no impact would occur in this regard.

VII. CONCLUSION

Based on this analysis, the proposed Environmental Justice Element to the March JPA General Plan meets all criteria for a Class 7 and Class 8 Categorical Exemption pursuant to CEQA Guidelines Section 15307 and 15308. Further, none of the exceptions enumerated under CEQA Guidelines Section 15300.2 apply to the proposed project. Therefore, the lead agency (March Joint Powers Authority) is not precluded from categorically exempting the proposed project from CEQA.



VIII. REFERENCES

California Code, Government Code, Section 65302.

California Environmental Protection Agency, Cortese List Data Resources, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed March 20, 2024.

California Office of Environmental Health Hazard Assessment, *CalEnviroScreen 4.0*, <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>, accessed January 30, 2024.

Caltrans, *California State Scenic Highway System Map*, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed January 30, 2024.

March Joint Powers Authority, *Draft Environmental Justice Element to the March Joint Powers Authority General Plan*, November 2023.

March Joint Powers Authority, *General Plan of the March Joint Powers Authority*, adopted 1997.

March Joint Powers Authority, *General Plan Land Use Map*, *General-Plan-Land-Use-Map_2023.pdf* (marchjpa.com), accessed March 15, 2024.

March Joint Powers Authority, *Zoning Map*, April 2023.



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April 24, 2024

March Joint Powers Commission

Attachment 3

March JPA Environmental Justice Progress Report

March JPA Environmental Justice Progress Report			
Section	Environmental Justice Policy	Responsible Party/Status	Timeframe
	Civic Engagement		
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.	March JPA: Public outreach and engagement with community-based organizations and community members would involve continued collaboration through public notice and discussion at community meetings.	Ongoing
HC 15.2	Encourage collaboration among the March JPA, county, community, Native American Tribes, and community-based organizations, as well as local stakeholders, and environmental justice focus groups in promoting environmental justice.	March JPA: Continued collaboration with community-based organizations and local stakeholders will occur through public notice and discussion of development related issues at community meetings.	Ongoing
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.	March JPA: Continued collaboration with community stakeholders will occur through public notice and discussion of development related issues at community meetings.	Ongoing
HC 15.4	Coordinate with environmental groups, Native American Tribal Governments, 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).	March JPA: The JPA will 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, as applicable pursuant to AB617.	Ongoing

HC 15.5	Develop a sustainability plan for siting hazardous waste and recycling 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.	March JPA: To the maximum degree possible, March JPA will not accommodate hazardous waste or hazardous materials handling facilities within March JPA. A sustainability plan for citing waste facilities will be pursued to accommodate and promote access and affordability of composting and recycling facilities, while strongly discouraging hazardous materials facilities.	Short-Term
HC 15.6	Utilize multilingual staff personnel to assist in evacuation and short-term recovery activities and meeting general community needs.	March JPA: Starting December 2023, March JPA has used Spanish speakers/translators for major community meetings.	Ongoing
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.	March JPA: March will coordinate with Riverside County on methods to provide public education and inform environmental justice communities about: 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.	Ongoing
Health Risk Reduction			

<p>HC 16.1</p>	<p>In cooperation with affected federal, state, local agencies, county departments, and impacted community residents, monitor changes to 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.</p>	<p>March JPA: Since 2012, March JPA has been a member of the Lake Elsinore and Canyon Lake TMDL, a regional collaborative effort to improve water quality in downstream bodies of water. To date, the JPA has contributed a cumulative total of \$440,341 towards downstream water quality.</p>	<p>Ongoing</p>
<p>HC 16.2</p>	<p>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.</p>	<p>March JPA: March JPA will Pursue funding 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.</p>	<p>Short-Term</p>
<p>HC 16.3</p>	<p>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.</p>	<p>March JPA: March JPA will assist and support clean air projects initiated by our environmental justice communities, including collaborative pursuing clean air grants.</p>	<p>Short-Term</p>
<p>HC 16.4</p>	<p>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.</p>	<p>March JPA: The 3 residential communities in the Environmental Justice area: 1) Westmont Village; 2) Green Acres; and 3) US Vets are all are served by municipal water and sewer. Potable water resiliency has been enhanced by new infrastructure installed in Riverside Drive, N Street, 6th Street, and Village West Drive.</p>	<p>Ongoing</p>

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.	Developer: Developers shall analyze health impacts on sensitive receptors, as identified in policy 1.2 of the Riverside County Good Neighbor Policy for Logistics and Warehouse/Distribution uses.	Ongoing
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.	Developer: Large scale logistic, warehouse and distribution projects shall address the Riverside County Good Neighbor Policy for Logistics and Warehouse/Distribution uses.	Ongoing
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.	March JPA: Through the CEQA process, evaluate public and private facilities for health hazards or major sources of contamination and identify and implement alternatives for removal of contamination.	Ongoing
HC 16.8	Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.	March JPA: The JPA emissions are almost entirely mobile emissions. March JPA will continue to monitor truck and vehicular traffic through traffic monitoring updates.	Ongoing
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.	March JPA: March JPA will explore the creating of a partnership with the South Coast AQMD, especially as it pertains to the expedited conversion of diesel trucks to zero emission vehicles.	Mid-Term

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.	Developer: Pursue compact development projects in areas unaffected by March ARB/IP safety and noise constraints, while complying with all density/intensity provisions identified in the Riverside County Airport Land Use Plan and the March ARB AICUZ.	Ongoing
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.	March JPA: Over 20.2 miles of new bike lanes have been installed within March JPA development.	Ongoing
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.	March JPA: Over 21.2 miles of new sidewalks and 20.2 miles of new bike lanes have been installed. Sidewalks on arterial, urban, and secondary highways are detached and separated from vehicle travel by a 6' landscape planter and trees.	Ongoing
HC 16.13	Provide buffer spaces and vegetative barriers between high-volume roadways/ transportation and train track corridors and sensitive land uses.	March JPA: The BNSF/RCTC train tracks are buffered by a combination of developed lots, open space lots and detention basins. All arterial streets provide curb adjacent landscape.	Ongoing
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.	Developer: Point source emission sources shall be reviewed through a CEQA process. No agricultural businesses are located within March JPA.	Ongoing

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.	Developer: Protection of sensitive uses will occur through a Plot Plan and CEQA process to protect sensitive land uses.	Ongoing
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.	Developer: Incorporate SCAQMD Green Zones for air quality purposes while complying with March ARB and RCALUC guidelines for prohibition of wildlife edible fruit, discouragement of interconnected vegetative canopies, and restriction of vertical branching (potential nesting sites).	Ongoing
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.	March JPA: All developed arterial, urban, and secondary highways incorporate two rows of trees, one within the parkway and one behind the sidewalk. All collector and local streets incorporate a single row of trees adjacent to the sidewalk. Additional landscape is provided within each developed site.	Ongoing
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.	Developer: Encourage the development of job creating mixed use developments that have the benefit of reducing VMT.	Ongoing

HC 16.19	<p>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.</p>	<p>March JPA: The JPA (in collaboration with RCTC) established Metrolink passenger rail within the agency, as well as extensive bike lanes and extensive sidewalks. Bus turn-outs and bus shelters are located on arterial, urban, and secondary highways. Currently RTA bus routes 11, 20, and 27 service the JPA. March JPA is pursuing reestablishment of bus route 26, to enhance the Metrolink facility as a multimodal transit facility.</p>	Ongoing
HC 16.20	<p>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 developments should contribute and invest in increasing access to public transit and multimodal active transportation infrastructure.</p>	<p>March JPA: Through collaboration with RCTC and our master developer, March JPA provided a transit site, at no cost, that has been developed as a Metrolink passenger rail facility. Extensive bike lanes (20.2 miles), and extensive sidewalks (21.2 miles) have also been constructed by our master developers. Bus turn-outs and bus shelters are located on arterial, urban, and secondary highway and were constructed with new development. Currently RTA bus routes 11, 20, and 27 service the JPA. March JPA is pursuing reestablishment of bus route 26, to enhance the Metrolink facility as a multimodal transit facility.</p>	Ongoing

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.	March JPA: March JPA collaborated with RCTC to donate the Metrolink site near Alessandro Boulevard, leading to the development of a multi-modal passenger rail facility/bus station. The JPA requires new development to install bus turn-outs and bus shelters, facilitating greater use of bus routes. The posting of bus schedules/routes and carpool incentives are required by project conditions of approval.	Ongoing
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.	Developer - WMWD: There are no major water users within March JPA. The ability of manufacturing facilities to operate major water consuming facilities is controlled by the capacity of the Western Water Recycling Facility, located within the March JPA, west of Interstate 215. There are no agricultural businesses within March JPA.	Ongoing
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.	Developer: Industrial uses which produce significant quantities of toxic emissions will be analyzed through a CEQA process to protect sensitive land uses.	Ongoing
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.	Developer: Ensure compatibility between industrial development and adjacent land uses through a CEQA process addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities. (land uses within March JPA are not planned for agricultural uses)	Ongoing

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	March JPA: March JPA has no mining operations.	Ongoing
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; and 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.	March JPA: To the maximum degree possible, March JPA will not accommodate hazardous waste or hazardous materials handling facilities within March JPA. A sustainability plan for citing waste facilities will be pursued to accommodate and promote access and affordability of composting and recycling facilities, while strongly discouraging hazardous materials facilities.	Ongoing
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.	March JPA: The JPA is well served by transit. In collaboration with RCTC, a site was dedicated for Metrolink passenger rail within the agency. Currently RTA bus routes 20, and 27 provides service to West March and Meridian/Westmont Village, while Route 11 provides service to East March and US Vets/Green Acres. March JPA is working with RTA to reestablish route 26, which can provide convenient bus service, within 1/4 mile of the vast majority of Meridian employees and Westmont Village residents.	Short-Term

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.	Developer: In areas where bus facilities are planned, consideration will be granted to allow buildings closer to the street, or provide landscaped promenades that connect buildings to bus stops with routes that provide access to shopping centers, grocery stores, and areas where potential farmers markets could be held.	Ongoing
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.	Developer/March JPA: Provisions for community gardens should be incorporated into new development proposals. Policies to encourage community gardens within the three JPA residential communities and March JPA parks should be developed.	Short-term
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.	March JPA: March JPA has limited fresh food production and warehouse facilities that would make a workable food recovery plan difficult to implement.	Long-Term

<p>HC 17.5*</p>	<p>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.</p>	<p>Developer: The desire for healthy fresh food establishments is best served by the Meridian Developer's continuing efforts to lease/sell the commercial site at the southeast corner of Van Buren Boulevard/Orange Terrace Parkway to a grocery store. Additionally, the Gless Ranch Fruit stand is within one quarter mile of the March JPA and offers fresh nutritious fruits and vegetables. Residents of Westmont Village have access to the Gless Ranch facility by the Westmont community shuttle bus or by dial a ride service. The JPA will continue efforts to provide fresh food alternatives to the workers and employees within March JPA.</p>	<p>Long-Term</p>
<p>HC 17.6*</p>	<p>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.</p>	<p>Developer: Affordable access to fresh fruits and vegetables would best be served in the Meridian Developer's continuing efforts to lease/sell the commercial site at the southeast corner of Van Buren Boulevard/Orange Terrace Parkway to a grocery store. In addition, access by RTA route 27 is provided to the Gless Ranch Fruit stand, which is within one quarter mile of the March JPA and offers fresh nutritious fruits and vegetables. The JPA will continue efforts to provide fresh food alternatives to the workers and employees within March JPA.</p>	<p>Long-Term</p>

HC 17.7*	Promote edible landscaping and community gardens for suitable public and private land as well as for residential and mixed-use projects.	Developer/March JPA: Edible landscaping and community gardens are appropriate within existing and planned residential development and within planned park space within March JPA. The JPA will promote and pursue community gardens based on the objectives of the American Community Gardening Association (ACGA)	Short-Term
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.	March JPA: At present, March JPA is collaborating with Riverside County to inspect all development within the JPA for Fire Code compliance.	Ongoing
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.	March JPA: The three residential communities within the March JPA are owned by three distinct entities, rather than individual property owners. Housing related hazards, such as lead, asbestos, and mold are generally not present due to owner maintenance. Pests do exist, but are a r responsibility of the individual development owners.	Long-Term
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.	March JPA: March JPA continues to support potable water and wastewater infrastructure funding pursued by WMWD, as most recently awarded (now completed) to upgrade the Riverside Drive water infrastructure to a 24" main, benefitting the long term potable water quality and resiliency for the US Vet's transitional housing facility, Green Acres residential area and March Air Reserve Base.	Ongoing

HC 18.4	<p>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.</p>	<p>March JPA / WMWD: West March contains new potable water infrastructure delivering safe potable water benefitting the Westmont Village residential community. East March has substantially upgraded water infrastructure located within Riverside Drive, 6th Street, and N street, benefitting water quality and resiliency for the Green Acres and U.S. Vets residential communities. Comprehensive water infrastructure plans have been developed for the March LifeCare Medical Campus in East March. WMWD is responsible for water safety/quality, and has an existing plan for unforeseen water quality circumstances. March JPA does not have domestic wells for potable water and there is no independent water system within the Environmental Justice community beyond WMWD.</p>	Ongoing
HC 18.5	<p>In cooperation with service agencies, seek funding to develop the use of innovative potable water and wastewater systems in areas of diminished water quality.</p>	<p>March JPA: The JPA will continue to support funding for innovative potable water and wastewater systems, as previously delivered on Riverside Drive.</p>	Ongoing
HC 18.6	<p>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.</p>	<p>March JPA: The JPA is served by a single water/wastewater provider (WMWD) that serves all areas of the March JPA.</p>	Complete

Short-Term		
<p>Developer: Industrial uses that may pollute and cause health conflicts with residential land uses either directly or indirectly will be reviewed through a CEQA process. Community notification will occur consistent with Environmental Justice policies 15.1, 15.2, and 15.3.</p>	<p>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.</p>	<p>HC 18.7*</p>
<p>Ongoing</p>	<p>Developer: New residential development, including the potential Westmont Village expansion, will be designed to limit exposure to noise, pesticide, dust pollution, and other impacts.</p>	<p>HC 18.8*</p> <p>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.</p>

HC 18.9*	<p>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 regulation; 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;</p>	<p>Developer: Through the CEQA and Plot Plan review process, the applicant will provide enhanced development through design standards; attractive drought tolerant landscape; energy efficiency through solar exposure; incorporation of historic significance; safe vehicle access; service functions located away from residential areas; mitigation of noise, odor and population; maximize landscape areas; minimize disruption to land features, promote pedestrian and bicycle connectivity and trail access; design parking lots and structures to be functionally and visually integrated; site building access along pedestrian and bicycle routes that include pedestrian amenities; encourage safe and frequent pedestrian crossings with pedestrian continuity; create human-scaled ground floor safe public/pedestrian space; retain hillsides, arroyos, riparian areas, and other natural features as amenities; and manage wild land fire hazards in the design of development proposals located adjacent to natural open space.</p>	Ongoing
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<p>HC 18.9*</p>	<p>Continued 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 lot; 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 theyuman-scale ground floor environment that includes public</p>	<p>continued - see above</p>	
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HC 18.10	<p>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.</p>	<p>March JPA/Developer: At present, no existing development exceeds the current infrastructure capacity. Through the CEQA process, March JPA and developer will 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.</p>	Ongoing
HC 18.11	<p>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.</p>	<p>March JPA: Through the CEQA analysis process, development will be limited in areas lacking water and access roads and/or the agency will 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.</p>	Ongoing

HC 18.12*	<p>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.</p>	<p>Developer/March JPA: March JPA has contributed to the development of affordable housing through a \$5 million contribution to the US Vets transitional housing facility. However, due to impacts from aircraft noise and safety, March JPA is primarily planned for commercial, business park, and industrial development. Under previous redevelopment law, March JPA contributed approximately \$334,000 dollars to the member jurisdictions of March JPA for the development of affordable housing. Affordable housing could potentially occur at the proposed Westmont Village residential expansion. The JPA is currently discussing this option with the developer</p>	Ongoing
HC 18.13	<p>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.</p>	<p>March JPA: March JPA has three residential communities that are private communities (US Vets, Green Acres, and Westmont Village). Any remediation of the homes would be managed by the property owner.</p>	Ongoing
<p>Physical Activity Policies:</p>			

<p>HC 19.1</p>	<p>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.</p>	<p>March JPA: Four (4) public open spaces are planned within March JPA: 1) Veterans Park consisting of 3 acres turf and 31 acres passive open space (complete); War Dog Memorial Park on 6.2 acres (complete), 60-acre March community park (proposed) and 445-acre passive recreational open space (proposed conservation area). East March residents in Green Acres and US Vets are within walking distance of the Moreno Valley - March Field Park, which contains a skate park, baseball/softball fields, and open space. Westmont Village residents have walking distance access to Veteran's Park containing 3 acres of turf and 31 acres of passive open space and trails. Lake Perris provides the closest regional recreational body of water, and would be accessible by car, dial-a-ride, or community shuttle (in the case of Westmont Village residents).</p>	<p>Ongoing</p>
<p>HC 19.2*</p>	<p>Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.</p>	<p>Developer: The existing Veteran's Park and War Dog Memorial Park are complete. Additional open space amenities are planned in the form of a 60-acre community park and a 445-acre passive recreational open space with hiking trails.</p>	<p>Ongoing</p>
<p>HC 19.3</p>	<p>Promote pedestrian and bicycle access to parks and open space through infrastructure investments, education and improvements.</p>	<p>March JPA: All existing and planned park and open space amenities incorporate sidewalks and bike lanes to encourage and facilitate access by pedestrians or bicyclists.</p>	<p>Ongoing</p>

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.	March JPA: All new March JPA streets incorporate sidewalks, allowing convenient access to retail, services, and recreation.	Long-Term
HC 19.5	Paseos, pedestrian and bicycle paths should be provided between residential structures and nonresidential structures.	March JPA: The planned 445-acre conservation easement lends itself to retention of extensive trails for pedestrian and bike use.	Ongoing
HC 19.6*	Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.	Developer: Existing open space trails near the Weapon Storage Area are planned to remain as a component of the planned 445-acre conservation area.	Ongoing
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.	Developer: The existing communities of Westmont Village, Green Acres and US Vets are privately owned facilities that include open space and recreational amenities. The conceptual plan for a Westmont Village expansion includes open space, greenbelt separators and recreational amenities. Further review will occur as the project moves through the development application process.	Mid Term

HC 19.8	<p>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.</p>	<p>March JPA: The JPA does not plan for high density residential development due to airport noise and safety issues. Medium density housing is provided at the US Vets transitional Housing facility, which is developed in a traditional small block environment. Pedestrian and bicycle connections are provided to the facility. The bus stop/shelter for RTA route 11, adjacent to the site, provides access to Moreno Valley Mall, US Post Office, and other community facilities.</p>	Ongoing
HC 19.9	<p>Pursue joint use agreements with school districts for park and recreational facility use, especially when access to comparable public facilities is not available.</p>	<p>March JPA: The March JPA General Plan does not include school district facilities due to concerns with airport compatibility associated with public assembly uses. The current Veterans Park and War Dog Memorial Park do not lend themselves to a joint use agreement with schools. However, the future development of a Community Park may permit consideration of a joint use agreement with a school district or other third party.</p>	Mid-Term
<i>Public Facilities</i>			

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.	<p>Developer: Both the northeast corner and West March are managed by maintenance entities (LLMD or CFD) that provide street lighting (though not solar), landscape maintenance, street sweeping, graffiti control, maintenance of traffic signals and maintenance of storm drains. US Vets and Green Acres are served by RTA bus route 11, which includes a bus shelter on N Street and Riverside Drive. The Meridian Campus features 10 bus pull-outs and three covered bus shelters. Opportunities exist for additional bus shelters on Alessandro Boulevard which accommodates RTA bus route 20.</p>	Ongoing
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.	<p>Developer: Extensive bike lanes and sidewalks are incorporated in all new development, which provide safe links to transit. Pedestrian access within each neighborhood and to adjacent projects is reviewed as part of the Plot Plan and CEQA process. March JPA will pursue grants to enhance pedestrian facilities near existing development.</p>	Short Term

HC 20.3	<p>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.</p>	<p>March JPA: March JPA has three residential communities that are private communities (US Vets, Green Acres, and Westmont Village) which are dissimilar to more conventional single-family neighborhoods. For these communities, internal infrastructure maintenance is the responsibility of the property owner. Regarding external infrastructure, March JPA has formed a CFD and an LLMD that maintains street lights, traffic signals, graffiti control, landscaping, irrigation, drainage and street sweeping for the public improvement areas outside of these three communities.</p>	Ongoing
HC 20.4*	<p>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.</p>	<p>Developer/March JPA: March currently has one recorded conservation easement. A planned expansion will include an additional 445 acres of conservation easement. The expanded conservation easement will not impact existing infrastructure.</p>	Ongoing

<p>HC 20.5</p>	<p>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.</p>	<p>March JPA: Over 21.2 miles of new sidewalks and 20.2 miles of new bike lanes have been installed within the JPA. Sidewalks on arterial, urban, and secondary highways are detached and separated from vehicle travel by a 6' landscape planter and trees. US Vets and Green Acres are served by RTA bus route 11, which includes a bus shelter on N Street and a shelter on Riverside Drive. The Meridian Campus features 10 bus pull-outs and three covered bus shelters. Opportunities exist for additional bus shelters on Alessandro Boulevard which accommodates RTA bus route 20. March JPA is pursuing re-establishment of route 26 serving both the Meridian North and South Campus, which previously provided a link to the Metrolink Station.</p>	<p>Ongoing</p>
<p>HC 20.6</p>	<p>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.</p>	<p>March JPA: March JPA is served by domestic sewer. Development in West March complies with Riverside County stormwater requirements, with detention basins constructed to detain stormwater from the Meridian and Orangecrest Residential Development, which then conveys stormwater to the Perris Valley Lateral B drainage facilities. Completion of the Lateral B storm drain system is underway. East March residential development benefits from the Heacock Channel flood control improvements developed in 2012.</p>	<p>Ongoing</p>

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.	March JPA: Development of a Fire station has been assured through the collection of development impact fees. Construction of a fire station is being discussed as a component of a development agreement.	Short-Term
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.	March JPA: US Vets and Green Acres are adjacent to, or within blocks of, the Moreno Valley - March Field Park which includes baseball/softball diamonds, a skate Park and recreational open space. The third residential community within the JPA, Westmont Village, is a retirement community with internal recreational space. Westmont Village is also immediately adjacent to Veterans Park which has 3 acres of parks improvements and hiking on 31 acres of passive recreation area. Westmont Village is also adjacent to the 18-hole General Old Golf Course.	Ongoing

HC 20.9	Ensure that safe and potable drinking and cooking water is available in the EJ communities.	<p>March JPA/Western Municipal Water District: West March contains new potable water infrastructure delivering safe potable water benefitting the Westmont Village residential community. East March has substantially upgraded water infrastructure located within Riverside Drive, 6th Street, and N street, benefitting water quality and resiliency for the Green Acres and U.S. Vets residential communities. WMWD is responsible for water safety/quality, and posts water quality reports identifying the safety of the potable water supply at: https://www.wmwd.com/DocumentCenter/View/6213/Western-MWD-Consumer-Confidence-Report-2022-English</p>	Ongoing
<p>Health Care Facilities Policies</p> <p>HC 21.1</p>	<p>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.</p>	<p>March JPA: Medical facilities within March JPA include the Kaiser Medical Facility, Concerta Urgent Care, Southland Arthritis Center, Orancrest Medical Clinic, Advanced Vision Care and Signature Smiles Dental. Of special interest, and a significant need within March JPA and Riverside County is a VA Medical Clinic providing medical services to the many military veterans and retirees. March JPA is continuing its efforts to attract a medical clinic within the JPA.</p>	Ongoing
<p>Other EJ Related Policies</p>			

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.	March JPA: March JPA will ensure coordination and implementation of the county's 2020 Climate Action Plan update, resilience action plans, mobility plans and AB 617 through a CEQA process addressing greenhouse gas emissions, resiliency, mobility and AB617.	Ongoing
HC 22.2	Develop a stormwater capture system in areas that do not have the appropriate curb and gutter infrastructure.	March JPA: Development in West March complies with Riverside County stormwater requirements, with detention basins constructed to detain stormwater from the Meridian and Orangecrest Residential Development, which then conveys stormwater to the Perris Valley Lateral B drainage facilities. Completion of the Lateral B storm drain system is underway. East March residential development benefits from the Heacock Channel flood control improvements developed in 2012.	Ongoing
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.	March JPA: March JPA is best suited to analyze solar projects on a site-by-site basis, due to requirements for glint and glare studies to confirm if solar facilities impact aircraft approach and departure from March ARB/Inland Port. At present, US Vets incorporates solar facilities. Additional solar facilities are encouraged at Westmont Village, and Green Acres, subject to March ARB consent through a Glint and Glare study.	Ongoing

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.	March JPA: The existing Meridian development is approximately 85 - 90% built out, and is subject to development agreement terms that restrict unilateral modification of the entitlements. Accordingly, Environmental Justice objectives would be better served by implementing the EJ policies, pursuing grants to support policies, and collaborating with area residents in furthering the objective of environmental justice.	Long Term
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 JPA: Specific Plans within disadvantaged communities should incorporate Environmental Justice goals or be subject to appropriate conditions of approval that implement the goals of Environmental Justice.	Short Term

April 24, 2024

March Joint Powers Commission

Attachment 4

Dot Poll Rankings and Open Comment items from December 19, 2023

Community Workshop Meeting

December 19, 2023, Environmental Justice Workshop Exercise #1

Dot Poll Regarding Draft Environmental Justice Policies

At the December 19, 2023, March JPA Environmental Justice Workshop, meeting attendees were asked to identify what the most important or necessary policies were for the March JPA, from the list of draft Environmental Justice policies. The following tallies identify the result of the dot poll, listed by vote count and then by policy number.

Poll Frequency	Policy Number	Draft Environmental Justice Policy
11	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.
11	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.
10	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.
9	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.
8	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.
6	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.
5	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.
4	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.

2	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.
2	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.
2	HC 18.9*	<p>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.</p> <ul style="list-style-type: none"> 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.

		<ul style="list-style-type: none"> 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.
2	HC 19.2*	Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.
2	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.
1	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.
1	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.
1	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: <ul style="list-style-type: none"> 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.
1	HC 16.8	Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.
1	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.
1	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.
1	HC 16.13	Provide buffer spaces and vegetative barriers between high-volume roadways/ transportation and train track corridors and sensitive land uses.
1	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.
1	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.
1	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.
1	HC 17.7*	Promote edible landscaping and community gardens for suitable public and private land as well as for residential and mixed-use projects.

1	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.
1	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.
1	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.
1	HC 20.9	Ensure that safe and potable drinking and cooking water is available in the EJ communities.
1	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.

Environmental Justice Workshop – December 19, 2023
Open Comments provided by Workshop Attendees

- Separate the EJ policies that apply to March JPA versus other agencies.
- Identify the timing of future community meetings. (Likely end of January '24)
- Assess which, if any, of the EJ policies have been completed.
- Use the City of Riverside Good Neighbor Guidelines for Siting Warehouses.
- Use all policies identified in the EJ element.
- Establish a Community Advisory Group.
- Stop or postpone development until the EJ element is adopted.
- What is the timing/process for Civic Engagement (two community workshop meetings are planned).

- How will the policies be implemented given the limited time of March JPA. (Due to the sunsetting of March JPA, it was identified that the JPA would need to create a Priority List for the most important EJ policies to be implemented)
- Develop policies with the community.
- Create an Accountability Plan.
- EJ Element to carry over to the County – collaboration.
- Provide information for future priorities.
- Timeline for adoption (It was identified that after public participation, that adoption could occur in about April 2024)
- What is the adoption process. (Advertisement in the paper and mailed/emailed notification to interested parties and property owners within 300’ a minimum of 10 days prior to the hearing and posting of the draft EJ Element on the JPA website)
- Property owners beyond 300’ should be notified of the EJ Element application.
- It was identified that the JPA’s consultant may have a conflict of interest regarding this project.
- EJ Element to be approved by the County or March JPA? (March JPA)
- For future meetings, conduct the Community feedback first, dot poll later.
- Encourage greater civic engagement.

The open comment session was for the purpose of taking public input. In limited cases, March JPA Planning staff provided responses (identified in parenthesis) to respond to questions related to the processing of the EJ Element

April 24, 2024

March Joint Powers Commission

Attachment 5

Dot Poll Rankings and Open Comment items from February 20, 2024

Community Workshop Meeting

February 20, 2024, Environmental Justice Workshop Exercise #1

Dot Poll Regarding Draft Environmental Justice Policies

At the February 20, 2024, March JPA Environmental Justice Workshop, meeting attendees were asked to identify what the most important or necessary policies were for the March JPA, from the list of draft Environmental Justice policies. The following tallies identify the result of the dot poll, listed by vote count and then by policy number.

Poll Frequency	Policy Number	Draft Environmental Justice Policy
6	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.
5	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.
4	HC 19.3	Promote pedestrian and bicycle access to parks and open space through infrastructure investments, education and improvements.
3	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.
3	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.
3	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.
2	HC 16.8	Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.
2	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.
2	HC 19.2*	Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.

2	HC 19.6	Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.
1	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.
1	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.
1	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.
1	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.
1	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.
1	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.

Environmental Justice Workshop – February 20, 2024

Open Comments: Comments/Thoughts provided by Workshop Attendees

- Concern with biking trails going away with more warehouse development.
- Concerns with how the EJ Element was drafted, why now.
- Need community advisory group to weigh in on EJ Element.
- Concerns with timing of EJ Element and the West Upper Plateau EIR. Public Comment letters for the West Upper Plateau EIR addressed the need for an EJ Element and then the Recirculated EIR came out including the draft EJ Element. This is a counter process to adopting a typical EJ Element.

- Concerned with the EJ Element process and that there has been no public input on revising or adding EJ policies to what the County adopted.
- Residents within the MJPA Community signed a petition against warehouse development.
- Concerned with the upcoming sunseting. Feel insulted and there is a need for responsible government.
- That this EJ Element is too little too late with the MJPA sunseting in 16 months.
- West Campus Upper Plateau to remain as-is (undeveloped).
- Residents within the MJPA Community signed a petition against warehouse development.
- Concern that more development will add to traffic congestion. Warehouse development along Van Buren Blvd. is dumping delivery vans on our streets.
- Agree with policies but what about timing and implementation.
- Census Tract is already impacted and adding more warehouse development just doesn't make sense.
- There needs to be a warehouse moratorium.
- A community advisory committee is needed so the community can have a voice in adopting an EJ Element.
- The draft EJ policies are vague. Will March JPA really implement these?
- The attorney general wrote a letter to the County of Riverside identifying that their EJ policies were vague.
- A concern of who will have land use authority of Green Acres once the March JPA sunsets.
- Healthier food options are needed, like a Whole Foods Grocery store.
- March JPA has no accountability over these EJ policies. It is simply measures to follow over the next 16 months.
- According to OPR, Chapter 10 of CEQA Guidance identifies that there should not be a post-hoc rationalization of decisions that have already been made.
- There should be a procedure for community involvement in adopting the EJ policies.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH INLAND PORT AIRPORT AUTHORITY

MIPAA Operations - Consent Calendar
Agenda Item No. 11 (1)

Meeting Date: April 24, 2024

Report: **UPDATE ON JPC ACTIONS, LEGISLATION, PROPERTY TRANSFERS, PLANNING ACTIVITIES AND STAFF ACTIVITIES**

Motion: Move to receive and file the report or take other actions as deemed appropriate by the Commission.

Background:

This report is an update of staff activities since the last March Joint Powers Commission of the March Inland Port Airport Authority (Commission) meeting. The report is not all-inclusive of staff work. It provides a summary of some activities relating to previous actions or direction by the Commission. **New information is noted in bold.**

March Inland Port

Airport Master Plan

Objective: Consider Infrastructure Improvements, Land Uses and Airport Development Plans

Status: On July 23, 2021, the Federal Aviation Administration (FAA) awarded March Inland Port Airport Authority (MIPAA) an \$856,115 FAA Airport Capital Improvement Plan (ACIP) entitlement grant. As a request by MIPAA in its ACIP, FAA grant funds were offered to conduct an Airport Master Plan (AMP) to include a Pavement Maintenance Plan (PMP). MIPAA has not engaged in the preparation of an AMP since its conception. MIPAA has engaged its consultant to conduct the PMP and AMP under this grant. The first coordination meeting was held on Thursday, November 11, 2021. MIPAA delivered a litany of requested documents to the consultant on October 21, 2021. The Team reviewed the schedule and action items. MIPAA and Consultant meet regularly and will provide the Commission regular updates throughout the planning process. In January, notification letters were distributed to stakeholders. The letter also requested stakeholders participate in the Project Advisory Committee (PAC). The first PAC meeting was held on March 9, 2022 at 1 pm (PST). The PAC meeting was the first of a series of meetings and provided stakeholders an overview as to the intent and process behind the MP efforts. Stakeholder input is integral to the development of the MP. Field work was complete in February which included “full area” GIS mapping and surveying of MARB. On February 15, 2022, the consultant began its pavement conditions surveys of MIPAA owned infrastructure. The pavement surveys and pavement testing efforts are related to updating MIPAA’s Pavement Maintenance and Management Program (PMMP). This effort is funded by the FAA in concert with the MP. MIPAA consultant staff are continuing airport inventory data collection efforts. The consultant has completed its drone flyover and obtained airfield topographical aerial

imagery. Staff and our consultants are preparing for a PAC meeting in October. Staff has expanded membership of the PAC to include new members from member jurisdictions in preparation of more detailed planning efforts. On September 4, 2022, the consultant provided the TAC an update on Master Plan progress and plans moving forward. Three elements of the draft FAA Master Plan have been distributed to staff internally for review. Comments for the initial submittals were provided to the contractor on the first three chapters on November 21, 2022. On November 29, 2022, the draft forecast was distributed to the FAA for review and approval. Approval is expected in 4-6 weeks. The PAC will reconvene in February 2023 to continue the next phase of comments on proposed master plan elements. Two Airport community meetings were held on September 7, 2023, and then again on January 31, 2024. On January 31, 2024, the PAC reconvened on updated Master Plan exhibits incorporating comments from MARB. The draft Master Plan document was available for public review and comment at: <https://marchjpa.com/airport-master-plan/>. Comments on the Master Plan were due by February 29, 2024.

Fuel Facility Expansion

Objective: Meet Current and future Demands for Jet-A Fuel Storage

Status: With realized growth of commercial aircraft activity, meeting JET-A fuel storage sufficient for existing demand has become increasingly problematic. Additional fuel storage tanks are required. Freeman Holdings of Riverside, LLC (FHR) operates and maintains the fuel facility. FHR also provides aircraft ground handling services to the airlines and general aviation airport users. Their services include fueling of all types of aircraft, ensuring fuel storage quantities meet demands, load and unload of aircraft, provide ground support equipment and personnel and other support services. In order to provide aviation services at March Inland Port (MIP), FHR entered into two property leases which include MIPAA's bulk storage fuel facility and portions of MIPAA's executive terminal. A draft MOU is being reviewed by the parties. Once MOU terms have been agreed upon, staff will brief the TAC and Commission.

Riverside Inland Development, LLC, VIP-215 Project

Objective: Private Development of Parcel D2 generating revenue and jobs

Status: On December 16, 2020 and January 13, 2021, the March JPA Commission considered and approved, a Certified Environmental Impact Report, General Plan Amendment, Specific Plan, Tentative Parcel Map, Development Agreements and Plot Plan for the Veterans Industrial Park 215 (VIP 215) Project. The 142.5-acre, VIP 215 Project site is located directly east of the I-215 Freeway off-ramp at Van Buren Boulevard, south of the existing March Field Air Museum, and west of the existing runways and facilities of the March Air Reserve Base and north of the boundary of the City of Perris, located within the boundaries of the March Inland Port Airport in unincorporated Riverside County, California. Specifically, the approved Plot Plan (PP 20-02) authorized the construction of a 2,022,364 square-foot industrial warehouse building (intensive ecommerce use), inclusive of 46,637 square-feet of ground floor office space and 13,506 square feet of second floor office space. The building has a maximum height of 54 feet. The project site includes 2,551 parking spaces for employees and visitors, 428 truck trailer parking stalls and 39 stalls for tractor cab parking. The building address is 25000 Van Buren Boulevard, Riverside, California, 92518. On May 26, 2021, the March JPA Commission considered and approved a Plot Plan Amendment and Tentative Parcel Map for the VIP 215 Project. Amended Plot Plan, reduced the size of the warehouse building by 155,416 sq. ft., to 1,866,948 sq. ft., reduced the number of vehicle parking spaces from 2,551 to 2,390, increased the number of truck trailer parking stalls from 428 truck trailer parking stalls to 1,000, the elimination of one driveway, along the extension of Van Buren Boulevard, and the addition of a Pedestrian Bridge, to allow for unrestricted truck movement through the most northern drive aisle (Driveway 1), and

pedestrian access, via the bridge from a staircase on either side of the drive aisle. The height of the bridge will be approximately 31.5 feet. March ARB, March JPA and Developer are working on obtaining the required approvals and easements for an Interim Drainage Outfall Facility to be constructed on March ARB, to support project off site and project on-site drainage until the Riverside County Perris Valley Lateral B Project, Stage 5, is completed. Supporting documentation has been prepared. Drafts of the Fair Market Value Survey and Easement Document are being prepared and should be completed by the end of December 2021. The Developer was issued a rough grading permit on September 16, 2021. Since then, there has been a considerable amount of grading, building pad development, trenching and installation of box culvert sections has occurred, and box drainage facility is currently under construction. A building permit was issued on December 1, 2021, and a precise grading permit was issued on December 2, 2021. Anticipated building completion in late 3rd or early 4th Quarter 2022. The concrete pours for the building foundation started on January 6, 2022, and will continue through to March 2022. Nighttime / early morning pours and lighting are being coordinated with the March JPA and March ARB so that Base operations are not impacted. The Developer/Construction Team will provide updates to the concrete pour schedule every two weeks. Project drainage improvements are nearly complete with the exception of the final outfall structure construction at the exit onto base property. The Air Force easement document is being executed by Air Force Reserves Headquarters. An action item seeking approval to execute the easement is on this agenda for Commission consideration (*approved 2/23/2022*). Building exterior camera surveillance systems are under review by Air Force Security Forces. Staff is also working with the tenant, Hillwood and MARB on security related infrastructure being place on and around the project site to ensure the developer is meeting the security expectations of MARB. An easement between MJPA and WMWD is being developed for a specific utility property dedication of a portion of the Hillwood lease. WMWD and/or MWD will use the set-aside easement area for future water conveyance/monitoring equipment. This dedication was conditioned as part of the approval of the Project. The easement will be brought to the Commission for approval. MIPAA staff are coordinating efforts on behalf of Hillwood to effectively begin work on the drainage outfall structure. On April 19, 2022, MARB informed staff that easement documentation, has been forwarded to Air Force Reserve Headquarters for review and consideration. The draft easement was received on April 29, 2022 and is under legal review. The construction waiver and dig permit needed for the outfall construction have been approved by the base. On 8/10/22, the Commission approved Final map 37220 and approved a Subdivision Improvement Agreement. Staff was subsequently directed to file a notice of exemption pursuant to local CEQA guidelines. Western Municipal Water District's turnout easement has been executed at the southern portion of the project site for future District support infrastructure. On August 30, 2022, Air Force Reserve Command and Air Force Civil Engineering Command executed the drainage easement for the outfall structure. Construction of the drainage outfall facility onto base property began on October 4, 2022. This portion of the project is expected to be complete on December 9, 2022. Due to winter season rain events, construction is substantially completed with Temporary Certificate of Occupancy (TCO) discussions anticipated to begin first quarter of 2023.

Meridian Park, LLC D1 Aviation Gateway Project

Objective: Private Development of Parcel D1 supporting aviation facilities generating revenue and jobs

Status: On August 3, 2020, Meridian Park D-1, LLC (the “Applicant”), submitted a Plot Plan and Zone Change application to develop a gateway air freight cargo center, with one, approximately 201,200 square foot, industrial warehouse, and one, approximately 70,140 square foot, accessory maintenance building, on 84.06 acres. The Project site is located within the southeastern portion of the March Joint Powers Authority (March JPA) jurisdiction, within unincorporated Riverside County, California. More specifically, the Project site is located just south of the March Air Reserve Base (March ARB), west of Heacock Street, and southwest of the intersection of Heacock Street and Krameria Avenue, in Moreno Valley, California. Interstate 215 (I-215) is located approximately one mile west of the project site. The Project proposes to develop a gateway air freight cargo center, including the construction of an approximately 201,200 square foot industrial warehouse with 9 grade level loading doors and 42 dock positions and an approximately 70,140 square foot accessory maintenance building with grade level access. The proposed warehouse and maintenance facility development would consist of 56 gross acres (41 net acres), while the proposed taxiway and tarmac extensions would consist of 12 acres. The overall Project footprint to be analyzed includes 84.06 acres, as described above. The industrial warehouse would be constructed to a maximum height of 48 feet, and the maintenance building would be constructed to a maximum height of 46 feet. The Project would include construction of a parking apron sized to accommodate commercial cargo airplanes and would be paved to meet FAA standards. The existing taxiway would be used to access the March Inland Port Airport runway. The proposed expansion of the existing taxiway/tarmac would allow for improved access to the existing taxiway for the Project tenants and existing Airport users south of the Project site. Upon completion, the proposed Project is anticipated to average 17 flights a day. MJPA Planning Staff has routed the project plans and documents to MJPA Departments, March Air Reserve Base, member jurisdictions and agencies for review and comments. Staff has also initiated Tribal Consultation pursuant to AB 52. A Notice of Preparation / Notice of Scoping Meeting for a Draft Environmental Impact Report for the Meridian D1-Gateway Aviation Center Project was circulated on March 31, 2021 for public review/comment and ended April 29, 2021. The March JPA held a Public Scoping Meeting, via teleconference on April 14, 2021. Input was received from the general public and March Air Reserve Base staff. Since April 2021, ongoing discussions regarding the proposed project, CEQA and NEPA level environmental documentation has occurred between the Applicant, March JPA/MIPAA staff and March ARB staff. In late November 2021, the Applicant submitted NEPA Form 813 environmental documentation to the March JPA/March ARB for review and comment. The form/review is to help March ARB determine the level/type of NEPA environmental document to be prepared. Once this information is received, March JPA/Applicant will prepare an Admin Draft environmental document for review/comment. This should occur sometime during the first quarter 2022. The Project Applicant has revised the project description and proposed project decreasing the overall scope of the project to eliminate potential impact to the Superfund remediation site known as Site 007. The Project Applicant has updated NEPA Form 813 environmental documentation for March JPA/March ARB review and comment and Section 163 environmental documents required by the FAA. In addition, CEQA environmental documentation is also being updated. The revised Project Description/Project Site Plan was complete in February 2022. The participating Tribes have been notified of the change of the proposed project. Documents are under review by MARB, FAA and regulatory agencies. On May 16, 2022, the updated/revised Project Description/Project Plans/Documentation was transmitted to March JPA departments, member jurisdictions and other reviewing agencies. March JPA staff has asked for comments or conditions of approvals

by June 1, 2022. The updated Section 163 was sent to the FAA for review. Section 163 is an FAA preliminary project review that determines any federal action from the NEPA perspective. The FAA has made a determination that an Environmental Assessment (EA), in compliance with NEPA, is required for the proposed Project. The preparation of appropriate environmental documents pursuant to CEQA and NEPA are underway.

Attachment(s): None.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH INLAND PORT AIRPORT AUTHORITY

MIPAA Operations - Consent Calendar
Agenda Item No. 11 (2)

Meeting Date: April 24, 2024

Report: **RECEIVE AND FILE FINANCIAL STATUS REPORTS**

Motion: Move to receive and file Financial Status Reports

Background:

The monthly Financial Status Report is a summary of operational income and expenses for the month of February 2024 and for the fiscal year to date. It provides a summary of the March Inland Port Airport Authority's (MIPAA) ongoing activities related to the MIPAA approved FY 2023/24 budget.

Attachment(s): 1) Financial Status Reports for February 2024.

ASSETS

Cash In Bank	\$ 8,898,540.58
Investment Account	2,009,535.12
Accounts Receivable	51,864.39
Accounts Receivable - Leases	76,456,407.78
Fixed Assets	36,352.00
Improvements	27,679,399.45
Infrastructure	2,110,182.11
Accumulated Depreciation	(8,204,032.95)
Equipment	-
Land and Buildings	36,221,477.22
Deferred Outflows - Pension	295,543.31
Deferred Outflows - OPEB	58,017.00
	<hr/>
Total Assets	<u>\$ 145,613,286.01</u>

LIABILITIES

Debt to the JPA	2,687,896.35
Payroll Liabilities	365,997.50
Interest Payable	1,672,366.67
Net Pension Liability	588,979.76
OPEB Liability	21,311.00
Compensated Absences	63,820.11
Deferred Inflows - Pension	38,144.47
Deferred Inflows - OPEB	28,024.00
Deferred Inflows - Leases	76,456,407.78
	<hr/>
Total Liabilities	<u>81,922,947.64</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	61,983,638.32
Change in Fund Balance for the eight months ending February 29, 2024	<u>1,706,709.60</u>
	<hr/>
Ending Fund Balance, February 29, 2024	<u>63,690,347.92</u>
	<hr/>
Total Liabilities and Net Position	<u>\$ 145,613,295.56</u>

General Ledger Expenses vs Budget



March Joint Powers Authority
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Period 01 - 08
Fiscal Year 2024

Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
500	March Inland Port Fund	508,548.00	311,315.72	311,315.72	197,232.28	38.78
500-10-50100-05	Salaries and Wages	70,377.00	30,026.96	30,026.96	40,350.04	57.33
500-10-50100-10	Benefits	53,809.00	19,415.71	19,415.71	34,393.29	63.92
500-10-50100-15	PERS Contributions	8,288.00	4,654.98	4,654.98	3,633.02	43.83
500-10-50100-20	Medicare Tax	7,915.00	-104.59	-104.59	8,019.59	101.32
500-10-50100-30	Workers Compensation Ins.	54,605.00	0.00	0.00	54,605.00	100.00
500-10-50100-99	Unfunded Accrued Liab(UAL)	1,700.00	0.00	0.00	1,700.00	100.00
500-10-50150-02	Mileage Reimbursement	3,650.00	1,445.00	1,445.00	2,205.00	60.41
500-10-50150-06	PeriodicalsMemberships	5,000.00	3,545.00	3,545.00	1,455.00	29.10
500-10-50150-08	EducationTraining	5,000.00	2,350.70	2,350.70	2,649.30	52.99
500-10-50150-12	Travel	1,500.00	665.41	665.41	834.59	55.64
500-10-50150-16	Office Supplies	17,000.00	12,605.56	12,605.56	4,394.44	25.85
500-10-50150-18	Telephone & Intenet Expense	2,500.00	445.83	445.83	2,054.17	82.17
500-10-50150-20	Mobile PhonesPagers	100.00	0.00	0.00	100.00	100.00
500-10-50150-24	Postage	28,000.00	22,982.44	22,982.44	5,017.56	17.92
500-10-50150-26	Liability Insurance - PERMA	250.00	0.00	0.00	250.00	100.00
500-10-50150-30	Printing - Outside	1,700.00	1,292.45	1,292.45	407.55	23.97
500-10-50150-32	Office Equipment Leases	8,000.00	3,839.02	3,839.02	4,160.98	52.01
500-10-50150-34	Office Equipment Maintenance	3,500.00	2,160.60	2,160.60	1,339.40	38.27
500-10-50150-36	Advertisement	1,000.00	0.00	0.00	1,000.00	100.00
500-10-50150-38	ProductionArtwork	15,000.00	1,484.00	1,484.00	13,516.00	90.11
500-10-50150-40	Promotional Activities	0.00	1,136.54	1,136.54	-1,136.54	0.00
500-10-50150-42	Bank Fees	4,600.00	3,134.16	3,134.16	1,465.84	31.87
500-10-50150-47	Office Rent	8,000.00	3,704.07	3,704.07	4,295.93	53.70
500-10-50150-48	Office Utilities	778,698.00	0.00	0.00	778,698.00	100.00
500-10-50150-50	Depreciation Expense	104,500.00	0.00	0.00	104,500.00	100.00
500-10-50175-00	Interest Expense	0.00	1,951.07	1,951.07	-1,951.07	0.00
500-10-50200-01	General Consulting	25,000.00	27,739.43	27,739.43	-2,739.43	-10.96
500-10-50200-02	General Legal Services	20,000.00	22,317.05	22,317.05	-2,317.05	-11.59
500-10-50200-04	Special Legal Services	15,000.00	0.00	0.00	15,000.00	100.00
500-10-50200-12	Environmental Review	10,000.00	0.00	0.00	10,000.00	100.00
500-10-50200-14	Annual Audit	1,000.00	0.00	0.00	1,000.00	100.00
500-10-50200-15	Financial Consulting	1,000.00	0.00	0.00	1,000.00	100.00
500-10-50200-26	Aviation Planning	35,000.00	3,368.43	3,368.43	31,631.57	90.38
500-10-50300-02	Furniture	0.00	205.52	205.52	-205.52	0.00
500-10-50300-05	ARPA FAA Grant AIP 17	2,000,000.00	0.00	0.00	2,000,000.00	100.00
500-10-50300-06	Computer Hardware & Software	7,000.00	0.00	0.00	7,000.00	100.00

Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
500-10-50300-12	Taxiway G Realignment	300,000.00	0.00	0.00	300,000.00	100.00
500-10-50300-30	FAA Grant AIP15 MasterPlanPMP	0.00	68,372.94	68,372.94	-68,372.94	0.00
500-20-51150-00	Property Insurance - PERMA	79,000.00	77,057.00	77,057.00	1,943.00	2.46
500-20-51155-00	Airside Liability Insurance	50,000.00	31,124.21	31,124.21	18,875.79	37.75
500-20-51200-00	Building Maintenance	20,000.00	9,135.97	9,135.97	10,864.03	54.32
500-20-51250-00	Grounds Maintenance	11,000.00	10,299.19	10,299.19	700.81	6.37
500-20-51300-00	Equipment Maintenance	2,000.00	375.00	375.00	1,625.00	81.25
500-20-51350-00	Utilities	16,000.00	10,489.36	10,489.36	5,510.64	34.44
500-20-52150-00	Ramp Maintenance	10,000.00	0.00	0.00	10,000.00	100.00
500-20-52175-00	Taxiway Maintenance	10,000.00	0.00	0.00	10,000.00	100.00
500-20-52200-00	Obstruction Lighting	8,000.00	0.00	0.00	8,000.00	100.00
500-20-52300-00	Airport Equip. Maintenance	2,000.00	0.00	0.00	2,000.00	100.00
500-20-52350-00	Airport Equip. Rental	0.00	0.00	0.00	0.00	0.00
500-20-54020-00	Vehicle FuelMain.Ins.	3,500.00	1,905.80	1,905.80	1,594.20	45.55
500-20-55000-00	Environmental Fees	22,000.00	4,726.00	4,726.00	17,274.00	78.52
500-20-55005-00	Fuel Service O & M	15,000.00	0.00	0.00	15,000.00	100.00
500-20-55010-00	Airfield OPS Maintenance	12,000.00	0.00	0.00	12,000.00	100.00
500-20-55015-00	Air Force Payments (JUA)	137,000.00	23,557.31	23,557.31	113,442.69	82.80
500-23-56005-00	TRAFFIC SIGNALS	15,000.00	0.00	0.00	15,000.00	100.00
500-23-56010-00	SIGNAGE	1,000.00	300.15	300.15	699.85	69.99
500-23-56015-00	LIGHTING	15,000.00	0.00	0.00	15,000.00	100.00
500-23-56020-00	LANDSCAPING	400,000.00	16,504.27	16,504.27	383,495.73	95.87
500-23-56025-00	Drainage	20,000.00	0.00	0.00	20,000.00	100.00
500-23-56030-00	Street Sweeping	10,000.00	0.00	0.00	10,000.00	100.00
500-23-56035-00	Graffiti Removal/Vandalism	5,000.00	0.00	0.00	5,000.00	100.00
Expense Total		4,969,740.00	735,528.26	735,528.26	4,234,211.74	85.1999
Grand Total		4,969,740.00	735,528.26	735,528.26	4,234,211.74	0.852

General Ledger
Revenue vs Budget

User: le@marchjpa.com
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Period 01 - 08
Fiscal Year 2024



March Joint Powers Authority
14205 Meridian Pkwy, Ste. 140
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Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Expend	Collect
500	March Inland Port Fund						
500-00-40100-00	LEASE REVENUE	-2,454,360.00	-1,824,750.65	-1,824,750.65	-629,609.35		74.35
500-00-40300-00	PERMIT FEES	-3,500.00	-3,000.00	-3,000.00	-500.00		85.71
500-00-40500-00	GRANTS/FEDERAL	-2,070,000.00	-106,116.21	-106,116.21	-1,963,883.79		5.13
500-00-40600-00	INTEREST INCOME	0.00	-9,840.06	-9,840.06	9,840.06		0.00
500-00-40750-00	MISCELLANEOUS	0.00	0.00	0.00	0.00		0.00
500-00-40799-00	GAINLOSS ON FV OF INVESTMENT	0.00	-831.60	-831.60	831.60		0.00
500-00-44050-02	Fuel Flowage Fees	-570,888.00	-204,740.24	-204,740.24	-366,147.76		35.86
500-00-44050-04	Aircraft landing Fees	-481,010.00	-191,821.59	-191,821.59	-289,188.41		39.88
500-00-44050-14	Ramp Use Fees	-3,000.00	-565.22	-565.22	-2,434.78		18.84
500-00-44050-16	Security Fees	-13,000.00	-500.00	-500.00	-12,500.00		3.85
500-00-44050-18	Vendor Surcharges	-190,000.00	-91,900.29	-91,900.29	-98,099.71		48.37
500-00-44050-20	Aircraft Tie Down	-5,000.00	-110.00	-110.00	-4,890.00		2.20
500-00-44050-22	Airplane Parking Fees	-4,000.00	-8,062.00	-8,062.00	4,062.00		201.55
Revenue Total		5,794,758.00	2,442,237.86	2,442,237.86	3,352,520.14		42.1456
Grand Total		5,794,758.00	2,442,237.86	2,442,237.86	3,352,520.14		0.4215

MARCH JOINT POWERS COMMISSION
OF THE
MARCH INLAND PORT AIRPORT AUTHORITY

MIPAA Operations - Consent Calendar
Agenda Item No. 11 (3)

Meeting Date: March 13, 2024

Action: **APPROVE FEBRUARY 2024 DISBURSEMENTS**

Motion: Move to approve the check disbursements for the month of February 2024 or take other actions as deemed appropriate by the Commission.

Background:

This item is an action approving the expenses (checks) that were incurred in the month of February 2024 for the March Inland Port Airport Authority (MIPAA). A listing of those checks is attached and will be reported in the minutes as an action item.

Attachment(s): 1) Listing of checks disbursed in February 2024 for the March Inland Port Airport Authority.

Accounts Payable

Checks by Date - Summary by Check Number

User: le@marchjpa.com
 Printed: 4/15/2024 5:33 PM



March Joint Powers Authority
 14205 Meridian Pkwy, Ste. 140
 Riverside, CA 92518
 (951) 656-7000
www.marchjpa.com

March Inland Port Airport Authority - Fund 500

Check No	Vendor No	Vendor Name	Check Date	Check Amount
5005144	FRONTIER	Frontier Communications	02/05/2024	761.77
5005145	Million	Million Air, Riverside	02/05/2024	39.79
5005146	VERIZ2	Verizon Wireless	02/05/2024	94.49
5005147	DesignAi	Design Air, LLC	02/08/2024	550.00
5005148	SCE4	Southern California Edison	02/08/2024	1,262.35
5005149	MobileID	Mobile ID Solutions	02/08/2024	105.39
5005150	WMWD	Western Municipal Water District	02/08/2024	427.09
5005151	BRIGHT	BrightView Landscape Services, Inc.	02/08/2024	1,342.00
5005152	CanonF	Canon Financial Services, Inc.	02/08/2024	270.60
5005153	Calfire	CAL Fire	02/15/2024	454.16
5005154	FRONTIER	Frontier Communications	02/15/2024	660.00
5005155	StaplesA	Staples Business Credit	02/15/2024	32.01
5005156	CaptNaom	Capt Naomi Alston	02/15/2024	350.00
5005157	SoCANews	Southern California News Group	02/15/2024	1,083.62
5005158	CanonF	Canon Financial Services, Inc.	02/15/2024	25.00
5005159	WASTEM	WM Corporate Services, Inc.	02/15/2024	235.04
5005160	BankofAm	Bank Of America	02/22/2024	3,185.70
5005161	Automate	Automated Gate Services, Inc.	02/27/2024	295.00
5005162	BESTBE	Best Best & Krieger, LLP	02/27/2024	1,814.70
5005163	FRONTIER	Frontier Communications	02/27/2024	133.52
5005164	WMWD	Western Municipal Water District	2/27/2024	105.93
5005165	BRIGHT	BrightView Landscape Services, Inc.	2/27/2024	725.69
5005166	WMWD2	Western Municipal Water District	2/27/2024	197.07
Report Total (23 Checks):				<u>\$ 14,150.92</u>

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MIPAA Operations – Consent Calendar
Agenda Item No. 11 (4)

Meeting Date: April 24, 2024

Action: **APPROVE AMENDMENT NO. 1 TO THE EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE MARCH JOINT POWERS AUTHORITY, MARCH INLAND PORT AIRPORT AUTHORITY AND MERIDIAN PARK, LLC FOR PARCEL D-1 NORTH AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE AGREEMENT**

Motion: Move to approve Amendment No. 1 to the Exclusive Negotiating Agreement between the March Joint Powers Authority, March Inland Port Airport Authority and Meridian Park, LLC for Parcel D-1 North and authorize the Chief Executive Officer to execute the Agreement.

Background:

On April 8, 2020, the Commission of the March Inland Port Airport Authority (MIPAA) approved an Exclusive Negotiating Agreement with Meridian Park LLC with the following terms:

- Meridian shall make a payment to JPA in the amount of \$50,000.00 in consideration for JPA entering into this Agreement.
- Meridian shall reimburse JPA for all of JPA’s reasonable, third-party costs actually incurred by JPA arising from this Agreement.
- JPA intends to negotiate the terms of the Ground Lease, and Meridian intends to pursue final, non-appealable entitlements permitting the development of Parcel D-1 North for Meridian's intended use for a period of up to two (2) years from the Effective Date, and in addition, Meridian shall have two (2) options to extend the Agreement for one (1) year each provided that Meridian pay JPA \$25,000.00 upon the exercise of each extension option.
- Ground Lease Term: Fifty (50) years with four (4) 10-year options to extend, unless state or federal law or a requirement of a state or federal agency with jurisdiction over the Property limits the term to a shorter period. The Term will commence upon Meridian obtaining the Entitlements.
- Ground Lease Rent: Six percent (6.0%) of the appraised unentitled land value of the Property and will increase every five (5) years by ten percent (10%). The Ground Lease Rent Commencement Date will be the date that both the Entitlements are approved and Meridian obtains permits for the construction of the primary building to be constructed on Parcel D-1 North.

Since the execution of the ENA, Meridian Park LLC expended approximately \$3 million in design and environmental costs pursuant to extensive coordination with the March Air Reserve Base and MIPAA staff and has exhausted its time extension options under the agreement. The group is now requesting additional time to complete their review of the airport property and coordination with MIPAA and March ARB staff.

As negotiations are close to completion with key stakeholders and studies are near complete, staff is in support of the proposed first amendment to the original ENA which proposes the following:

- Meridian shall make a payment to JPA in the amount of \$25,000.00 in consideration for JPA entering into this Agreement.
- Meridian shall reimburse JPA for all of JPA's reasonable, third-party costs actually incurred by JPA arising from this Agreement.
- JPA intends to negotiate the terms of the Ground Lease, and Meridian intends to pursue final, non-appealable entitlements permitting the development of Parcel D-1 North.
- The period of exclusivity will be up to two (2) years from the Effective Date, with two (2) options to extend the Agreement for one (1) year each.

Staff recommends approval of Amendment No. 1 to the Exclusive Negotiating Agreement between the March Joint Powers Authority, March Inland Port Airport Authority and Meridian Park, LLC for Parcel D-1 North and to authorize the Chief Executive Officer to execute the Agreement.

Attachment(s): Exclusive Negotiating Agreement for Parcel D-1 North, First Amendment.

FIRST AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT

THIS FIRST AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT (this “**Amendment**”) is dated as of April 24, 2024, by and between the MARCH JOINT POWERS AUTHORITY, a California joint powers authority (“**JPA**”), the MARCH INLAND PORT AIRPORT AUTHORITY, a California joint powers authority (“**MIPAA**”), and MERIDIAN PARK, LLC, a Delaware limited liability company (“**Meridian**”), and is entered into with reference to the following facts and circumstances:

RECITALS

A. Seller and Buyer entered into that certain Exclusive Negotiation Agreement dated as of April 1, 2020 (the “**Agreement**”) to permit the parties to negotiate exclusively with each other regarding the terms and conditions of a ground lease and potential other agreements concerning approximately 56 acres of land generally located south of Runway 12-30 on March Air Force Base known as Parcel D-1 and generally depicted on Exhibit A to the Agreement. All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

B. The parties hereto desire to amend the Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Period of Exclusive Negotiation and Entitlement. The current expiration date of the Exclusivity Period is April 1, 2024, following Meridian’s exercise of its two options to extend the Exclusivity Period for a period of up to two (2) years from the Effective Date, with two (2) options to extend the Agreement for one (1) year each. An extension fee of Twenty-Five Thousand Dollars (\$25,000.00) will be due to MIPAA upon execution of the agreement.

2. Authority. Each individual executing this Amendment on behalf of an entity hereby represents and warrants to the other party or parties to this Amendment that (i) such individual has been duly and validly authorized to execute and deliver this Amendment on behalf of such entity; and (ii) this Amendment is and will be duly authorized, executed and delivered by such entity.

3. Miscellaneous. Except to the extent expressly modified by this Amendment, the Agreement is hereby ratified and remains in full force and effect. To the extent of any inconsistency between this Amendment and the Agreement, the terms and conditions of this Amendment shall control. This Amendment may be executed in multiple counterparts, all of which, taken together, shall constitute one document. This Amendment shall be deemed effective against a party upon receipt by the other party (or its counsel) of a counterpart executed electronically or transmitted by e-mail (in PDF).

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed as of the day and year set forth above.

“JPA”

MARCH JOINT POWERS AUTHORITY,
a California joint powers authority

By: _____

Its: _____

“MIPAA”

MARCH INLAND PORT AIRPORT AUTHORITY,
a California joint powers authority

By: _____

Its: _____

“MERIDIAN”

MERIDIAN PARK, LLC, a
a Delaware limited liability company

By: Meridian Park Holdings, LLC,
a Delaware limited liability company,
its Sole Member

By: WPG Meridian Park, LLC,
a California limited liability company,
its Managing Member

By: Waypoint Property Group, LLC,
a Delaware limited liability company,
its Managing Member

By: _____

Its: _____

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MIPAA - Reports, Discussions and Action Items
Agenda Item No. 12 (1)

Meeting Date: April 24, 2024

Report: **APPROVE C&S COMPANIES SCOPE OF WORK FOR THE TAXIWAY G REALIGNMENT AND THE REHABILITATION/RECONSTRUCTION OF PAVEMENT MANAGEMENT AREAS 4, 5, 12, 13, 14 AND 15 PROJECT AND AUTHORIZE MIPAA TO CONTRIBUTE \$103,493 TOWARDS THE DESIGN, BIDDING AND AWARDING OF THE PROJECT.**

Motion: Move to approve C&S Companies Scope of Work for the Taxiway G Realignment and the Rehabilitation/Reconstruction of Pavement Management Areas 4, 5, 12, 13, 14, and 15 Project and Authorize MIPAA to Contribute \$103,493 towards the Design, Bidding and Awarding of the Project.

Applicant: March Inland Port Airport Authority (MIPAA)

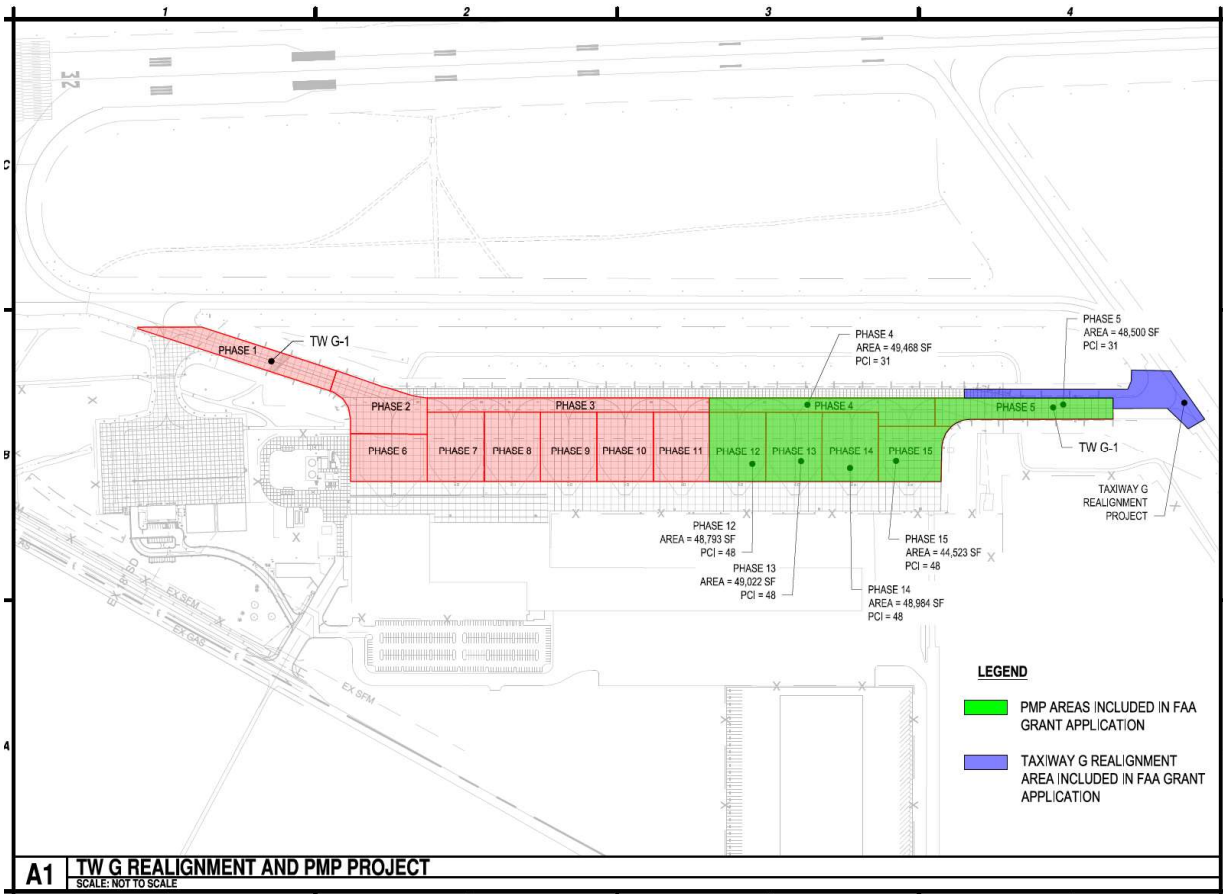
Background:

On December 13, 2023, the Commission of the March Inland Port Airport Authority (MIPAA) approved an updated 5-year Airport Capital Improvement Plan (ACIP) consistent with FAA funding criteria. The ACIP included phases of the FAA approved Pavement Management Plan (PMP) for MIPAA. The attached scope of work by MIPAA engineer, C&S Companies, is to assist in the design, bidding and awarding of the following PMP phases, pursuant to FAA guidance and standards:

- 1) Taxiway “G” Realignment; and
- 2) Rehabilitation/Reconstruction Phases 4, 5, 12, 13, 14 and 15.

Realignment of Taxiway “G” would accommodate the existing Group V aircraft which currently park on the air cargo apron at MIPAA. In its current configuration, the Group V aircraft encroach onto the Taxiway Object Free Area while parked. Rehabilitation/Reconstruction of Phases 4, 5, 12, 13, 14 and 15 are areas that have been identified as being in poor condition (PCI 31 & 48) in the 2023 PMP. This project is proposed to be completed in a single phase and would replace an estimated 34,000 square yards of deteriorated pavement. No expansion of pavement surface is proposed.

The following image outlines airport areas that are included within the FAA approved 2023 Pavement Management Plan with the attached scope of work pertaining to areas highlighted in green and purple.



NEPA

A Categorical Exclusion was submitted to analyze all environmental impacts associated with the project and pursuant to FAA Order 10501F Section 5-6.4F. Additionally, per the request of the

FAA, all 15 phases of the PMP are to be analyzed under this categorical exclusion to avoid piecemealing.

CEQA:

The project is categorically exempt from CEQA under the existing facilities exemption, CEQA Guidelines section 15301(d). The existing facilities exemption applies to the restoration or rehabilitation of damaged or deteriorated facilities so long as there is no expansion of use. The project proposes rehabilitation of existing Taxiway G and does not involve any expansion of use for the Taxiway.

The project is also categorically exempt from CEQA under the replacement or reconstruction exemption, CEQA Guidelines section 15302, which applies to the replacement of existing facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the replaced structure. The project proposes replacement of the existing Taxiway G on the same site. As replaced, Taxiway G will have the same purpose and capacity and there will be no expansion of use.

None of the exceptions to the use of a categorical exemption identified in CEQA Guidelines section 15300.2 apply here. No significant cumulative impacts would result from the proposed project. Nor is there any reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances, because no unusual circumstances are presented. The project is not located on a scenic highway and will not damage any scenic or historic resources. Finally, the project is not located on a hazardous waste site identified in the Cortese list.

Funding:

The scope of work is proposed at approximately \$1,000,000 to be covered by FAA entitlement funds for MIPAA. The sponsor (MIPAA) would contribute \$103,493 toward the design, bidding and awarding of the project.

Schedule:

It is anticipated that the final design will be complete June 2024 with bidding slated for September/October 2024. At a future date, staff will bring back an action item requesting authorization to advertise for a Request for Proposals.

Recommendation:

Staff recommends approving C&S Companies scope of work dated March 11, 2024 for the Taxiway G realignment and the rehabilitation/reconstruction of Pavement Management Areas 4, 5, 12, 13, 14, and 15 Project and authorize MIPAA to contribute \$103,493 towards the design, bidding and awarding of the project.

Attachment(s):

- 1) Scope of Work Amendment 03-11-2024
- 2) Notice of Exemption

March 11, 2024

Dr. Grace Martin
Chief Executive Officer
14205 Meridian Parkway, Suite 140
Riverside CA 92518

Re: Professional Engineering Services
Taxiway G Realignment and PMP Phases 4,5 and 15

SCHEDULE A – Scope of Work Amendment

Dear Dr. Martin:

Original Project Description:

The CONSULTANT shall provide required engineering services for the design of the realignment of a portion of Taxiway "G" (the "Project"). The Project will be performed and constructed by the SPONSOR with grant assistance from the Federal Aviation Administration (FAA) Airport Improvement Program (AIP).

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. Project will also incorporate phases 4, 5 and 15 pavement areas identified as being in poor condition based on the Pavement Management Program Report dated April 2022.

New tasks added to the original scope of work are as follows:

This project amendment is expected to include the following additional desired improvements of the existing Remain Over Night (RON) Apron Pavement. This scope is in addition to the design services listed in the original Schedule A:

Pavement Management Program (PMP) Pavement Phases:

- Phase 12
- Phase 13
- Phase 14

Except as amended herein the aforementioned Consultant Agreement and all terms and conditions contained therein between the SPONSOR and CONSULTANT shall remain in full force and effect.

Fee

Original Fee Breakdown = \$576,057.56

See Schedule B – For Revised Fee Breakdown = \$423,920.08

Total Project Amendment Fee = \$999,922.64

Sincerely,

C&S Engineers, Inc.

Kenneth Gethers, PE
Managing Engineer

MARCH INLAND PORT AIRPORT PH 12,13,& 14 PMP
TASK ORDER FEE SUMMARY

C&S Engineers, Inc.

March 11, 2024

Name: Title: Rate	Grant Administrator \$134.60	Designer \$107.07	Senior Project Designer \$143.77	Engineer \$145.54	Project Engineer \$162.13	Senior Project Engineer \$208.01	Managing Engineer \$223.31	Department Engineer \$260.02	Surveyor Consultant \$15,000.00	Drainage Consultant \$7,500.00	Geotechnical Consultant \$20,000.00	Hours		Fee		
												Hours	Rate	Hours	Rate	
TASK 1 ADMINISTRATION PHASE																
Project Coordination with City and FAA	13						30	4					47	\$9,489.18		
Project Management							50	10					60	\$13,765.70		
Project Status Reports					10		5						15	\$2,737.85		
Task 1 Hours Subtotal	13	0	0	0	10	0	85	14	0	0	0		122	\$25,992.73		
Task 1 Fee Subtotal	\$1,749.80	\$0.00	\$0.00	\$0.00	\$1,621.30	\$0.00	\$18,981.35	\$3,640.28	\$0.00	\$0.00	\$0.00			\$25,992.73		
TASK 2 SCHEMATIC DESIGN PHASE (30%)																
Pre-Design Kickoff Meeting						2	2						4	\$862.64		
Review Record Documents			4	4	8								16	\$2,454.28		
Acquire Topographic Survey			2		2		1		1				6	\$1,535.11		
Site Investigations				4	4		4						8	\$1,541.76		
Acquire and Analyze Geotechnical Investigation							1			1	1		7	\$28,371.83		
Develop Pavement Design and Complete Alternatives Analysis			4	20	20			2					36	\$6,570.82		
Develop Grading and Drainage Alternatives			12	16	16	30	2						60	\$11,006.24		
Prepare 30% Contract Drawings			60	60	30	25	8						183	\$29,209.23		
Prepare Schematic General and Technical Specifications Outline				2	4		2						8	\$1,386.22		
Prepare Schematic Opinion of Probable Construction Costs			8	8	8	2	2						28	\$4,474.16		
Prepare draft CSPP					8	8	4						20	\$3,854.36		
Prepare Hydrology Study and Storm Water Applicability Checklist													0	\$0.00		
Prepare Schematic Engineer's Design Report	0				16	8	4						28	\$5,151.40		
Quality Control Review and Revisions			8		8		16	16					48	\$10,180.48		
Submit Schematic Documents for Review	2				2								4	\$593.46		
Schematic Design Review Meeting				4		4							8	\$1,414.20		
Task 2 Hours Subtotal	2	0	98	78	130	79	56	18	1	1	1		464	\$122,906.19		
Task 2 Fee Subtotal	\$269.20	\$0.00	\$14,089.46	\$11,352.12	\$21,076.90	\$16,432.79	\$12,505.36	\$4,680.36	\$15,000.00	\$7,500.00	\$20,000.00			\$122,906.19		
TASK 3 PRELIMINARY DESIGN PHASE (60%)																
Site Inspection to Verify Survey					4		6						10	\$1,988.38		
Preliminary Horizontal & Vertical Geometric Layout			20	16	20	10		4					70	\$11,566.82		
Preliminary Grading and Drainage Design			16		20	30							66	\$11,783.22		
Preliminary Lighting and Signage Layouts			16	15		16							47	\$7,811.58		
Preliminary Marking Layout			16		8								24	\$3,597.36		
Preliminary Design of Structural Elements					4	4							8	\$1,480.56		
Preliminary Perimeter Fence			10		10	4										
Update CSPP					4	8	4						16	\$3,205.84		
Prepare SWPPP, SWQMP, and Erosion Control Plans					2	8	2						12	\$2,434.96		
Prepare Preliminary Contract Drawings			40	40	32	20	4						136	\$21,814.00		
Prepare General and Technical Specifications	0		16	16	16	10	8						50	\$8,789.30		
Update Opinion of Probable Construction Costs			8	8	8		1						25	\$3,834.83		
Update Engineer's Design Report	0			6	16	8	4						34	\$6,024.64		
Quality Control Review and Revisions			16	16	8	4	4	24					72	\$13,891.76		
Submit Preliminary Documents for Review	2				2								4	\$593.46		
Draft Final Review Meeting					4		4						8	\$1,541.76		
Task 3 Hours Subtotal	2	0	142	117	158	122	37	28	0	0	0		606	\$104,249.51		
Task 3 Fee Subtotal	\$269.20	\$0.00	\$20,415.34	\$17,028.18	\$25,616.54	\$25,377.22	\$8,262.47	\$7,280.56	\$0.00	\$0.00	\$0.00			\$104,249.51		
TASK 4 PRELIMINARY DESIGN PHASE (90%)																
Update Grading and Drainage Design			8		35	24	2						69	\$12,263.57		
Update Pavement Designs and Details			8		16	8	1						25	\$3,967.55		
Update Design of Structural Elements and Details				8	8								24	\$4,125.44		
Update Lighting and Signage Layouts and Details			32	50		24		4					110	\$17,909.96		
Update Pavement Marking Layout and Details			20		8		1	2					31	\$4,915.79		
Update Perimeter Fence Layout			10		8	4										
Prepare Draft Final Contract Drawings			60	45	24	8	4	2					143	\$22,143.98		
Perform Quantity Takeoff			16	10	8	8							42	\$6,716.84		
Update General and Technical Specifications				8	24	16	8						56	\$10,170.08		
Update CSPP					8	8	2	2					20	\$3,927.78		
Update Opinion of Probable Construction Costs			8	2	4	4	1	2					21	\$3,665.15		
Update Engineer's Design Report	0				8	8	2						18	\$3,407.74		
Update SWPPP, SWQMP, and Erosion Control Plans			16	4	2	2	2						24	\$3,653.36		
Prepare 7460			8		2		1						11	\$1,697.73		
Quality Control Review and Revisions			16	16	8	4	4	24					72	\$13,891.76		
Submit Draft Final Documents for Review	2				2								4	\$593.46		
Draft Final Review Meeting					4		4						8	\$1,541.76		
Task 4 Hours Subtotal	2	0	202	143	169	116	32	36	0	0	0		700	\$118,158.73		
Task 4 Fee Subtotal	\$269.20	\$0.00	\$29,041.54	\$20,812.22	\$27,399.97	\$24,129.16	\$7,145.92	\$9,360.72	\$0.00	\$0.00	\$0.00			\$118,158.73		
TASK 5 FINAL DESIGN PHASE																
Prepare Final Contract Drawings			35	16	16	8	2	2					79	\$12,585.41		
Finalize General and Technical Specifications					10	4	2	2					18	\$3,420.00		
Finalize CSPP					4	2	1						7	\$1,287.85		
Finalize Opinion of Probable Construction Costs			16	2	4	8	1	2					33	\$5,647.35		
Quality Control Review and Revisions			4		4	8	1	8					25	\$5,191.15		
Submit Final Documents	2				2								6	\$1,009.48		
Task 5 Hours Subtotal	2	0	55	18	40	32	7	14	0	0	0		168	\$29,141.24		
Task 5 Fee Subtotal	\$269.20	\$0.00	\$7,907.35	\$2,619.72	\$6,485.20	\$6,856.32	\$1,563.17	\$3,640.28	\$0.00	\$0.00	\$0.00			\$29,141.24		
TASK 6 BID PHASE																
Respond to Bidder Questions					20		8						28	\$5,029.08		
Attend Pre-Bid Meeting					4		4						24	\$4,869.92		
Prepare Addenda			20		20	8	4						52	\$8,675.32		
Prepare Conformed Contract Documents			16		8								24	\$3,597.36		
Task 6 Hours Subtotal	0	0	36	0	52	24	16	0	0	0	0		128	\$22,171.68		
Task 6 Fee Subtotal	\$0.00	\$0.00	\$5,175.72	\$0.00	\$8,430.76	\$4,992.24	\$3,572.96	\$0.00	\$0.00	\$0.00	\$0.00			\$22,171.68		
Total Labor Hours	21	0	533	366	559	373	233	110	1	1	1		2,188	Total Hours		
Total Labor Cost	\$2,826.60	\$0.00	\$76,629.41	\$51,812.24	\$90,630.67	\$77,587.73	\$52,031.23	\$28,602.20	\$15,000.00	\$7,500.00	\$20,000.00		Total Labor	\$422,620.08		

Expenses	
Air Trips (0)	\$ -
Hotel Nights (1 at \$200)	\$ 200.00
Food (2 days)	\$ 200.00
Car Rental (2 days)	\$ 400.00
Mileage	\$ 500.00
AGIS Services	\$ -
Miscellaneous	\$ -
Total Expenses	\$ 1,300.00

TOTAL LABOR COST	\$422,620.08
TOTAL EXPENSES \$	1,300.00
TOTAL TASK	\$423,920.08

Original Scope and Fee

SCHEDULE A
SCOPE OF WORK

Project Title: Taxiway "G" Realignment and Apron Project

Airport Name: MJPA

Services Provided: Design, Bidding & Award

Project Description:

The CONSULTANT shall provide required engineering services for the design for the realignment of a portion of Taxiway "G" (the "Project"). The Project will be performed and constructed by the SPONSOR with grant assistance from the Federal Aviation Administration (FAA) Airport Improvement Program (AIP).

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 phases 4, 5 and 15 pavement areas identified as being in poor condition based on the Pavement Management Program Report dated April 2022.

Services to be provided by the CONSULTANT shall include civil and geotechnical engineering services, as applicable, required to accomplish the following items ("Basic Services"):

ADMINISTRATION PHASE

The CONSULTANT shall aid the SPONSOR by acting as its liaison and Project coordinator with FAA during the Project's design. In addition, the CONSULTANT shall assist the SPONSOR in the preparation of paperwork required to secure funds for the Project. The specific services to be provided or furnished for this Phase of the Project are the following:

1. Preparation of grant application packages; coordination of their execution by the Sponsor; and submission to the funding agencies.
2. Prepare quarterly progress reports for submission to the FAA.
3. Preparation of reimbursement request packages; coordination of their execution by the Sponsor; and submission to the funding agencies
4. During the Design Phase, to aid the Sponsor by acting as its liaison and Project coordinator with the funding agencies.
5. The construction budget for the Project is estimated to be 5 million. The Consultant shall evaluate the feasibility of this budget, based upon the Consultant's experience as a design professional, and keep the Sponsor apprised during each phase of the Project of the results of such evaluation. The Consultant shall advise the Sponsor as to options available for reducing construction costs to stay within the budget, if it appears likely that contractor bid prices will exceed this budget.
6. Perform project management duties such as project planning, invoice preparation, schedule coordination and coordination of design team.
7. Provide to the SPONSOR monthly project status reports.
8. Schedule coordination- consultant shall provide continued coordination so that project schedules are met for each phase of work included in this contract. Particular phases of design may be delayed by the FAA review process.

SCHEMATIC DESIGN PHASE (30%)

The Schematic Design Phase is intended to identify and evaluate alternatives to provide cost-effective and practical solutions for the work items identified. The CONSULTANT will evaluate alternatives through contacts with local authorities, review of the pre-application, field investigations, and a practical design approach. The Project's design will take advantage of local knowledge and experience and will utilize expertise from recent construction projects in an effort to design a cost-effective Project. The specific services to be provided or furnished for this Phase of the Project are the following:

1. Schedule and conduct a pre-design meeting with the SPONSOR, FAA to review the scope of services and become familiar with the Project requirements and operational concerns during the Project's construction.
2. Acquire and review record documents (such as plans, specifications, reports, and studies) to become familiar with data that is available for the Project.
3. Perform a preliminary Project site inspection to further familiarize the design team with Project areas.
4. Prepare preliminary plans identifying required topographic field surveys, subsurface soils investigations, and other field investigative programs. Develop a schedule of completion of required surveys and investigations to minimize interference with airport and tenant operations. Coordinate schedule with SPONSOR and supervise programs at the Project site as necessary.
5. Acquire the necessary topographic survey of and utility data for, the Project site, including related office computations and drafting.
6. Acquire the necessary soils and existing pavement investigation data, including borings, pavement cores, and test pits, as well as field and laboratory tests, to identify existing pavement conditions and subsurface soil characteristics.
7. Analyze data obtained from subsurface soils and existing pavement investigation program and determine properties of existing pavement and soil materials. Document results of program, existing conditions, and recommendations in the design report.
8. Develop pavement design in accordance with FAA advisory circular 150/5320-6, latest edition. Pavement design to include 2 alternatives for new construction including asphalt concrete and portland cement concrete. Design will include documentation of traffic use of the pavement provided by the sponsor and extrapolated for the 20-year design period. CONSULTANT will use FAA software FAARFIELD to perform design analysis.
9. Develop schematic designs, including preliminary pavement horizontal geometric layouts.
10. Prepare preliminary opinion of probable construction costs for each major element of the Project.
11. Develop a draft construction safety phasing plan (CSPP) that endeavors to limit interference by the Project's construction with airport and tenant operations.
12. Submit schematic design to the sponsor, FAA for their review.
13. Schedule and conduct a schematic design review meeting with the SPONSOR to review the schematic design.

PRELIMINARY DESIGN PHASE (60%)

The services to be performed during this Phase consist generally of services required to furnish the SPONSOR with a set of Preliminary Plans, Specifications, and Engineer's Report.

The specific services to be provided or furnished for this Phase of the Project are the following:

1. Using applicable forms or FAA AGIS tool, submit requests for Modifications to FAA Standards if

needed.

2. Conduct site inspections to verify topographic survey and other Project-related existing physical features and facilities, inventory pavement distresses and lighting features.
3. Finalize horizontal pavement geometrical layouts and place sufficient information on drawings to layout proposed pavements in field during construction.
4. Develop preliminary three-dimensional design in order to develop pavement centerline profiles, typical sections, and other grading details for the proposed work.
5. Develop preliminary drainage designs, including computation of surface water runoff volumes, and layout facilities necessary to accommodate expected flows.
6. Develop preliminary airfield lighting layouts, including light fixture spacing and cable circuitry requirements. Investigate existing electrical system capacities and perform preliminary design of electrical power distribution and control systems.
7. Develop preliminary airfield marking layouts.
8. Develop preliminary designs of structural Project elements, such as catch basins, manholes, and culverts.
9. Update draft CSPP based on preliminary design.
10. Develop a draft storm water pollution prevention plan, soil erosion control plan, and storm water quality management plan that encompasses all phases of the project.
11. Prepare preliminary Contract Drawings (approximately 60% complete) providing sufficient detail for review of design concepts by the CITY.
12. Develop supplemental general specifications using FAA standards from FAA AC 150/5370-10.
13. Develop technical specifications expected to be required for the proposed work using FAA standards from FAA AC 150/5370-10.
14. Update opinion of probable construction cost to reflect the outcomes of preliminary Project design.
15. Update Engineer's Design Report documenting items such as design concepts, assumptions, and alternative designs. Identify conflicts with or deviations from FAA standards for design items, and request a waiver from the FAA if necessary.
16. Perform an internal quality control review on all design documents.
17. Submit preliminary design documents to SPONSOR for their review and comment. Submittal shall include 60% Construction Drawings, opinion of probable construction cost, specifications, Engineer's Design Report and CSPP.
18. Schedule and conduct a preliminary design review meeting to discuss and resolve Sponsor comments.

PRELIMINARY DESIGN (90%)

The services to be performed during this Phase consist generally of services required to furnish the SPONSOR with a set of Preliminary Plans, Specifications, and Engineer's Report.

The specific services to be provided or furnished for this Phase of the Project are the following:

19. Conduct site inspections to verify topographic survey and other Project-related existing physical features and facilities.
20. Finalize horizontal pavement geometrical layouts and place sufficient information on drawings to layout proposed pavements in field during construction.

21. Develop preliminary three-dimensional design in order to develop pavement centerline profiles, typical sections, and other grading details for the proposed work.
22. Develop preliminary airfield lighting layouts, including light fixture spacing and cable circuitry requirements. Investigate existing electrical system capacities and perform preliminary design of electrical power distribution and control systems.
23. Investigate existing electrical system capacities and perform preliminary design of electrical power distribution and control systems.
24. Develop preliminary airfield marking layouts.
25. Update draft CSPP based on preliminary design.
26. Develop a soil erosion control plan that encompasses all phases of the project.
27. Prepare preliminary Contract Drawings (approximately 90% complete) providing sufficient detail for review of design concepts by the SPONSOR and FAA.
28. Develop general specifications.
29. Develop technical specifications expected to be required for the proposed work.
30. Update opinion of probable construction cost to reflect the outcomes of preliminary Project design.
31. Prepare written design report documenting items such as design concepts, assumptions, and alternative designs. Identify conflicts with or deviations from FAA standards for design items, and request a waiver from the FAA if necessary.
32. Perform an internal quality control review on all design documents.
33. Submit sufficient copies of preliminary design documents to the SPONSOR AND FAA for their review and comment.
34. Schedule and conduct a preliminary design review meeting to discuss and resolve SPONSOR and FAA comments.

FINAL DESIGN PHASE

The services included under this Phase shall generally consist of services required to furnish the SPONSOR with a complete set of Contract Documents for the Project, including Final Plans, Specifications, Engineer's Design Report, and opinion of probable construction costs. Services to be performed or furnished during this Phase may include revising the preliminary submittal information to comply with SPONSOR and FAA comments and then completion of the final design. Plans and Specifications, suitable for unit price bidding, will be completed; final design will be coordinated with the SPONSOR and FAA and a complete set of bid documents will be furnished to the SPONSOR and FAA. A final opinion of probable construction cost and the final Design Report will also be prepared and submitted. A final Construction Safety and Phasing Plan will be included as part of the Contract Documents.

The specific services to be provided or furnished for this Phase of the Project are the following:

1. Finalize three-dimensional design in order to finalize pavement centerline profiles, typical sections, and other grading details for the proposed work.
2. Finalize pavement designs.
3. Detail and finalize pavement keyways, rehabilitation details and pavement sections.
4. Finalize airfield lighting layouts, electrical power distribution and system designs, and detail installations.
5. Finalize pavement marking layouts, and detail installations.

6. Prepare final Contract Drawings. It is anticipated that the final drawings will consist of the following sheets:

Sheets	Name
1	Title Sheet
2	Quantities for Canvass of Bids and Sheet Index
3	General Notes and Legend
4	General Plan
5	Construction Safety Phasing Plans and Details
6-10	Demolition Plans
11-14	Soil Erosion and Sediment Control Plans & Details
15-19	Geometry Plans
20-24	Grading Plans
25-27	Profiles
28-29	Typical Sections
30-32	Pavement Details
33-37	Lighting and Signage Plans
38-39	Lighting and Signage Details
40-44	Marking Plans
45	Marking Details

7. Perform a detailed quantity takeoff of all bid items to be included on the Contract Drawings and in the General Specifications of the Contract Documents.
8. Finalize General Specifications
9. Finalize written Technical Specifications for all construction materials and installations. FAA standard technical specifications shall be used whenever possible, with supplemental specifications developed by the consultant.
10. Finalize CSPP and include in Specifications and on the Contract Drawings.
11. Prepare final opinion of probable construction costs based upon the actual bid items and quantity takeoffs.
12. Finalize design report to be consistent with the final design.
13. Submit both the construction safety phasing plan and 7460 form electronically to the FAA.
14. Perform final internal quality control review on all design documents.
15. Submit draft final documents to the SPONSOR and FAA for final review and comment.
16. Schedule and conduct draft final review meeting with the SPONSOR and FAA to discuss and resolve final comments.
17. Reproduce and submit sufficient copies of bid documents to SPONSOR for bidding purposes. Bid documents shall consist of the Contract Drawings and Specifications.

BID PHASE

The Bid Phase is that time frame between completion of the design process and beginning of actual construction when the SPONSOR publicly advertises and receives bids, awards contracts to the lowest responsible bidder, and executes a construction contract to perform the work with the successful contractor(s). The CONSULTANT shall assist the SPONSOR during this Phase as required.

The specific services to be provided or furnished for this Phase of the Project are the following:

1. Assist the SPONSOR in the advertisement of the Project and issuance of bid documents.

2. Receive and respond as required to questions from potential bidders regarding the Contract Documents.
3. Schedule and conduct pre-bid conference(s) by the SPONSOR and advise the SPONSOR on matters relating to design. Prepare meeting minutes of the pre-bid conference(s).
4. Prepare addenda to the bid documents after advertisement and prior to bidding as required upon the SPONSOR's approval.

END OF SCHEDULE A

MARCH INLAND PORT AIRPORT TAXIWAY G, APRON PROJECT AND PH 4,5,& 15 PMP
TASK ORDER FEE SUMMARY

C&S Engineers, Inc.

November 17, 2023

Name:	Grant Administrator	Designer	Senior Project Designer	Engineer	Project Engineer	Senior Project Engineer	Managing Engineer	Department Engineer	Surveyor Consultant	Drainage Consultant	Geotechnical Consultant			
Title:														
Rate:	\$134.60	\$107.07	\$143.77	\$145.54	\$162.13	\$208.01	\$223.31	\$260.02	\$50,000.00	\$40,000.00	\$95,000.00			
Elements/Tasks												Hours	Fee	
TASK 1 ADMINISTRATION PHASE														
Project Coordination with City and FAA	10	2				24		4					40	\$7,592.46
Project Management						40							40	\$8,320.40
Project Status Reports					10								10	\$1,621.30
Task 1 Hours Subtotal	10	2	0	0	10	64	0	4	0	0	0		90	\$17,534.16
Task 1 Fee Subtotal	\$1,346.00	\$214.14	\$0.00	\$0.00	\$1,621.30	\$13,312.64	\$0.00	\$1,040.08	\$0.00	\$0.00	\$0.00			\$17,534.16
TASK 2 SCHEMATIC DESIGN PHASE (30%)														
Pre-Design Kickoff Meeting						2	2						4	\$862.64
Review Record Documents			4	4	10								18	\$2,778.54
Acquire Topographic Survey			2		2		1						5	\$835.11
Site Investigations					4	4	2		1				11	\$51,927.18
Acquire and Analyze Geotechnical Investigation					4		1				1		6	\$95,871.83
Develop Pavement Design and Complete Alternatives Analysis			4		24	8	4	2					42	\$7,543.56
Develop Grading and Drainage Alternatives			16		16	30	2						64	\$11,581.32
Develop Perimeter Fence Layout and Modifications (New Apron Development)			16		8	8	2						34	\$5,708.06
Prepare 30% Contract Drawings			60	60	32	24	8						184	\$29,325.48
Prepare Schematic General and Technical Specifications Outline				2	4		2						8	\$1,386.22
Prepare Schematic Opinion of Probable Construction Costs			8	8	16	2	2						36	\$5,771.20
Prepare draft CSPP					8	16	4						28	\$5,518.44
Prepare Hydrology Study and Storm Water Applicability Checklist					2		2			0.25			4	\$770.88
Prepare Schematic Engineer's Design Report	0				24	8	4						36	\$6,448.44
Quality Control Review and Revisions			8		8	4	2	16					38	\$7,886.18
Submit Schematic Documents for Review	2				2								4	\$593.46
Schematic Design Review Meeting				4		4							8	\$1,414.20
Task 2 Hours Subtotal	2	0	118	78	164	110	38	18	1	0.25	1		530	\$236,222.74
Task 2 Fee Subtotal	\$269.20	\$0.00	\$16,964.86	\$11,352.12	\$26,589.32	\$22,881.10	\$8,485.78	\$4,680.36	\$50,000.00	\$10,000.00	\$95,000.00			\$246,222.74
TASK 3 PRELIMINARY DESIGN PHASE (60%)														
Site Inspection to Verify Survey					4	6	4						14	\$2,789.82
Preliminary Horizontal & Vertical Geometric Layout			32	24	20	10		4					90	\$14,456.38
Preliminary Grading and Drainage Design			16		20	30				0.25			66	\$11,783.22
Preliminary Lighting and Signage Layouts			16	40		16							72	\$11,450.08
Preliminary Marking Layout			16		8								24	\$3,597.36
Preliminary Design of Structural Elements					4	4							8	\$1,480.56
Preliminary Perimeter Fence			10		10	4							16	\$3,205.84
Update CSPP					4	8	4						12	\$2,434.96
Prepare SWPPP, SWQMP, and Erosion Control Plans					2	8	2						136	\$21,814.00
Prepare Preliminary Contract Drawings			40	40	32	20	4						50	\$8,789.30
Prepare General and Technical Specifications	0		8	8	16	10	8						25	\$3,834.83
Update Opinion of Probable Construction Costs					8	8	1						34	\$6,024.64
Update Engineer's Design Report	0			6	16	8	4						72	\$13,891.76
Quality Control Review and Revisions			16	16	8	4	4	24					4	\$593.46
Submit Preliminary Documents for Review	2				2								8	\$1,541.76
Draft Final Review Meeting					4		4							
Task 3 Hours Subtotal	2	0	154	150	158	128	35	28	0	0.25	0		655	\$121,579.01
Task 3 Fee Subtotal	\$269.20	\$0.00	\$22,140.58	\$21,831.00	\$25,616.54	\$26,625.28	\$7,815.85	\$7,280.56	\$0.00	\$10,000.00	\$0.00			\$121,579.01
TASK 4 PRELIMINARY DESIGN PHASE (90%)														
Update Grading and Drainage Design			8		35	24	2			0.25			69	\$12,263.57
Update Pavement Designs and Details			8		16		1						25	\$3,967.55
Update Design of Structural Elements and Details				8	8	8							24	\$4,125.44
Update Lighting and Signage Layouts and Details			32	50		24		4					110	\$17,909.96
Update Pavement Marking Layout and Details			20		8		1	2					31	\$4,915.79
Update Perimeter Fence Layout			10		8	4								
Prepare Draft Final Contract Drawings			60	45	24	8	4	2					143	\$22,143.98
Perform Quantity Takeoff			16	10	8	8							42	\$6,716.84
Update General and Technical Specifications				8	24	16	8						56	\$10,170.08
Update CSPP					8	8	2	2					20	\$3,927.78
Update Opinion of Probable Construction Costs			8	2	4	4	1	2					21	\$3,665.15
Update Engineer's Design Report	0				8	8	2						18	\$3,407.74
Update SWPPP, SWQMP, and Erosion Control Plans			16	4	2		2						24	\$3,653.36
Prepare 7460			8		2		1						11	\$1,697.73
Quality Control Review and Revisions			16	16	8	4	4	24					72	\$13,891.76
Submit Draft Final Documents for Review	2				2								4	\$593.46
Draft Final Review Meeting					4		4						8	\$1,541.76
Task 4 Hours Subtotal	2	0	202	143	169	116	32	36	0	0.25	0		700	\$128,158.73
Task 4 Fee Subtotal	\$269.20	\$0.00	\$29,041.54	\$20,812.22	\$27,399.97	\$24,129.16	\$7,145.92	\$9,360.72	\$0.00	\$10,000.00	\$0.00			\$128,158.73

TASK 5 FINAL DESIGN PHASE													
Prepare Final Contract Drawings			35	16	16	8	2	2		0.25		79	\$12,585.41
Finalize General and Technical Specifications					10	4	2	2				18	\$3,420.00
Finalize CSPP					4	2	1					7	\$1,287.85
Finalize Opinion of Probable Construction Costs			16	2	4	8	1	2				33	\$5,647.35
Quality Control Review and Revisions			4		4	8	1	8				25	\$5,191.15
Submit Final Documents	2				2	2						6	\$1,009.48
Task 5 Hours Subtotal	2	0	55	18	40	32	7	14	0	0.25	0	168	\$39,141.24
Task 5 Fee Subtotal	\$269.20	\$0.00	\$7,907.35	\$2,619.72	\$6,485.20	\$6,656.32	\$1,563.17	\$3,640.28	\$0.00	\$10,000.00	\$0.00		\$39,141.24
TASK 6 BID PHASE													
Respond to Bidder Questions					20		8					28	\$5,029.08
Attend Pre-Bid Meeting					4	16	4					24	\$4,869.92
Prepare Addenda			20		20	8	4					52	\$8,675.32
Prepare Conformed Contract Documents			16		8							24	\$3,597.36
Task 6 Hours Subtotal	0	0	36	0	52	24	16	0	0	0	0	128	\$22,171.68
Task 6 Fee Subtotal	\$0.00	\$0.00	\$5,175.72	\$0.00	\$8,430.76	\$4,992.24	\$3,572.96	\$0.00	\$0.00	\$0.00	\$0.00		\$22,171.68
Total Labor Hours	18	2	565	389	593	474	128	100	1	1	1	2,272	Total Hours
Total Labor Cost	\$2,422.80	\$214.14	\$81,230.05	\$56,615.06	\$96,143.09	\$98,596.74	\$28,583.68	\$26,002.00	\$50,000.00	\$40,000.00	\$95,000.00	Total Labor	\$574,807.56

Expenses	
Air Trips (0)	\$ -
Hotel Nights (2 at \$200)	\$ 400.00
Food (2 days)	\$ 200.00
Car Rental (2 days)	\$ 400.00
Mileage	\$ 250.00
AGIS Services	\$ -
Miscellaneous	\$ -
Total Expenses	\$ 1,250.00

TOTAL LABOR COST	\$574,807.56
TOTAL EXPENSES \$	1,250.00
TOTAL TASK	\$576,057.56

MARCH JOINT POWERS AUTHORITY



NOTICE OF EXEMPTION

<p>TO:</p> <p><input checked="" type="checkbox"/></p> <p>Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p> <p>And</p> <p>County of Riverside County Clerk 2720 Gateway Drive Riverside, CA 92502-0751</p>	<p>FROM:</p> <p>(Public Agency) March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518</p> <p>Contact: Lauren Sotelo</p> <p>Phone: (951) 656-7000</p>
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1.	Project Title:	Taxiway G Realignment and Pavement Management Areas 4, 5, 12, 13 and 14 Project
2.	Project Applicant:	March Inland Port Airport Authority 17405 Heacock Street Moreno Valley, CA 92551
3.	Project Location –	Cross Streets: Heacock Street and San Michele Road
4.	(a) Project Location – City: Riverside	(b) Project Location – County: Riverside
5.	Description of nature, purpose, and beneficiaries of Project:	<p>On December 13, 2023, the Commission of the March Inland Port Airport Authority (MIPAA) approved an updated 5-year Airport Capital Improvement Plan (ACIP) consistent with FAA funding criteria. The ACIP included phases of the FAA approved Pavement Management Plan (PMP) for MIPAA. The Taxiway G Realignment and Rehabilitation/Reconstruction of PMP Phases 4, 5, 12, 13, 14 and 15 would achieve:</p> <ol style="list-style-type: none"> 1. Realignment of Taxiway “G” would accommodate the existing Group V aircraft which currently park on the air cargo apron at MIPAA. In its current configuration, the Group V aircraft encroach onto the Taxiway Object Free Area while parked. 2. Rehabilitation/Reconstruction of Phases 4, 5, 12, 13, 14 and 15 are areas

		<p>that have been identified as being in poor condition (PCI 31 & 48) in the 2023 PMP.</p> <p>This project is proposed to be completed in a single phase and would replace an estimated 34,000 square yards of deteriorated pavement. No expansion of pavement surface is proposed.</p>
6.	Name of Public Agency approving project:	<p>March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518</p>
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	<p>March Inland Port Airport Authority 17405 Heacock Street Moreno Valley, CA 92551</p>
8.	Exempt status: (check one)	
(a)	<input type="checkbox"/> Ministerial project.	
(b)	<input type="checkbox"/> Not a project.	
(c)	<input type="checkbox"/> Emergency Project.	
(d)	<input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	<p>15301 (d): Class 1 Existing Facilities 15302 (c): Class 2 Replacement or Reconstruction</p>
(e)	<input type="checkbox"/> Declared Emergency.	
(f)	<input type="checkbox"/> Statutory Exemption. State Code section number:	
(g)	<input type="checkbox"/> Other. Explanation:	
9.	Reason why project was exempt:	<p>The Project is categorically exempt from CEQA in that it involves the replacement of 34,000 square yards of deteriorated pavement along the existing Taxiway G and pavement management areas 4, 5, 12, 13 and 14 of the Air Cargo Apron at March Inland Port Airport Authority (“MIPAA”). No expansion of pavement is approved. The replacement of the deteriorated pavement would allow for safer movement of aircraft taxied to the Air Cargo Apron at MIPAA.</p> <p>The project is categorically exempt from CEQA under the existing facilities exemption, CEQA Guidelines section 15301(d). The existing facilities exemption applies to the restoration or rehabilitation of damaged or deteriorated facilities so long as there is no expansion of use. The project proposes rehabilitation of existing Taxiway G and does not involve any expansion of use for the Taxiway.</p> <p>The project is also categorically exempt from CEQA under the replacement or reconstruction exemption, CEQA Guidelines section 15302, which applies to the replacement of existing facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and</p>

	<p>capacity as the replaced structure. The project proposes replacement of the existing Taxiway G on the same site. As replaced, Taxiway G will have the same purpose and capacity and there will be no expansion of use.</p> <p>None of the exceptions to the use of a categorical exemption identified in CEQA Guidelines section 15300.2 apply here. No significant cumulative impacts would result from the proposed project. Nor is there any reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances, because no unusual circumstances are presented. The project is not located on a scenic highway and will not damage any scenic or historic resources. Finally, the project is not located on a hazardous waste site identified in the Cortese list</p>
10. Lead Agency Contact Person:	Lauren Sotelo
Telephone:	(951) 656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "B") before filing.
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13.	Was a public meeting held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public meeting was: <u>April 24, 2024</u>

Signature: _____ Date: _____ Title: _____

Name:

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS UTILITIES AUTHORITY

MJPUA Operations - Consent Calendar
Agenda Item No. 13 (1)

Meeting Date: April 24, 2024

Report: **RECEIVE AND FILE FINANCIAL STATUS REPORTS**

Motion: Move to receive and file the Financial Status Reports

Background:

The monthly Financial Status Reports is a summary of operational income and expenses for the month of February 2024 and for the fiscal year to date. It provides a summary of the March Joint Powers Utilities Authority's (MJPUA) ongoing activities related to the approved FY 2023/24 budget.

Attachment(s): Financial Status Reports for February 2024.

ASSETS

Cash In Bank	\$ 107,321.30
Accounts Receivable	<u>20,602.94</u>
Total Assets	<u><u>\$ 127,924.24</u></u>

LIABILITIES

JPA Loan Payable	<u>450,000.00</u>
Total Liabilities	<u>450,000.00</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	(269,832.77)
Change in Fund Balance for the eight months ending February 29, 2024	<u>(52,242.99)</u>
Ending Fund Balance, February 29, 2024	<u>(322,075.76)</u>
Total Liabilities and Net Position	<u><u>\$ 127,924.24</u></u>

General Ledger
Expenses vs Budget

User: le@marchjpa.com
Printed: 4/16/2024 11:09:21 AM
Period 01 - 08
Fiscal Year 2024



March Joint Powers Authority
14205 Meridian Pkwy, Ste. 140
Riverside, CA 92518
(951) 656-7000
www.marchjpa.com

Account Number	Description	Budget	Per Range Amt	End Bal	Variance	% Avail
600	March J.P. Utility Authority	5,500.00	0.00	0.00	5,500.00	100.00
600-10-50200-14	Annual Audit	180,000.00	130,167.74	130,167.74	49,832.26	27.68
600-20-51350-00	Gas Commodity Expense	25,000.00	630.75	630.75	24,369.25	97.48
600-20-51360-00	Gas Operation and Maintenananc	210,500.00	130,798.49	130,798.49	79,701.51	37.863
Expense Total		210,500.00	130,798.49	130,798.49	79,701.51	0.3786
Grand Total						

**General Ledger
Revenue vs Budget**

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 Period 01 - 08
 Fiscal Year 2024



March Joint Powers Authority
 14205 Meridian Pkwy, Ste. 140
 Riverside, CA 92518
 (951) 656-7000
 www.marchjpa.com

<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Per Range Amt</u>	<u>End Bal</u>	<u>Variance</u>	<u>% Expend</u>	<u>Collect</u>
600	March J.P. Utility Authority	-180,000.00	-65,455.94	-65,455.94	-114,544.06		36.36
600-00-40620-00	GAS UTILITY	-38,000.00	-13,099.56	-13,099.56	-24,900.44		34.47
600-00-40625-00	GAS O & M	218,000.00	78,555.50	78,555.50	139,444.50		36.0346
Revenue Total		218,000.00	78,555.50	78,555.50	139,444.50		0.3603
Grand Total							

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS UTILITIES AUTHORITY

MJPUA Operations - Consent Calendar
Agenda Item No. 13 (2)

Meeting Date: April 24, 2024

Action: **APPROVE FEBRUARY 2024 DISBURSEMENTS**

Motion: Move to approve check disbursements for the month of February 2024 or take other actions as deemed appropriate by the Commission.

Background:

This item is also an action approving the expenses (checks) that were incurred in the month of February 2024 for the MJPUA. A listing of those checks is attached and will be reported in the minutes as an action item.

Attachment(s): 1) Listing of checks disbursed in February 2024 for the March Joint Powers Utilities Authority.

Accounts Payable

Checks by Date - Summary by Check Number

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March J.P. Utility Authority - Fund 600

Check No	Vendor No	Vendor Name	Check Date	Check Amount
6001047	UNDER2	Underground Service Alert /SC	02/05/2024	55.50
6001048	SoCalGas	SoCalGas	02/08/2024	35,108.52
6001049	UNDER2	Underground Service Alert /SC	02/08/2024	<u>122.00</u>
Report Total (3 Checks):				<u>\$ 35,286.02</u>