1 Executive Summary

1.1 Introduction

This Environmental Impact Report (EIR) has been prepared by the March Joint Powers Authority (JPA) as lead agency pursuant to the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq., and the CEQA Guidelines (California Code of Regulations, Section 15000 et seq.). This EIR has been prepared to evaluate the environmental effects of the proposed West Campus Upper Plateau Project (Project). The purpose of this EIR is to focus the discussion on those potential effects on the environment of the Project that the lead agency has determined may be significant. In addition, feasible mitigation measures are recommended, when applicable, that could reduce significant environmental impacts or avoid significant environmental impacts.

The Project site is located within the March JPA planning area. More specifically, the Project site is located approximately 0.5 miles west of Interstate (I) 215 in the western portion of the March JPA planning area, west of Cactus Avenue's current terminus, to the east and southeast of the Mission Grove neighborhood, to the south of an existing County residential neighborhood and to the north of the Orangecrest neighborhood in the City of Riverside, California.

1.2 Document Organization

This EIR is organized as follows:

Chapter 1, Executive Summary, outlines the conclusions of the environmental analysis and provides a summary of the proposed Project and the Project alternatives analyzed in the EIR. This section also includes a table summarizing all environmental impacts identified in the EIR along with the associated mitigation measures proposed to reduce or avoid each impact.

Chapter 2, Introduction, serves as a forward to the Final EIR, introducing the Project, the applicable environmental review procedures, and the organization of the Final EIR.

Chapter 3, Project Description, provides a thorough description of the Project setting, objectives, characteristics, operation, and construction of the proposed Project and required discretionary approvals.

Chapter 4, Environmental Impact Analysis, describes the potential environmental impacts of the proposed Project, as well as proposed mitigation measures to reduce or avoid any potentially significant impacts. The discussion in Chapter 4 is organized into 18 environmental issue areas as follows:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

For each environmental issue area, the analysis and discussion are organized into the following subsections:

- Existing Conditions – This subsection provides information describing the existing setting on or surrounding the Project site that may be subject to change as a result of the implementation of the Project.
- Relevant Plans, Policies, and Ordinances – This subsection describes the laws, regulations, ordinances, plans, and policies applicable to the environmental issue area and the proposed Project.
- Project Design Features – Where applicable, features of the Project that are incorporated into the Project design that reduce or avoid potential environmental impacts are identified.
- Thresholds of Significance – This subsection identifies a set of thresholds by which the level of impact is determined.
- Impacts Analysis – This subsection provides a detailed analysis regarding the environmental effects of the proposed Project, and whether the impacts of the proposed Project would meet or exceed the thresholds of significance.
- Mitigation Measures – This subsection identifies potentially feasible mitigation measures that would avoid or substantially reduce significant adverse Project impacts.
- Level of Significance After Mitigation – This subsection discusses whether Project-related impacts would be reduced to below a level of significance with implementation of the mitigation measures identified in the EIR. If applicable, this subsection also identifies any residual significant and unavoidable adverse impacts of the proposed Project that would result even with implementation of any feasible mitigation measures.
- Cumulative Effects – This subsection includes an evaluation of the potential cumulative impacts of the proposed Project in combination with identified related projects.
- References Cited – This subsection includes a list of all references cited within the preceding discussion and analysis.

Chapter 5, Other CEQA Considerations, addresses impact areas determined to be less than significant through the Initial Study process, significant environmental effects that cannot be avoided, the significant irreversible environmental changes that would result from implementation of the proposed Project, and growth-inducing impacts associated with the proposed Project.

Chapter 6, Alternatives, discusses alternatives to the proposed Project, including a No Project Alternative. This chapter describes the rationale for selecting the range of alternatives discussed in the EIR and identifies the alternatives considered by March JPA that were rejected from further discussion as infeasible during the scoping process. Lastly, Chapter 6 includes a discussion of the environmental impacts of the alternatives that were carried forward for analysis and identifies the Environmentally Superior Alternative.

Chapter 7, List of Preparers, gives names and contact information of those responsible for writing this EIR.

Chapter 8, Mitigation Monitoring and Reporting Program, provides the mitigation monitoring and reporting program (MMRP) for the proposed Project. The MMRP is presented in table format and identifies project design features and mitigation measures for the proposed Project, the implementation period for each measure, the monitoring/reporting method, and the enforcing agency. The MMRP also provides a section for verification of compliance.

Chapter 9, Responses to Comments on the Draft EIR. During the public review period for the Draft EIR, 987 comment letters were received, along with transcribed public comments from two public meetings. This chapter contains these comment letters and comments, organized by Agency, Organization, Individual, and Public Meeting comments, and March JPA's responses to the comments.

Chapter 10, Responses to Comments on the Recirculated EIR Sections. During the public review period for the Recirculated Draft EIR sections, 319 comment letters were received. This chapter contains these comment letters, organized by Agency, Organization, and Individual comments, and March JPA's responses to the comments.

Appendices include various technical studies prepared for the proposed Project, as listed in the Table of Contents.

1.3 Project Background

In 1993, the federal government, through the Defense Base Closure and Realignment Commission, mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was redesignated as an Air Reserve Base (ARB). The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities being declared surplus and available for disposal actions. To oversee the dispensation and management of the surplus land, the Cities of Moreno Valley, Perris, and Riverside, and the County of Riverside formed the March JPA in 1993, which continues to serve as the reuse authority of March ARB.

In March 1997, March JPA assumed land use control for all surplus property identified and began preparation of a General Plan for the planning area. In 1999, March JPA approved the March JPA General Plan and Master EIR (State Clearinghouse No. 97071095) for the March JPA planning area, which includes March ARB. The General Plan now serves as the land use and development guidance document for development within the March JPA planning area.

The Project site has been analyzed under both CEQA and the National Environmental Policy Act in the following documents:

- March Air Force Base Master Reuse Plan, March JPA (October 2, 1996)
- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (July 1996)
- March Joint Powers Authority Development Code (July 1997)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- Final Air Installations Compatible Use Zone Study, March Air Reserve Base (2018)

The Project site is designated as Business Park (BP), Industrial, and Park/Recreation/Open Space (P/R/OS) under the existing General Plan Land Use Map. Meridian Park West LLC is now pursuing development of the site with Specific Plan, Parks/Recreation/Open Space, and Public Facility General Plan land use designations.

On September 12, 2012, a Settlement Agreement was entered between and among the Center for Biological Diversity (CBD), the San Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.* (Appendix S-1). The CBD Settlement Agreement contemplated the division of western acreage under the jurisdiction of the March JPA,

including the Project site, into a conservation area, developable area, and a water quality/open space area. The CBD Settlement Agreement covers more acreage than is included in the Project site (Appendix S-1).

The analysis in this EIR addresses the following two components of the proposed Project: (1) the proposed build-out of the Specific Plan Area and (2) the establishment of the Conservation Easement pursuant to, and consistent with, the CBD Settlement Agreement (Appendix S-1).

1.4 Project Description

1.4.1 Project Overview

The following terminology is used throughout this EIR to discuss the Project, Project impacts, and impacts of various components of the Project:

- **Specific Plan Area** = Consists of the Upper Plateau Campus Development, Park, and Infrastructure Improvements.
  - **Campus Development** = Under the Specific Plan buildout scenario analyzed in this ~~Draft~~ Final EIR, the Upper Plateau Campus would be developed with ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facility parcels, and three Open Space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial Parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan.
  - **Park** = Proposed Park component of the Project, consisting of 60.28-acre park west of the Barton Street extension under the Specific Plan buildout scenario. The recreational amenities analyzed include a playground; multi-use sports fields that could be used for soccer, football, and field hockey; and trails with cardio stops for recreational users.
  - **Infrastructure Improvements** = Installation of utility and roadway networks connecting to and throughout the Specific Plan Area, the construction of a new sewer lift station, the construction of a new electrical substation, and the construction of a new 0.5 million gallon reclaimed water tank.
- **Conservation Easement** = Approximately 445.43 acres of undisturbed land surrounding the Specific Plan Area, referred to as the Conservation Easement, would be placed under a conservation easement, consistent with prior determinations made as part of the CBD Settlement Agreement (Appendix S-1).

For analysis purposes in this EIR, the proposed Project consists of two components, pursuant to and consistent with the CBD Settlement Agreement (Appendix S-1): the Specific Plan Area and the Conservation Easement. Additionally, the existing Eastern Municipal Water District water tank located north of the Specific Plan Area would be assigned a General Plan land use designation of Public Facility; no physical changes to this water tank would occur. As such, the specifics for each Project component are shown in Table 1-1 and discussed below.

Table 1-1. Project Components

Land Use	Acreage
Specific Plan Area	
Business Park	65.32
Industrial	143.31
Mixed Use	42.22
Public Facility	2.84
Parks, Recreation, and Open Space	78.00
Streets	37.91
Subtotal	*369.60*
Conservation Easement	
Open Space	445.43
Subtotal	*445.43*
Existing Eastern Municipal Water District Water Tank	
Public Facility	2.87
Subtotal	*2.87*
Total Project Site	**817.90**

Source: See Figure 3-5, Site Plan.

Given the land uses planned for the Project area, as outlined in the Specific Plan, this ~~Draft~~ Final EIR assumes the following buildout of the Specific Plan Area for analysis throughout the EIR.

- Building B – 1,250,000 square feet (SF) of high-cube fulfillment center warehouse use
- Building C – 587,000 SF of high-cube fulfillment center warehouse use
- Industrial Area – 725,561 SF of high-cube fulfillment center warehouse use
- Industrial Area – 500,000 SF of high-cube cold storage warehouse use
- Business Park Area – 1, 280,403 SF of business park use
- Mixed Use Area – 160,921 SF of retail use (25%)
- Mixed Use Area – 482,765 SF of business park use (75%)
- 60.28-acre park (with Active and Passive uses)
- 17.72 acres of Open Space use
- Public Facility – 2.84 acres for future sewer lift station and electrical substation (within the Specific Plan Area)

Based on the total acreage and land uses proposed, the Specific Plan Area is anticipated to result in approximately ~~2,600 employees~~ 3,622 jobs at buildout[1] (see ~~Draft~~ Final EIR Section 4.12, Population and Housing, and Topical Response 5 – Jobs of the Final EIR for more details).

[1] ~~Employment buildout is based on estimates provided in the Water Supply Assessment (Appendix O), which states the Specific Plan Area's projected water demand is 382.47 acre feet per year. The Specific Plan Area's estimated indoor water demand is 124.33 acre feet per year. This calculation is based on an estimated 60 gallons per employee, per day, and multiplied by 260 working days annually for 2,597 employees. This Draft EIR rounds up to a conservative estimate of 2,600 employees for the Specific Plan Area.~~

1.4.2 Project Objectives

The proposed Project requests a General Plan Amendment, Specific Plan, Zoning Amendment, Tentative Tract Map, two Plot Plans, an Amendment to the Disposition and Development Agreement, and a Development Agreement to redevelop the former munitions bunkers of the March AFB. The primary objectives of the Project include the following:

- Provide increased job opportunities for local residents through the provision of employment-generating businesses.
- Provide open space amenities to serve the region.
- Provide an active park consistent with the 2009 Safety Study prepared by March JPA.
- Complete the buildout of the roadway infrastructure by extending Cactus Avenue to the Development Area from its existing terminus, extending Barton Street from Alessandro Boulevard to Grove Community Drive, and extending Brown Street from Alessandro Boulevard to Cactus Avenue.
- Remove and redevelop a majority of the former munitions storage area of the March AFB.
- Encourage the use of alternative modes of transportation through the provision of a pedestrian and bicycle circulation system that is safe, convenient, and comfortable.
- Implement the terms and conditions agreed upon in the September 12, 2012, Settlement Agreement entered into between and among the CBD, the San Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC, as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al*. to preserve open space through establishing a Conservation Easement.

1.4.3 Project Design Features

The following Project Design Features (PDFs) have been incorporated into the Project and analysis throughout this EIR. Although Project Design Features are already part of the Project, they will also be included as separate conditions of approval and included in the MMRP. March JPA will monitor compliance through the MMRP.

Aesthetics

PDF-AES-1 Development shall comply with the Specific Plan Design Standards which dictate building heights, setbacks, color ~~pallets~~ palettes and materials intended to minimize visual obstructions and maximize visual compatibility.

PDF-AES-2 All exterior lighting shall minimize glare and "spill over" light onto public streets, adjacent properties, and Conservation Easement by using downward- directed lights and/or cutoff ~~devises~~ devices on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas. Where desired, illuminate trees and other landscape features by concealed uplight fixtures (on- and off-site).

PDF-AES-3 Limit light spillover or trespass to one-half foot-candle or less, measured at the property line for development adjacent to the Conservation Easement (off-site). This shall be confirmed through point-by-point photometric study.

PDF-AES-4 Limit light spillover or trespass to one-half foot-candle or less, measured from within five feet of any adjacent property line for development adjacent to nonresidential uses (on-site). This shall be confirmed through point-by-point photometric study.

PDF-AES-5 Lighting fixtures shall have a similar design, materials, fixture color, and light color. Use of LED lighting shall be required for parking lot lighting; parking lot lighting shall be within 100 Kelvin of 2700 Kelvin; other lighting techniques for accent lighting shall be allowed (on- and off-site).

PDF-AES-6 Lights shall be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures (on- and off-site).

PDF-AES-7 Neon and similar types of lighting are prohibited in all areas with the Specific Plan Area (on-site).

PDF-AES-8 Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plan materials (on- and off-site).

PDF-AES-9 Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted (on-site).

PDF-AES-10 Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian-scaled, are encouraged (on-site).

PDF-AES-11 Use exterior lights to accent entrances, plazas, activity areas, and special features (on-site).

PDF-AES-12 High-Pressure (HPS) light fixtures are prohibited for site lighting (on-site).

PDF-AES-13 Lighting is prohibited that could be mistaken for airport lighting or that would create glare in the eyes of pilots of aircraft using the nearby March Air Reserve Base (on-site).

PDF-AES-14 All exterior on-site light fixtures shall be fully shielded with no light emitted above the horizon (on-site).

PDF-AES-15 Maximum on-site lighting wattage is 750 (on- and off-site).

PDF-AES-16 Maximum height of on-site exterior lighting for buildings is 25 feet; sports fields lighting may have a maximum height of 50 feet and shall be located no closer than 450 feet from residences (on-site).

Air Quality

~~**PDF-AQ-1** Offroad equipment used during construction shall meet CARB Tier 4 Final emission standards or better.~~

~~**PDF-AQ-2** **Construction Budget**. To ensure construction activities occur within the assumptions utilized in the Air Quality Impact Analysis (AQIA) (Appendix C-1) and disclosed in the EIR, the following shall be implemented:~~

- ~~During each Phase of Project construction, the operating hours of construction equipment on site shall not exceed the assumptions set forth in Table 5-2 of the AQIA. In the event alternate equipment is required, the applicant shall provide documentation demonstrating~~

~~equivalent or reduced emissions based on horsepower and hours of operation. The construction contractor shall submit a construction equipment hours log to the March JPA every 2 weeks to ensure compliance.~~

- ~~During Phase 1, areas of active ground disturbance shall not exceed a maximum of 20 acres per day for Mass Grading and 20 acres per day for Blasting & Rock Handling. During Phase 2, the area of active ground disturbance shall not exceed a maximum of 20 acres per day for Remedial Grading. The construction contractor shall submit a grading log to the March JPA every two weeks documenting acreage graded or equivalent cubic yardage to ensure compliance. "Active disturbance" does not include moving of equipment from staging area(s) to grading areas.~~

~~PDF-AQ-3~~ ~~Future Site Plans.~~ ~~All Specific Plan Area site plans shall include documentation confirming the site plan's environmental impacts do not exceed the impacts identified and disclosed in this EIR. Absent such documentation, additional environmental review shall be required.~~

PDF-AQ-~~4~~1 No Natural Gas Use. Specific Plan Area development shall not utilize natural gas. In the event a future structure requires access to any available natural gas infrastructure, additional environmental review shall be required.

Cultural Resources

PDF-CUL-1 Two Weapons Storage Area igloos will be retained on the Project site. These igloos will remain visually accessible to the public and signage will be incorporated to share the ~~historical nature and~~ former use of these facilities as part of the former March Air Force Base.

Greenhouse Gas Emissions

PDF-GHG-1 Conduit shall be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available.

Hazards and Hazardous Materials

PDF-HAZ-1 As required by the Riverside County Airport Land Use Compatibility Plan (ALUCP), as detailed plans become available, they will be reviewed for consistency with the Riverside County ALUCP. In addition, the following conditions as a result of ALUC Development Review (File No. ZAP1515MA22, Appendix L) shall apply:

- Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- A "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice. A copy of this notice is attached to the conditions for ALUC Development Review (File No. ZAP1515MA22).
- The Project has been conditioned to utilized underground detention systems, which shall not contain surface water or attract wildlife. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with

airport operations and shall not be utilized in Project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- Temporary construction equipment used during actual construction of the structure(s) shall not exceed the prescribed heights as identified in the aeronautical studies, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

PDF-HAZ-2 Stormwater management facilities will be designed such that any modifications to open channels or native flow lines do not support potentially hazardous wildlife through the incorporation of vegetation that could provide food, shelter, or nesting habitat for wildlife. Stormwater management facilities will also be consistent with Riverside County ALUCP Condition 4 related to stormwater management facilities and detention basins (see also PDF-HAZ-1).

PDF-HAZ-3 Solid waste that is stored on site for recycling and disposal will be contained in covered receptacles that remain closed at all times.

PDF-HAZ-4 Grading plan standards related to potential ditches, terrace drains, or other minor swales will require that seed mixes used for soil stabilizations are reviewed by a QAWB and revised as necessary to exclude the use of grains or other constituents that may attract potentially hazardous wildlife.

Noise

PDF-NOI-1 **Hours of Construction.** Project construction activities shall not be conducted during the period from ~~10~~7:00 p.m. on a given day until ~~6~~7:00 a.m. on the following day. Additionally, outdoor construction and grading activities, including the operation of any tools or equipment associated with construction, drilling, repair, alteration, grading/grubbing or demolition work within 500 feet of the property line of a residential use, shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, between 5:00 p.m. and 8:00 a.m. on Saturdays, and at any time on Sunday or a Federal Holiday.

PDF-NOI-2 **Blasting and Drilling Limits.** No blasting shall occur within 1,000 feet of any residence or other sensitive receptor. In the event bedrock material that is not rippable by bull-dozer is encountered within 1,000 feet of any residence or other sensitive receptor, the construction contractor shall utilize expansive epoxy or other non-explosive demolition agent for any necessary removal operations. In addition to the distance limits, any blasting or drilling activities shall not exceed the

City construction noise threshold of 75 dBA Leq for City residents or the County's construction noise threshold of 65 dBA Lmax for County residents.

PDF-NOI-3 **Blasting Activities.** All blasting activities shall be designed to meet the regulatory construction noise and vibration thresholds outlined on Table 4.11-7 of this EIR.

PDF-NOI-4 **Construction Contractor Noise Abatement Best Practices.** Prior to the issuance of each grading permit and building permit, the applicant shall provide evidence that the subject plans contain the following requirements and restrictions:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards).
- All stationary construction equipment shall be placed in such a manner so that the emitted noise is directed away from any sensitive receivers.
- Construction equipment staging areas shall be located at the greatest feasible distance between the staging area and the nearest sensitive receivers.
- The construction contractor shall limit equipment and material deliveries to the same hours specified for construction equipment for **PDF-NOI-1**.
- Electrically powered air compressors and similar power tools shall be used, when feasible, in place of diesel equipment.
- No music or electronically reinforced speech from construction workers shall be allowed within 500 feet of the property line of a residential use or sensitive receptor.

Transportation and Traffic

PDF-TRA-1 As part of the Project, the following on-site and site-adjacent roadway improvements will be constructed to accommodate site access.

Airman Drive and Cactus Avenue:

- Install a traffic signal.
- Construct a northbound shared through and -right turn lane (225 feet of storage).
- Construct dual southbound left turn lanes (225-feet of storage) and a through lane.
- Construct a westbound left turn lane (300-feet of storage) and a right turn lane.

Linebacker Drive and Cactus Avenue:

- Install a traffic signal.
- Construct the northbound approach with a left turn lane (200-feet of storage), through lane, and right turn lane (250-feet) with overlap phasing.
- Construct the southbound approach with dual left turn lanes (325-feet of storage) and shared through-right turn lane.
- Construct eastbound approach with one left turn lane (200-feet of storage), one through lane, and one shared through-right turn lane.

- Construct westbound approach with one left turn lane (300-feet of storage), one through lane, and one right turn lane (trap lane, no pocket length).

Brown Street and Cactus Avenue:

- Install a traffic signal.
- Construct the southbound approach with a shared left-right turn lane.
- Construct the eastbound approach with a left turn lane (two-way-left-turn lane) channelized or otherwise signed to prevent trucks from turning left onto Brown Street and two through lanes.
- Construct the westbound approach with a through lane and shared through-right turn lane.

Cactus Avenue:

- Construct Cactus Avenue at its ultimate full-section width as a Modified Secondary Highway (98-foot right-of-way, 76-foot curb-to-curb) between Linebacker Drive and the existing terminus west of Meridian Parkway. The right-of-way will accommodate 6-foot sidewalks and 4.5-feet of parkway on both sides along with a 5-foot bike lane, landscaped median and two traveled lanes in each direction. The West Campus Upper Plateau roadway cross-sections are shown on Exhibit 1-5 of the Project Traffic Analysis ~~TA~~.
- Construct Cactus Avenue at its ultimate full-section width as a Modified Industrial Collector (76-foot right-of-way, 54-foot curb-to-curb) west of Linebacker Drive to Airman Drive. The right-of-way will accommodate 5-foot detached sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 16-feet) separated by a 12-foot striped median.
- Construct a gated emergency access only connection between the terminus of Cactus Avenue at Airman Drive and Barton Street.

Barton Street:

- Construct Barton Street at its ultimate full-section width as a Collector (66-foot right-of-way, 40-foot curb-to-curb) from the existing northerly and southerly termini consistent with the City of Riverside's Circulation Element. Once completed, the roadway will provide a connection between the existing Mission Grove community to the north and Orangecrest community to the south. The right-of-way will accommodate a single 13.5-foot travel lane, a 1-foot striped median, and a 6-foot bicycle lane in each direction. A 6-foot curb adjacent sidewalk will be provided on each side of the street. In addition, a 17-foot wide LLMD easement will exist along the west side of the roadway, providing for a 10-foot-wide multi-purpose trail, as well as a 5-foot landscape buffer that will be associated with a 7-foot-wide landscape buffer and drainage swale located within the street right-of-way. ~~6 foot sidewalks on the east side with 10 foot multipurpose trail and 5 feet of landscape on the other side along with a 5-foot bike lane and a single traveled lane in each direction (of 14.5 feet). The multipurpose trail will only be accommodated for portions of Barton Street adjacent to the open space/parks. Sidewalk improvements will extend to the intersection of Grove Community Drive and Barton Street and b~~ike racks and bike lockers will be provided near the entrance of the Park.

Brown Street:

- Construct Brown Street at its ultimate full-section width as an Industrial Collector (78-foot right-of-way, 56-foot curb-to-curb) between the existing northerly terminus and Cactus Avenue. The right-of-way will accommodate 6-foot sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 17-feet) separated by a 12-foot striped median.

Internal Streets (Linebacker Drive, Airman Drive, Bunker Hill Drive, and Arclight Drive):

- Construct these roadways at their ultimate full-section width as an Industrial Collector (76-foot right-of-way, 54-foot curb-to-curb). The right-of-way will accommodate 6-foot sidewalks on both sides along with a 5-foot bike lane and a single traveled lane in each direction (of 16-feet) separated by a 12-foot striped median.

PDF-TRA-2 The Project will amend the existing March JPA truck routes along Brown Street to Cactus Avenue, and Cactus Avenue west from Meridian Parkway. Internal Project roadways of Linebacker Drive, Arclight Drive, Bunker Hill Drive, and Airman Drive will also be truck routes. Trucks are prohibited from turning left on Brown Street to access Alessandro Boulevard. No truck access is permitted along Barton Street.

PDF-TRA-3 **Truck Route Enforcement Program.** To address trucks turning left from Cactus Avenue onto Brown Street or otherwise violating the established truck routes, the Project applicant shall provide the March Joint Powers Authority compensation of $100,000 to fund a truck route enforcement program for a period of two years commencing with the issuance of the first certificate of occupancy.

PDF-TRA-4 **Payment of Fair Share Cost.** To address operational deficiencies at off-site intersections, the Project shall contribute approximately $321,799 as its fair share towards the improvement measures provided in the Table 1-4, Summary of Improvements and Rough Order of Magnitude Costs, of the Project Traffic Analysis ~~TA~~ (Appendix N-2).

Wildfire

PDF-FIRE-1 The Project shall comply with Chapter 33 of the California Fire Code, which prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during construction operations within a fire hazard severity zone.

PDF-FIRE-2 The Project's Fire Protection Plan (FPP) evaluates and identifies the potential fire risk associated with the Project's land uses. The Project shall implement the FPP's recommendations for water supply, fuel modification and defensible space, access, building ignition and fire resistance, and fire protection systems, among other pertinent fire protection criteria, which complies with or exceeds existing code requirements for building in a fire hazard severity zone. The Project shall also comply with the fire safety requirements and standards of the Riverside County Fire Department along with Project-specific measures based on the Project site, its intended use, and its fire environment, as defined and memorialized in the FPP.

As described in the Project's FPP and graphically represented in Figure 6 of Appendix Q, the Fuel Modification Zones would be as follows:

Zone A: Non-Combustible Zone

Zone A extends 5-feet from buildings and structures.

The ember-resistant zone is currently not required by law, but science has proven it to be the most important of all the defensible space zones. This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to Project buildings. The following provides guidance for this zone, which may change based on the regulations developed by the Board of Forestry and Fire Protection.

- Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch.
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check roofs, gutters, stairways, etc.
- Limit plants in this area to low growing, nonwoody, properly watered and maintained plants.
- Relocate firewood and lumber to Zone B.
- Replace combustible fencing, gates, and arbors attach to structures with noncombustible alternatives.
- Consider relocating garbage and recycling containers outside this zone.
- Consider relocating boats, RVs, vehicles and other combustible items outside this zone.

Zone B: Paved/Irrigated Zone

Zone B extends up to 100 feet from buildings and structures.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from landscaping, roof and rain gutters.
- Remove branches that hang over rooves
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone B.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies, and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as wood piles.

Zone C: Thinning Zone

Zone C extends from Zone B up to 100 feet from buildings and structures

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal space between shrubs and trees.
- Create vertical space between grass, shrubs and trees.

- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.
- All exposed wood piles must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions.

Fire Access Road Zone

Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources adjacent to open space. Clear and remove flammable growth for a minimum of 10 feet on each side of the access roads. Additional clearance beyond 10 feet may be required upon inspection.

- Required clearance extends a minimum of 10 feet from the edge of any public or private roadway as well as an unobstructed vertical clearance of 20-feet.
- Landscaping and native plants shall be appropriately spaced and maintained.
- Trees found in Appendix E can be planted, if they are far enough from structures and Fire Department accesses, and do not overhang any structures or access at maturity.

Roadside fuel modification for the Project consists of maintaining ornamental landscapes, including trees, clear of dead and dying plant materials. Roadside fuel modification shall be maintained by the Project.

Undesirable Plants

Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be physical (structure promotes ignition or combustible) or chemical (volatile chemicals increase flammability or combustion characteristics). The plants included in the FMZ Undesirable Plan List (refer to Appendix E) are unacceptable from a fire safety standpoint and shall not be planted or allowed to establish opportunistically within the FMZs or landscape areas.

PDF-FIRE-3 March JPA's Landscape, Lighting and Maintenance District shall provide tenants of the West Campus Upper Plateau Specific Plan Area with a proactive educational component disclosing the potential wildfire risk and the FPP's requirements. These educational materials shall include information on maintaining the landscape and structural components according to the appropriate standards and embracing a "Ready, Set, Go" stance on evacuation. All educational materials shall be reviewed and approved by the Riverside County Fire Department. The FPP was prepared for the Project in accordance with CFC Title 24, Chapter 49.

1.5 Areas of Known Controversy

A public scoping period was held to solicit input on the scope of the analysis for the EIR between November 19 and December 20, 2021. Additionally, an open house scoping meeting was held by March JPA on December 8, 2021. The purpose of this meeting was to seek input from public agencies and the general public regarding the potential environmental impacts of the proposed Project. Thirteen written comments were received during the scoping

period. Comment letters are included in Appendix A of this EIR. The public comments, questions, and concerns that were received at the scoping meeting, as well as in writing, generally pertained to the following topics:

- Potential for cumulative impacts to surrounding cities
- Review by the Airport Land Use Commission is required
- Suggestion to conduct an Unexploded Ordnance Survey based on former munitions use of site
- Potential for air quality impacts from construction and operation
- Solid waste generation and landfills serving the Riverside County area
- Traffic impacts

During circulation of the Draft EIR and Recirculated Draft EIR sections, agency, organization and public comments were received. These comments, as well as responses to each comment, are included within Chapter 9 and Chapter 10 of this Final EIR. Public comments and concerns generally pertained to the following topics:

- Visual changes at the Project site
- Air quality impacts from increased truck traffic
- Biological resources impacts through the development of currently undeveloped land
- Health risk impacts from past uses of the Project site
- Land use consistency and compatibility with surrounding residential uses
- Impacts to identified environmental justice populations
- Construction and operational noise impacts
- Jobs generated by the Project
- Loss of recreational amenities currently utilized by the public on the Project site
- Traffic and truck traffic impacts, including compliance with established truck routes
- Impacts to tribal cultural resources

1.6 Required Permits and Approvals

To facilitate Project approval, the following would be required; details for each component are provided below.

General Plan Amendment 21-01

The Project proposes to amend the site's General Plan Land Use designations as follows:

- Increase Parks, Recreation, and Open Space (P/R/OS) from approximately 122 gross acres to 523.43 gross acres.[2]
- Eliminate approximately 622.5 gross acres of Business Park designated property.
- Eliminate approximately 63 gross acres of Industrial designated property.
- Adopt the Meridian West Upper Plateau Specific Plan (SP-9) on approximately 369.60 gross acres, approving a mix of Business Park, Industrial, Mixed Use, Public Facility, Streets, and Open Space land uses.

[2] A total of 8.62 acres within the 453.7 gross acres consists of streets located within the Conservation Easement.

- Amend the General Plan from Business Park to Public Facility on 2.87 acres to accommodate an existing water storage tank operated by Eastern Municipal Water District.

In addition, the approximately 445-acre Conservation Easement will be recorded as a permanent Conservation Easement. The amendment would modify the General Plan Land Use Plan, Table 1-1 (March JPA Planning Build Out); Exhibit 2-1, Transportation Plan; and Exhibit 2-3, Transportation Road Systems (March JPA 1999). The amendment to the Transportation Element of the General Plan will incorporate the following changes:

- Extend Cactus Avenue west to Airman Drive, with a gated emergency vehicle access roadway extending to Barton Street.
- Extend Barton Street from Alessandro Boulevard to Grove Community Drive.
- Extend Brown Street from Alessandro Boulevard to Cactus Avenue.
- Add Arclight Drive, Linebacker Drive, Bunker Hill Drive, and Airman Drive.

Specific Plan 21-01 (SP-9)

The Project proposes adoption of Specific Plan SP-9 consistent with applicable requirements in California Government Code Sections 65450–65457 and March JPA Development Code Chapter 9.13 containing development standards, design guidelines, infrastructure master plans, maintenance responsibilities, phasing schedule, and implementation procedures necessary to develop the Project site consistent with the requested General Plan Amendment designations. The proposed Specific Plan will address land uses, zoning, and design guidelines.

The proposed land uses within Specific Plan SP-9 include the following:[3]

- 42.22 acres of Mixed Use
- 65.32 acres of Business Park
- 143.31 acres of Industrial
- 37.91 acres of streets and roadways[4]
- 78 acres of undeveloped Parks/Recreation/Open Space
- 2.84 acres of Public Facility

Total gross acreage = 369.60

Zoning Designation

The Project site, including both the Specific Plan Area and Conservation Easement, has not previously been given a zoning designation; therefore, the Project proposes zoning consistent with the requested Specific Plan designations of Mixed Use (MU), Business Park (BP), Industrial (IND), Parks/Recreation/Open Space (P/R/OS), and Public Facility (PF) for the Specific Plan Area, Parks/Recreation/Open Space (P/R/OS) for the Conservation Easement, and Public Facility for the existing Eastern Municipal Water District water tank.

[3] A total of 8.62 acres within the 453.7 gross acres consists of streets located within the Conservation Easement.
[4] Included in this area are 8.62 acres of streets and roadways that are within the Conservation Easement.

Tentative Parcel Map 38063

Concurrent with the General Plan and Zoning Amendments, the Specific Plan, and the Plot Plans, approval of a Tentative Parcel Map is required for the Specific Plan boundaries. Following the approval of Tentative Parcel Map, a Final Map would become the legal document that identifies developable parcels within the Specific Plan area. See Figure 3-8, Tentative Parcel Map, for more details.

Plot Plans 21-03 and 21-04

Concurrent with the General Plan and Zoning Amendments, the Specific Plan, and the Tentative Parcel Map, plot plan approvals are required to construct an approximately 1,250,000-square-foot industrial building on 59.55 acres at 20133 Cactus Avenue and a 587,000-square-foot industrial building on 27.49 acres at 20600 Cactus Avenue. Plot Plans for each of these proposed buildings are included as Figure 3-9, Building B Plot Plan, and Figure 3-10, Building C Plot Plan.

Development Agreement 21-01

~~Due to the scale and complexity of the proposed Project, a~~ A Development Agreement is proposed to vest the Project entitlements and fees, ensure financing of public improvements required by the conditions of approval, and provide certain Community Benefits including compliance with the terms of the CBD Settlement Agreement (Appendix S-1), and provision of new public benefits, including, but not limited to, expansion of employment opportunities for area residents. The Community Benefits include the following:

- Park: The applicant will be required to retain a consultant to prepare the Park Feasibility Study prior to the issuance of the first grading permit for the Project. The applicant will pay the costs to prepare the Study and grading of the 60-acre site, along with offsite utilities, drainage, and any additional permitting, not to exceed $6.5 million. Separately, the applicant will contribute $23.5 million to a March JPA-established Park Fund Account. Within 36 months of completion of the Park Feasibility Study and site grading, the applicant will complete construction of the Park. The LLMD will be responsible for the maintenance of the Park once complete.
- Fire Station: Construction of the Meridian Fire Station at the northeast corner of Meridian Parkway and Opportunity Way as evaluated in the 2010 Final Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) (March JPA 2010) and subject to the 2010 SP-5 Mitigation Monitoring and Reporting Program (Appendix T).

The Development Agreement is proposed between March JPA and Meridian Park West LLC with a 15-year term and two potential 5-year extensions.

Other Discretionary Approvals

The following additional discretionary permits and approvals *may* be necessary as part of Project approval:

- **State Water Resources Control Board** – A National Pollutant Discharge Elimination System Construction General Permit (permit registration documents include a Stormwater Pollution Prevention Plan)
- **Regional Water Quality Control Board, Santa Ana Region** – 401 Water Quality Certification or a Waste Discharge Requirement Permit from the Regional Water Quality Control Board (401 certification is needed if a U.S. Army Corps of Engineers Section 404 permit is needed)

- **U.S. Army Corps of Engineers** – A Jurisdictional Determination to identify and locate the boundaries of jurisdictional waters of the United States on the Project site, and, if jurisdictional waters are impacted, a permit pursuant to Section 404 of the Clean Water Act
- **California Department of Fish and Wildlife** – A 1602 Streambed Alteration Agreement

1.7 Impacts Determined to be Significant

Table 1-2 provides a summary of the impact analysis related to the proposed Project. The table identifies a summary of the significant environmental impacts resulting from the Project pursuant to the CEQA Guidelines Section 15123(b)(1). For more detailed discussion, please see Chapter 4 of this EIR. Table 1-2 also lists the applicable mitigation measures related to identified significant impacts from the proposed Project, as well as the level of significance after mitigation is identified. As discussed in Section 4.2, Air Quality, impacts associated with operational air quality were identified as being significant and unavoidable. Cumulative impacts associated with operational air quality were also identified as being significant and unavoidable. As discussed in Section 4.4, Cultural Resources, impacts to historical and archaeological resources were identified as being significant and unavoidable. As discussed in Section 4.11, Noise, impacts associated with operational traffic noise were identified as being significant and unavoidable. Additionally, as discussed in Section 4.16, Tribal Cultural Resources, impacts associated with construction would result in significant and unavoidable impacts to tribal cultural resources (TCRs).

1.8 Effects Found Not to be Significant

As stated in Chapter 5 of this EIR, the Initial Study (Appendix A) concluded that the Project would not result in significant impacts to agricultural resources and mineral resources. Additionally, the Project would not result in significant impacts to certain thresholds for a number of environmental resources topics, as described within Appendix A, including the following: aesthetics, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, noise, population and housing, transportation, and wildfire. Therefore, these specific resource thresholds are not addressed in the EIR as separate environmental impact analysis and are not summarized in Table 1-2.

Several environmental topics were found to be less than significant with mitigation incorporated, less than significant, or result in no impact, as described in the EIR and summarized in Table 1-2, including the following: aesthetics, air quality, biological resources, ~~cultural resources,~~ energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation, ~~tribal cultural resources,~~ utilities and service systems, and wildfire.

1.9 Summary of Environmental Impacts and Mitigation

Table 1-2 provides a summary of the impact analysis related to the Project. Table 1-2 identifies a summary of the environmental impacts resulting from the Project pursuant to the CEQA Guidelines Section 15123(b)(1). For more detailed discussion, please see Chapter 4 of this EIR. Table 1-2 lists the applicable mitigation measures required to reduce potentially significant impacts, and in some cases, included to further reduce some impacts already identified as less than significant before mitigation.

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
4.1 Aesthetics			
AES-1. Would the project have a substantial adverse effect on a scenic vista?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-AES-1. Construction Equipment Staging and Screening.** The Project Applicant and their construction contractor shall stage large construction equipment and vehicles, including large trucks, cranes, and bulldozers, outside of the public viewshed when not in use. Staging areas shall be concealed by existing intervening topographical or natural features such as hill formations. If it is not possible for the construction contractor to stage equipment behind topographical/natural features, staging areas shall be concealed by fence screening and/or berming. If fencing is used, it shall be covered by a vinyl tarp or comprised of slatted chain links to screen potential views of construction.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AES-2. In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AES-3: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-AES-2. Exterior Lighting Point-by-point Photometric Study Approval.** Prior to the issuance of a building permit for Campus Development or Infrastructure Improvements, an exterior point-by-point photometric study shall be submitted to March	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		JPA for review and approval demonstrating compliance with PDF-AES-1 through PDF-AES-16, the March JPA Development Code, and the Specific Plan. The photometric study shall document the location, quantity, type, and luminance of all fixtures proposed on the Project site. **MM-AES-3. Solar Photovoltaic System Approval.** The design of solar photovoltaic system(s) shall be reviewed and approved by the Airport Land Use Commission and March Air Reserve Base (ARB) personnel prior to the issuance of building permits. In doing so, the Project Applicant shall submit a glint and glare study to be approved by the Airport Land Use Commission and March ARB that analyzes potential effects the system(s) could have on aviation. The Project Applicant shall demonstrate that the solar panels and hardware are designed to minimize glare and spectral highlighting. Technologies shall be used, such as diffusion coatings and nanotechnological innovations to effectively reduce the refractive index of the solar cells and protective glass.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to aesthetics?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-AES-2** and **MM-AES-3**	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.2 Air Quality			
	Specific Plan Area	**Specific Plan Area**	**Specific Plan Area**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
AQ-1. Would the Project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant	MM-AQ-1. Prior to issuance of each grading permit and building permit, the applicant shall provide evidence that all offroad equipment used during construction shall meet CARB Tier 4 Final emission standards or better. MM-AQ-2. Construction Budget. To ensure construction activities occur within the assumptions utilized in the Revised Air Quality Impact Analysis (AQIA) (Appendix C-1) and disclosed in the EIR, the following shall be implemented during each phase of Project construction as shown on Table 3-3, Construction Schedule: • The operating hours of construction equipment on site shall not exceed 8 hours and the additional assumptions set forth in Table 5-2 of the Revised AQIA. In the event alternate equipment is required, the applicant shall provide documentation demonstrating equivalent or reduced emissions based on horsepower and hours of operation. The construction contractor shall submit a construction equipment hours log to the March JPA every 2 weeks to ensure compliance. • During Phase 1, areas of active ground disturbance shall not exceed a maximum of 20 acres per day for Mass Grading and 20 acres per day for Blasting & Rock Handling. During Phase 2, the area of active ground disturbance shall not exceed a maximum of 20 acres per day for Remedial Grading. The construction contractor shall submit a grading log to the March JPA every two weeks documenting acreage graded or equivalent cubic yardage to ensure compliance. "Active disturbance" does not include moving of equipment from staging area(s) to grading areas or haul routes	Less than Significant (Construction) Significant and Unavoidable (Operation)

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		between grading areas if the active disturbance areas are not contiguous. MM-AQ-3. Prior to issuance of each grading permit and building permit, the applicant shall provide evidence that the subject plans contain the following requirements and restrictions: • No grading shall occur on days with an Air Quality Index forecast greater than 150 for particulates or ozone as forecasted for the project area (Source Receptor Area 23). • Contractor shall require all heavy-duty trucks hauling onto the project site to be model year 2014 or later. This measure shall not apply to trucks that are not owned or operated by the contractor since it would be infeasible to prohibit access to the site by any truck that is otherwise legal to operate on California roads and highways. • No construction equipment idling longer than 3 minutes at any one location shall be permitted. • All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications, with maintenance records onsite and available to regulatory authorities upon request. • No diesel-powered portable generators shall be used, unless necessary due to emergency situations or constrained supply. • Contractor required to provide transit and ridesharing information to onsite construction workers.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Contractor required to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service. • Use of electric-powered hand tools, forklifts and pressure washers, to the extent feasible. • Designation of an area in the construction site where electric-powered construction vehicles and equipment can charge. **MM-AQ-~~1~~4.** Prior to issuance of building permits, the developer's construction plans shall ensure the Project will utilize "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC. Alternatively, the Applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings. **MM-AQ-5. Future Site Plans.** All Specific Plan Area site plans shall include documentation confirming the site plan's environmental impacts do not exceed the impacts identified and disclosed in this EIR. Absent such documentation, additional environmental review shall be required. **MM-AQ-6.** All buildings constructed shall achieve the 2023 LEED Silver certification standards or equivalent, at a minimum. Prior to issuance of certificate of occupancy, applicant shall provide March JPA with evidence of compliance with the LEED standards. **MM-AQ-4~~1~~7.** Prior to the issuing of each building permit, the Project applicant and its contractors shall provide plans and specifications to the March Joint Powers Authority that	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		demonstrate that each project building is designed for passive heating and cooling and is designed to include natural light. Features designed to achieve this shall include the proper placement of windows, overhangs, and skylights. MM-AQ-~~10~~8. Prior to the issuance of a building permit, the Project applicant shall provide evidence to the March Joint Powers Authority that all TRU loading docks provide electrical hookups and all loading docks are designed to be compatible with SmartWay trucks. MM-AQ-9. Prior to issuance of a building permit for any industrial facility with a building or buildings larger than 400,000 total square feet, the approved construction plans for the facility shall include a truck operator lounge equipped with clean and accessible amenities such as restrooms, vending machines, television, and air conditioning. MM-AQ-10. Prior to issuance of a building permit, the approved construction plans shall include cool surface treatments to all drive aisles and parking areas or such areas shall be constructed with a solar-reflective cool pavement such as concrete. MM AQ-~~15~~11. Prior to issuance of a building permit, the Project applicant shall provide the March Joint Powers Authority with project specifications, drawings, and calculations that demonstrate that main electrical supply lines and panels have been sized to support 'clean fleet' ~~heavy truck~~ charging facilities, including heavy-duty and delivery trucks when these trucks become available. The calculations shall be based on reasonable predictions from currently available truck manufacturer's data. Electrical system upgrades that exceed reasonable costs shall not be required.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-AQ-12. Prior to issuance of a building permit, the Project applicant shall provide the March Joint Powers Authority with an on-site signage program that clearly identifies the required on-site circulation system. This shall be accomplished through posted signs and painting on driveways and internal roadways. MM-AQ-~~5~~13. Prior to the issuing of each building permit, the Project applicant and its contractors shall provide plans and specifications to the March Joint Powers Authority that demonstrate that electrical service is provided to each of the areas in the vicinity of the building that are to be landscaped in order that electrical equipment may be used for landscape maintenance. Said electrical outlets shall be located no more than every 200 feet apart. This measure may also be satisfied by locating charging stations around the building to accommodate battery-operated equipment. MM-AQ-~~6~~14. Once constructed, the Project applicant or successor in interest shall ensure that all building occupants shall utilize electric or battery equipment for landscape maintenance through requirements in the lease agreements or purchase and sale~~sell~~ agreement. MM-AQ-~~13~~15. Prior to issuance of an occupancy permit, the March Joint Powers Authority shall confirm that signs clearly identifying the approved truck routes have been installed along the truck routes to and from the project site and within the project site. MM AQ-~~14~~16. Prior to issuance of an occupancy permit, the Project applicant shall install a sign on the property with telephone, email, and regular mail contact information for a designated representative of the tenant who would receive complaints about excessive noise, dust, fumes, or odors. The sign shall also identify contact data for the March Joint Powers	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Authority or Riverside County, as determined by the permitting authority, and the South Coast Air Quality Management District for perceived Code violations. The tenant's representative shall keep records of any complaints received and actions taken to communicate with the complainant and resolve the complaint. The tenant's representative shall endeavor to resolve complaints within 24 hours. **MM-AQ-2217.** Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager, South Coast Air Quality Management District, and the California Air Resources Board to report violations. Prior to the issuance of an occupancy permit, the March Joint Powers Authority shall conduct a site inspection to ensure that the signs are in place. One six square foot sign providing this information shall be located on the building between every two dock-high doors and the sign shall be posted in highly visible locations at the entrance gates, semi parking areas, and trailer parking locations. **MM-AQ-718.** Once constructed, through requirements in the lease agreements or purchase and salesell agreement, the Project applicant or successor in interest shall ensure that all building occupants shall utilize only electric service yard trucks (hostlers), pallet jacks and forklifts, and other on-site equipment, with necessary electrical charging stations provided. Yard hostlers may be diesel fueled in lieu of	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		electrically powered, provided that the occupant submits a letter identifying that electric hostlers are technically infeasible and provided such yard hostlers are compliant with California Air Resources Board (CARB) ~~2010 standards for on-road vehicles or CARB~~ Tier 4 Final compliant for off-road vehicles. As an alternative, hydrogen, with necessary electrical charging stations provided powered equipment shall also be acceptable. **MM-AQ-~~3~~19.** Prior to tenant occupancy, the Project applicant or successor in interest shall provide documentation to the March Joint Powers Authority demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment. **MM-AQ-~~8~~20.** For any warehouse building where the tenant will own and operate a commercial fleet of vehicles that will be domiciled at the Project site, the following shall apply: **Trucks:** Upon occupancy, through requirements in the lease agreements or purchase and sale~~sell~~ agreement, the facility operator shall require all heavy-duty trucks (Class 7 and 8) domiciled at the Project site to be model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2030, or when feasible for the intended application, whichever date is later. ~~tenants that do not already operate 2010 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, SmartWay Finance, or other similar funds. If awarded, the tenant shall be required to accept and use the funding.~~	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Vehicles/Delivery Vans: Upon occupancy, through requirements in the lease agreements or purchase and sale agreement, the facility operator shall require tenants utilize a "clean fleet" of vehicles/delivery vans/trucks (Class 2 through 6) as part of business operations as follows: For any vehicle (Class 2 through 6) domiciled at the Project site, the following "clean fleet" requirements apply: (1) 33% of the fleet will be zero emission vehicles at start of operations, (2) 65% of the fleet will be zero emission vehicles by December 31, 2026, (3) 80% of the fleet will be zero emission vehicles by December 31, 2028, and (4) 100% of the fleet will be zero emission vehicles by December 31, 2030, or when feasible for the intended application, whichever date is later. Feasibility: Prior to building permit or occupancy, the applicant shall submit for March JPA's review and approval, a feasibility study regarding the status of commercially available zero-emission heavy-duty trucks (Class 7 and 8) and vehicle/delivery vans/trucks (Class 2 through 6) as required by this mitigation measure. "Feasible" means availability of vehicles capable of serving the intended application (including sufficient off-site charging and fueling infrastructure within a sufficient mileage range) and is included in California's Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project, https://californiahvip.org/vehiclecatalog/. In order for the March JPA to assess whether use of such vehicles are infeasible, the operator shall submit documentation of infeasibility which can include but is not limited to information of one or more of the following: (1) documentation from a minimum of three California ZEV dealers identified on the californiahvip.org website demonstrating the inability to obtain the required ZEVs or equipment needed within 6 months from issuance of a	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		building's certificate of occupancy; (2) documentation demonstrating that sufficient off-site charging infrastructure or fueling stations are not available between the project site and destinations, taking into account a minimum of 15% route mileage deviation for access; (3) documentation demonstrating that there is an inadequate utility capacity, in either terms of generation and distribution of electricity or hydrogen to provide service to on-site or off-site charging stations; (4) documentation that ZEV vehicles are not available for less than one-and-a-half times the cost of an equivalent diesel or gasoline fuel vehicle; or (5) documentation demonstrating that such vehicles do not have a load capacity sufficient to allow tenant to operate without using greater than 10% more trucks (collectively, "Infeasibility Factors"). The March JPA shall be responsible for the final determination of feasibility and may (but is not required to) consult with the California Air Resources Board before making such final determination. For each lease agreement or purchase and sale agreement, if the March JPA determines that heavy-duty trucks (Class 7 and 8) and/or vehicle/delivery vans/trucks (Class 2 through 6) are not available based on the Infeasibility Factors, then the project applicant shall have no obligation to include zero emission requirements for those vehicle classes in the lease agreement or purchase and sale agreement. **Servicing:** Zero-emission heavy-duty trucks that require service can be temporarily replaced with model year 2014 or later trucks. Replacement trucks shall be used for only the minimum time required for servicing fleet trucks. Zero-emission vehicles that require service can be temporarily replaced with alternate vehicles. Replacement vehicles shall	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		be used for only the minimum time required for servicing fleet vehicles. Occupants shall be encouraged to consider the use of alternative fueled trucks as well as new or retrofitted diesel trucks. Occupants shall also be encouraged to become SmartWay Partners, if eligible. This measure shall not apply to trucks or vehicles that are not owned and~~or~~ operated by the facility operator or facility tenants since it would be infeasible to prohibit access to the site by any truck or vehicle that is otherwise legal to operate on California roads and highways. **Definitions:** "Domiciled at the Project site" shall mean the vehicle is parked or kept overnight at the Project site more than 70% of the calendar year. "Owned and operated" shall not include vehicles used by common carriers operating under their own authority that provide delivery services to or from the Project site. **MM-AQ-~~9~~21.** Through requirements in the lease agreements or purchase and sale~~sell~~ agreement, tenants who employ 250 or more employees on a full- or part-time basis shall comply with South Coast Air Quality Management District (SCAQMD) Rule 2202, On-Road Motor Vehicle Mitigation Options. The purpose of this rule is to provide employees with a menu of options to reduce employee commute vehicle emissions. Tenants with less than 250 employees or tenants with 250 or more employees who are exempt from SCAQMD Rule 2202 (as stated in the Rule) shall either (a) join with a tenant who is implementing a program in accordance with Rule 2202 or (b) implement an emission reduction program similar to Rule	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		2202 with annual reporting of actions and results to the March JPA. The tenant-implemented program would include, but not be limited to the following: • Appoint a Transportation Demand Management (TDM) coordinator who would promote the TDM program, activities and features to all employees. • Create and maintain a "commuter club" to manage subsidies or incentives for employees who carpool, vanpool, bicycle, walk, or take transit to work. • Inform employees of public transit and commuting services available to them (e.g., social media, signage). • Provide on-site transit pass sales and discounted transit passes. • Guarantee a ride home. • Offer shuttle service to and from public transit and commercial areas/food establishments, if warranted. Alternatively, establish locations for food or catering truck service and cooperate with food service providers to provide consistent food service to employees. • Designate areas for employee pick and drop-off. • Coordinate with the Riverside Transit Agency and employers in the surrounding area to maximize the benefits of the TDM program. **MM-AQ-~~11~~22.** Through requirements in the lease agreements or purchase and sale~~sell~~ agreement, upon occupancy and annually thereafter, the facility operator shall provide information to all tenants, with instructions that the information shall be provided to employees and truck drivers as appropriate, regarding:	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Building energy efficiency, solid waste reduction, recycling, and water conservation. • Vehicle GHG emissions, electric vehicle charging availability, and alternate transportation opportunities for commuting. • Participation in the Voluntary Interindustry Commerce Solutions (VICS) "Empty Miles" program to improve goods trucking efficiencies. • Health effects of diesel particulates, State regulations limiting truck idling time, and the benefits of minimized idling. • The importance of minimizing traffic, noise, and air pollutant impacts to any residences in the Project vicinity. • Efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. MM-AQ-23. Through requirements in the lease agreements or purchase and sale agreement, upon occupancy and once a month thereafter, the facility operator shall sweep the property, including parking lots and truck courts, to remove road dust, tire wear, brake dust, and other contaminants. MM-AQ-24. Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, tenants shall not use diesel back-up generators, unless absolutely necessary. Tenant shall provide documentation demonstrating, to March JPA's satisfaction, that no other back-up energy source(s) are available and sufficient for the building's needs. If absolutely necessary, at the time of initial operation, generators shall have Best Available Control Technology that meets CARB's Tier 4 emission standards or meets the most stringent in-use standard, whichever has the least emissions. In the event rental back-up generators are required during an	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		emergency, the units shall be located at the Project site for only the minimum time required. Tenants shall make every effort to utilize rental emergency backup generators that meet CARB's Tier 4 emission standards or have the least emissions. **MM-AQ-25.** Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, the facility operator shall monitor and ensure compliance with all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program, and the Statewide Truck and Bus Regulation, as applicable, by maintaining records on-site demonstrating compliance and making records available for inspection by the local jurisdiction, air district, and state upon request. **MM-AQ-26.** Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, the facility operator shall ensure that any outdoor areas allowing smoking are at least 25 feet from the nearest property line. **MM-AQ-27.** Through requirements in the lease agreements or purchase and sale agreement, tenants shall comply with all applicable requirements of the MMRP, a copy of which shall be attached to each agreement.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AQ-2. Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-AQ-1** through **MM-AQ-~~15~~27**	**Specific Plan Area** Less than Significant (Construction)

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
is non-attainment under an applicable federal or state ambient air quality standard?			Significant and Unavoidable (Operation)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AQ-3. Would the Project expose sensitive receptors to substantial pollutant concentrations?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AQ-4. Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to air quality?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-AQ-1** through **MM-AQ-~~15~~27**	**Specific Plan Area** Significant and Unavoidable (Operation)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.3 Biological Resources			
BIO-1. Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species	**Specific Plan Area**	**Specific Plan Area**	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant	**MM-BIO-1. Best Management Practices.** To avoid impacts to special-status resources and inadvertent disturbance to areas outside the limits of the proposed Project activities, the following monitoring requirements and BMPs shall be implemented: ▪ A biologist shall be contracted to perform daily monitoring during initial vegetation removal and throughout ground-disturbing activities that result in the breaking of the ground surface. After initial vegetation removal and ground disturbance that results in breaking of the ground surface, a biologist shall be contracted to perform regular random checks (not less than once per week but could be increased depending on the presence of special-status species) to ensure that all mitigation and BMPs are implemented. In addition, monitoring reports and a post-construction monitoring report shall be prepared to document compliance with these mitigation measures and BMPs. ▪ To prevent inadvertent disturbance to areas outside the limits of work, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary visibility construction fence) prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits. The work limit delineation shall be maintained throughout Project construction. Should construction fencing be installed to delineate the limits of work, adequate openings along the southern and eastern perimeters shall be established to allow for dispersal of wildlife into the adjacent undeveloped lands. The contractor shall consult with the biological monitor to confirm that construction fencing will prevent unauthorized access beyond the limits of work while allowing wildlife to escape from active construction areas.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		▪ A qualified biologist shall carefully evaluate for and potentially flush special-status mammal or reptile species from suitable habitat areas within the Specific Plan Area to the maximum extent practicable immediately (e.g., within 24 hours) prior to initial vegetation removal activities. The biologist shall flush wildlife by walking through habitat to be immediately removed. ▪ Construction vehicles shall not exceed 15 miles per hour on unpaved roads adjacent to the Specific Plan Area or the right-of-way accessing the site. ▪ Construction activities will occur during daytime hours. ▪ If trash and debris need to be stored overnight during maintenance activities, fully covered trash receptacles that are animal-proof and weather-proof will be used by the maintenance contractor to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Alternatively, standard trash receptacles may be used during the day, but must be removed each night. ▪ Cut vegetation shall be hauled out of any waterways and stored, if necessary, where it cannot be washed by rainfall or runoff into waterways. When construction activities are completed, any excess materials or debris shall be removed from the Specific Plan Area. ▪ Temporary structures and storage of construction materials will not be located in jurisdictional waters, including wetlands or riparian areas. ▪ Staging/storage areas for construction equipment and materials will not be located in jurisdictional waters, including wetland or riparian areas or within the buffer areas as determined by the resource agencies during the waters permitting process.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		▪ The operator will not permit pets on or adjacent to construction sites. As per the Landscaping Guidelines of the Resource Management Element of the March Joint Powers Authority (JPA) General Plan (1999), drought-tolerant vegetation and native vegetation will be used to the extent feasible, consistent with March JPA Landscape Water Efficiency Ordinance #JPA 16-03, with the purpose of preserving existing mature trees and native vegetation. A qualified botanist shall review landscape plans to recommend appropriate provisions to minimize the spread of invasive plant species, as defined by the California Invasive Plant Council (www.cal-ipc.org), California Native Plant Society (www.cnps.org), and the Western Riverside MSHCP within the Specific Plan Area. Provisions may include a) installation of container plants and/or hydro-seeding areas adjacent to existing, undisturbed native vegetation areas with native plant species that are common within temporary impact areas; and b) review and screening of proposed plants to identify and avoid potential invasive species and weed removal during the initial planting of landscaped areas. **MM-BIO-2. Least Bell's Vireo.** The Project does not include direct impacts to least Bell's vireo habitat, but has potential to indirectly impact least Bell's vireo habitat outside of the Specific Plan Area boundary. The following avoidance and minimization measures shall be implemented to avoid indirect impacts to least Bell's vireo: ▪ Environmental awareness training for all construction personnel to educate personnel about least Bell's vireo and protective status avoidance measures to be implemented by all personnel, including the avoidance of nesting bird season to the greatest extent feasible and	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		minimization of vegetation impacts within suitable riparian habitat; ▪ Demarcation of the extent of construction limits with temporary construction fencing to be maintained until construction is complete; ▪ Construction noise levels shall not exceed a 60 dBA Leq hourly average within the occupied least Bell's vireo habitat located adjacent to the Specific Plan Area during least Bell's vireo nesting season (March 15 to September 15), unless authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). The 60 dBA Leq hourly average limit has been established by USFWS. Noise testing will be conducted within suitable riparian habitat contiguous with occupied least Bell's vireo territories at the vegetation limit closest to the project site. Please note that noise limits are only applicable to the occupied habitat and suitable contiguous riparian vegetation; noise limits do not apply to a buffer around the habitat. At the onset of least Bell's vireo breeding season, a qualified biologist shall conduct non-protocol surveys to confirm the locations of vireo territories. Noise monitoring will be conducted by a biologist familiar with least Bell's vireo behavior. While conducting noise monitoring, the biologist will observe vireo to ensure normal breeding behaviors are not indirectly impacted by construction activities. The biologist shall be authorized to stop work if any adverse impacts on least Bell's vireo are detected. A noise level verification report shall be submitted to March JPA every 2 weeks during the duration of site grading and construction phases. If construction activities are found to result in average hourly noise levels greater than 60 dBA Leq, noise attenuation measures shall be implemented to reduce noise within least Bell's vireo breeding habitat to below the	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		60 dBA Leq limit. In such a case, construction activities may not resume until a reduction in noise within occupied least Bell's vireo habitat is documented. **MM-BIO-3. Operation-Related Indirect Impacts to Special-Status Wildlife.** Prior to issuance of a building permit within 500 feet of suitable habitat for special-status species with potential to occur, construction plans and conditions of approval shall include the following to address indirect impacts to special-status species: • **Runoff:** Development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into proposed open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention tanks, ~~basins,~~ grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. • **Toxicants:** Land uses that use chemicals or generate bioproducts such as manure, fertilizer, or vineyard waste that are potentially toxic or may adversely affect plant species, wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented. • **Lighting:** Permanent night lighting shall be directed away from proposed open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in Specific Plan designs to ensure ambient lighting is not increased. Any trails that intersect proposed open space will not include night lighting. • **Noise***:* Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards. • **Invasive Species:** When approving landscape plans for future development, emphasis will be placed on using native species that occur in the region. Invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping. • **Barriers**: Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in proposed open space and/or suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		appropriate mechanisms. Any proposed trails through open space will have gates that close at nighttime, as well as signage and appropriate barriers to keep people and domestic animals on the trail. • **Restoration of Temporary Impacts:** Prior to issuance of a grading or building permit within the Specific Plan, grading and construction plans shall include the following note regarding any temporary impacts to uplands: o Site construction areas subjected to temporary ground disturbance in undeveloped areas shall be subjected to revegetation with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-Project conditions (except that no invasive plant species will be restored). An area subjected to "temporary" disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the Project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the Specific Plan biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur. **MM-BIO-4. Stephens' Kangaroo Rat Avoidance and Mitigation.** Stephens' kangaroo rat has a high potential to occur within the Specific Plan Area and is assumed present. The Specific Plan Area does not occur within the Stephen's Kangaroo Rat 'core reserves' and incidental take of Stephens' kangaroo rat is	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		permitted within the Specific Plan Area. The following measures to reduce the potential for direct impacts on the species shall be adhered to during construction: • The perimeter of construction will be delineated with exclosure fencing. The installation and removal of fencing will avoid direct impacts to existing Stephen's kangaroo rat burrows. Exclosure fencing will have the following specifications: o Chain link fence with an erect height of 3 feet. o The bottom 2 feet of the erect portion of the fencing needs to be covered in a material that cannot be climbed or chewed through by Stephen's kangaroo rat; metal flash or similar material is recommended. o The bottom 2 feet of fencing must be buried two feet underground. o The fence must be installed under the supervision of a qualified biologist with Stephen's kangaroo rat experience to oversee installation. This biologist will inspect the fence before leaving the job site in the evening and repair any opening in the fencing. The fence removal will also require the supervision of a qualified biologist. • A Worker Environmental Awareness Program (WEAP) will be developed and implemented prior to the start of excavation. The WEAP will be presented by the qualified biologist(s) and will cover the sensitive resources found on-site, flagging/fencing of exclusion areas, permit requirements, trash and debris collection and deposal, spill avoidance and clean-up, and other environmental issues. • Spoils, trash, and any excavation-generated debris will be removed to an approved off- site disposal facility. Trash	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		and food items will be contained in closed containers and removed daily to reduce the attraction of opportunistic predators to the site, such as common ravens, coyotes, and feral cats and dogs that may prey on listed species. • Construction activities will be limited to daylight hours. • Construction lighting will be shielded away from surrounding natural areas. Fixtures will be shielded to downcast below the horizontal plane of the fixture height and mounted as low as possible. **MM-BIO-5A. Burrowing Owl Avoidance and Mitigation Measures.** No less than 14 days prior to the onset of construction activities, a qualified biologist shall survey the construction limits of the Specific Plan Area and a 500-foot buffer for the presence of burrowing owls and occupied nest burrows. A second survey shall be conducted within 24 hours prior to the onset of construction activities. The surveys shall be conducted in accordance with the most current CDFW survey methods. If burrowing owls are not detected during the clearance survey, no additional conditions may be required to avoid impacts to burrowing owl. If burrowing owl is documented, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation, or that juveniles from the occupied burrows are foraging independently and capable of independent survival. Disturbance buffers shall be implemented by a qualified biologist in accordance with the recommendations included in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). A biologist shall be contracted to perform monitoring during all construction activities approximately every other day. The definitive frequency and duration of monitoring shall be	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		dependent on whether it is the breeding versus non-breeding season and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW. If burrowing owl is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a non-disturbance buffer between the project activities and the occupied burrow shall be installed by a qualified biologist in accordance with the recommendations included in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). **MM-BIO-5B. Burrowing Owl Relocation and Mitigation Plan.** If avoidance is not possible, either directly or indirectly, a Burrowing Owl Relocation and Mitigation Plan (Plan) shall be prepared and submitted for approval by CDFW. Once approved, the Plan would be implemented to relocate non-breeding burrowing owls from the Specific Plan Area. The Plan shall detail methods for passive relocation of burrowing owls from the Specific Plan Area, provide guidance for monitoring and management of the replacement burrow sites, and associated reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows, and associated suitable habitat, are available off site for every burrowing owl or pair of burrowing owls to be relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprint. Habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan. The Project applicant shall submit at least one burrowing owl pre-construction survey report to the satisfaction of the March Joint Powers Authority and CDFW to document compliance with this mitigation/avoidance measure. For the purposes of this	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		mitigation measure, 'qualified biologist' is a biologist who meets the requirements set forth in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). **MM-BIO-6. San Diego Black-Tailed Jackrabbit.** Thirty days prior to construction, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFW. Occupied maternity dens, depressions, nests, and burrows shall be flagged for avoidance. A biologist shall be contracted to perform daily monitoring during initial vegetation removal and throughout ground-disturbing activities that result in the breaking of the ground surface, as further described in MM-BIO-3 If construction fencing is installed, the contractor shall establish adequate openings within the southern and eastern fence perimeters to allow for passive dispersal into adjacent undeveloped lands during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The qualified biologist shall document all San Diego black-tailed jackrabbits identified, avoided, and/or moved, and provide a written report to CDFW within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. **MM-BIO-7. Nesting Bird Avoidance and Minimization Measures.** The Specific Plan Area supports suitable habitat for nesting birds. As such, the following mitigation is required to	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		reduce impacts on nesting birds: To avoid direct impacts to raptors and/or native/migratory birds (including California horned lark, Cooper's hawk, Lawrence's goldfinch, northern harrier, sharp-shinned hawk, and yellow warbler), vegetation removal and grading activities should occur outside of the breeding season for these species (February 1 through September 15). If removal of habitat in the proposed area of disturbance or building demolition must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance and within a 100-foot buffer for general avian species and a 500-foot buffer for raptor species. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation) or building demolition. If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the CDFW and/or USFWS as applicable for review and approval and implemented to the measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
BIO-2. Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-BIO-8. Upland Vegetation Communities.** To mitigate potential impacts on upland vegetation, the following mitigation shall be completed by the Applicant prior to issuance of grading permits. Note that upland native habitat mitigation outlined herein is consistent with the MSHCP requirements for these communities. Though the March JPA is an independent agency and not a participant under the MSHCP, performing mitigation in compliance with this regional conservation plan helps minimize and avoids significant cumulative biological impacts. Project impacts on encelia scrub (1.53 acres) flat-topped buckwheat (4.56 acres), Riversidean sage scrub (5.54 acres) shall be mitigated at a 1:1 ratio, and project impacts on Riversidean sage scrub – disturbed (4.05 acres) will be mitigated at a 0.5:1 ratio through the purchase of 13.66 acres of coastal or Riversidean sage scrub credits at an approved mitigation bank, such as the Chiquita Canyon Conservation Bank, Soquel Canyon Mitigation Bank, Brook Forest Conservation Bank, or Daley Ranch Conservation Bank. **MM-BIO-9. Aquatic Resources Mitigation.** The Specific Plan Area supports aquatic resources that are considered jurisdictional under the USACE, RWQCB and CDFW. Prior to construction activity, the Applicant shall coordinate with the USACE, Los Angeles District to assure conformance with the requirements of Section 404 of the Clean Water Act and with the Santa Ana RWQCB (Region 8) to assure conformance with the requirements of Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Prior to activity within CDFW-jurisdictional streambed or associated riparian habitat, the Applicant shall coordinate with CDFW (Eastern	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Sierra and Inland Desert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements. The Project shall mitigate at not less than 1:1 with re-establishment credits (0.28 acres USACE/0.28 acres RWQCB/1.68 acres CDFW) for impacts on aquatic resources as a part of an overall strategy to ensure no net loss. Mitigation shall be completed through use of a mitigation bank (e.g., Riverpark Mitigation Bank or the Barry Jones Wetland Mitigation Bank) or other applicant-sponsored mitigation (e.g., applicant-sponsored mitigation through the Riverside-Corona Resource Conservation District). Final mitigation ratios and credits shall be determined in consultation with the USACE, RWQCB, and/or CDFW based on agency evaluation of current resource functions and values and through each agency's respective permitting process. Should applicant-sponsored mitigation be implemented, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared in accordance with State Water Resources Control Board guidelines and approved by the agencies in accordance with the proposed program permits. The HMMP will include but is not limited to: a conceptual planting plan including planting zones, grading, and irrigation, as applicable; a conceptual planting plant palette; a long-term maintenance and monitoring plan; annual reporting requirements; and proposed success criteria. Any off-site applicant sponsored mitigation shall be conserved and managed in perpetuity. Best management practices (BMPs) shall be implemented to avoid any indirect impacts on jurisdictional waters, including the following: • Vehicles and equipment will not be operated in ponded or flowing water or within buffer areas as determined by the	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		agencies during aquatic resource permitting, except as described in permits. • Water containing mud, silt, or other pollutants from grading or other activities will not be allowed to enter jurisdictional waters or be placed in locations that may be subjected to high storm flows. • Spoil sites will not be located within 30 feet from the boundaries of jurisdictional waters or in locations that may be subject to high storm flows, where spoils might be washed back into drainages. • Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil, or other petroleum products, or any other substances that could be hazardous to vegetation or wildlife resources, resulting from Project-related activities, will be prevented from contaminating the soil and/or entering avoided jurisdictional waters and buffer areas as determined by the agencies during aquatic resource permitting. • No equipment maintenance will be performed within jurisdictional waters or within buffer areas as determined by the agencies during aquatic resource permitting, including wetlands and riparian areas, where petroleum products or other pollutants from the equipment may enter these areas. Fueling of equipment will not occur on the Project site.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
BIO-3. Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-BIO-1** and **MM-BIO-9** above.	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
removal, filling, hydrological interruption, or other means?	**Conservation Easement** No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
BIO-4. Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	**Specific Plan Area and Conservation Easement** Less than Significant	**Specific Plan Area and Conservation Easement** N/A	**Specific Plan Area and Conservation Easement** N/A
BIO-5. Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-BIO-1** through **MM-BIO-9** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
BIO-6. Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	**Specific Plan Area and Conservation Easement** Less than Significant	**Specific Plan Area and Conservation Easement** See **MM-BIO-1**, **MM-BIO-2**, **MM-BIO-5A**, **MM-BIO-5B**, and **MM-BIO-9** above.	**Specific Plan Area and Conservation Easement** Less than Significant
Would the Project result in cumulatively considerable effects related to biological resources?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-BIO-1** through **MM-BIO-9** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Cultural Resources			

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
CUL-1. Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** ~~**MM CUL-1. Archaeological Testing Plan (ATP).** Prior to the issuance of any grading permits, the project applicant shall submit an ATP, approved by the consulting tribes (Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians), that details the procedures to fully document the boundaries of resources within or directly adjacent to the APE (CA-RIV-4067, CA-RIV-4068, CA-RIV-5420, CA-RIV-5421, CA-RIV-5811, CA-RIV-5812, CA-RIV-5819, Temp-2, Temp-3, and Temp-9 to Temp-15), determine the resource's potential for inclusion in the CRHR, and ensure adequate mitigation measures are set forth for their respective resources, in consultation with the tribes.~~ ~~The testing program shall avoid any unnecessary excavation of significant deposits, should they be discovered, to minimize archaeological impacts to the site. This testing would only occur at these specific resources along the periphery of the area of impact. The number of shovel test pits (STPs) will vary, with an anticipated range of four to 15 per site. During all field studies, a representative from Pechanga and Soboba will be requested to participate in and monitor the testing program.~~ **MM-CUL-~~2~~21 Cultural Resources Monitoring Plan (CRMP).** ~~After implementation of the ATP and prior to~~ At least thirty (30) days before the issuance of any grading permits, the project applicant shall prepare a Cultural Resource Monitoring Plan (CRMP), in consultation with the Pechanga and Soboba Tribes, to explicitly detail the methods and procedures for avoidance and protection measures for cultural resources and the procedures for the inadvertent discovery of unrecorded cultural resources. The treatment of the resource(s) will be consistent with the terms and provisions of the mitigation and CRMP may be amended by the March JPA, applicant, and Tribes as agreed upon. Before finalization, the Principal Investigator (Project	**Specific Plan Area** Significant and unavoidable

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Archaeologist) will circulate the draft CRMP to March JPA and Consulting Tribes for review and comment and complete it prior to any development within the Area of Potential Effect (APE). The final document will include methods and practices and other appropriate issues that may be relevant to the culturally appropriate treatment of resources. This CRMP shall include but not be limited to the following guidelines: ~~• The CRMP shall be prepared by an archaeologist meeting the Secretary of the Interior Standards, in consultation with consulting tribe(s) (Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians), the developer, and March JPA, and completed prior to any development within the APE.~~ ~~• All ground disturbing activities within the Project shall be monitored by a qualified archaeologist and Native American monitor(s).~~ • Descriptions of roles and responsibilities of all pertinent parties during ground-disturbing activities. • The mitigation measures and/or Conditions of Approval. • The details of the relocation and control grading operations. • The protocols and stipulations that the contractor, March JPA, Pechanga Band of Indians, Soboba Band of Luiseño Indians, and Principal Investigator/Project Archaeologist will follow in the event of inadvertent cultural resources. • Type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items. • The monitoring frequency and coverage areas~~ may be adjusted based on observed sensitivity for encountering cultural resources by the qualified archaeologist in consultation with the tribe and March JPA~~.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• The State and MLD protocols and procedures are to be followed if any human remains or unidentifiable bone is discovered on site. • Contact information of relevant individuals for the Project. • ~~If any human remains are discovered, the Riverside County Coroner and March JPA shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and disposition of the remains.~~ • ~~All ground disturbing activities within 10 to 15 feet of a recorded archaeological feature shall be conducted in a controlled fashion, slowly and deliberately, to ensure any potential subsurface resources will be identified.~~ • ~~The CRMP shall include the mitigation measures developed in consultation with the tribes after implementation of the ATP.~~ **MM-CUL-~~3~~2. Contractor Specifications.** Following the completion of the ~~Archaeological Testing Plan and~~ Cultural Resources Monitoring Plan and prior to issuance of any grading permit, the Project applicant shall provide evidence, to March JPA's and Consulting tribes' satisfaction, that the approved provisions/ recommendations as determined in the CRMP are included in Contractor Specifications. The specifications shall include but not be limited to the following: • "The site/ features outside of the area of direct impact (CA-RIV-4068 ~~Feature A~~; CA-RIV-5420 Features A, B, C, D, and ~~E~~H; ~~CA RIV 5421 Feature 1~~; CA-RIV-5811 ~~Features 1 and 2~~; CA-RIV-5812 ~~Features 8 and 9~~; and CA-RIV-5819 ~~Features 1, 2, and 3; Temp-9 Feature A; and Temp-14 Feature A~~) shall be preserved in perpetuity."	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Treatment and avoidance of the newly discovered resources shall be consistent with the CRMP and Monitoring Agreements entered into with the Consulting Tribes. This may include avoidance of the cultural resources through Project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measure **MM-CUL-13.** • ~~The Contractor Specifications shall include the mitigation measures developed in consultation with the tribes after implementation of the ATP.~~ • "Controlled grading within 10 to 15 feet of a recorded archaeological feature shall be implemented and archaeologists and/or Tribes may request additional areas to be controlled graded based on the finding." • "Should any cultural resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the Planning Director and Tribes are ~~is~~ satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recommendations as determined in the CRMP, shall be incorporated on the cover sheet of the grading plan. **MM-CUL-~~4~~3. Workers Environmental Awareness Program (WEAP) Training.** An archaeologist meeting the Secretary of the Interior Standards and Native American monitor(s) shall attend a pre-grading meeting to conduct a WEAP training regarding cultural and archaeological sensitivity for all construction personnel and monitors who are not trained archaeologists. A PowerPoint presentation and handout or pamphlet shall be prepared, in consultation with the Tribes, to ensure proper identification and treatment of inadvertent discoveries. The	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources and tribal cultural resources. Each worker shall also learn the proper procedures to follow if ~~in the event that~~ cultural resources, tribal cultural resources, or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor and tribal monitor(s). **MM-CUL-~~5~~4. Native American ~~and Archaeological~~ Monitoring.** Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians and the Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth-moving activities in the affected area if suspected archaeological resources are unearthed. ~~A Native American Monitor and Secretary of Interior Qualified Archaeologist shall be present during all earth-moving construction activities. At least 30 days prior to issuance of grading permits, separate agreements shall be developed with each monitoring Native American Tribes, addressing the roles of the Developer/Applicant, the Qualified Archaeologist, and the Consulting Tribe(s). The Developer/Applicant shall submit fully executed copies of the following to the March JPA: (1) contract for the retention of an archaeologist; (2) contract between the Tribe(s) for Tribal monitoring; (3) the contract between the Tribe(s) and the land owner/Applicant/Developer for the monitoring of the Project~~	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		~~construction. Archaeological monitoring shall occur as outlined in the CRMP.~~ MM-CUL-5. Archaeological Monitoring. Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and the Consulting Tribe(s) shall attend the pre-grading meeting with March JPA, the construction manager, and any contractors and will conduct a mandatory Cultural Resources WEAP training for those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the WEAP Training prior to beginning work and the archaeological monitor or Project Archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis. MM-CUL-6. ~~Avoid~~ Environmentally Sensitive Areas (ESA). Prior to the start of ground-disturbing activities, ~~issuance of grading permits,~~ all features recommended to be preserved in place, CA-RIV-4068; CA-RIV-5420 Features A, B, C, D, and H; CA-RIV-5811; CA-RIV-5812; and CA-RIV-5819, shall be fenced off with construction fencing and identified as ESAs to ensure Project	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		personnel do not disturb the features. The installation of the ESA fencing shall be monitored by the archaeological monitor and Tribal Monitors, and verified by the Project Archaeologist. Specific requirements pertaining to the avoidance buffer, style, materials, access, maintenance, and other requirements shall be provided within the CRMP. **MM-CUL-7. Relocation of Cultural Features**. Prior to the start of ground-disturbing activities, all features identified in the CRMP as recommended for attempt to preserve in place, bury in place, or for relocation (CA-RIV-4067; CA-RIV-5420 Features E, F, and G; CA-RIV-5421 Temp-2; Temp-3; and Temp-9 through Temp-15) shall be temporarily fenced off with construction fencing and identified as ESAs to ensure project personnel does not disturb the features. The installation of the ESA fencing shall be monitored by the archaeological monitor and Tribal monitors, and verified by the Project Archaeologist. Once the final location of the features has been determined and the area prepped, the features are to be moved in one trip to their final resting location. If the features(s) do not survive the relocation efforts in one piece, all feasible fragments will be relocated to the final location. The relocation area shall be preserved in perpetuity and protected from all future ground-disturbing activity via an enforceable legal instrument such as a conservation easement or other restrictive binding upon successive owners of the relocation area. **MM-CUL-8. Controlled Grading and Grubbing**. All grading shall be controlled within 10 to 15 feet of the cultural features or cultural areas of concern as determined by the Principal Investigator/Project Archaeologist and with the Consulting Tribes and as reflected in the CRMP. The identified area shall be inspected by the Principal Investigator/Project Archaeologist and Native American monitor prior to initiating	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		grading for each area. Grading shall be controlled within the Environmentally Sensitive Buffer Area using a slope board or similar equipment to allow soil to be removed in increments of only a few inches at a time. Other areas that may require controlled grading shall be determined by the Principal Investigator/Archaeologist and the Native American monitor(s) based on the results and soil types identified during grading. Should any changes be needed, an updated exhibit will be produced and approved by all parties prior to any ground disturbance in the newly identified area. **MM-CUL-~~7~~9. Inadvertent Discovery of Archaeological Resources.** In the event that archaeological resources or tribal cultural resources are inadvertently unearthed during excavation and grading activities for the Project, that were not assessed by the archaeological report(s) and/or environmental assessments conducted prior to Project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Tribes. Tribal cultural resources are excluded from the definition of unique cultural resources as those resources are defined by the tribal values ascribed to them by their affiliated communities. Treatment of tribal cultural resources inadvertently discovered during the Project's ground disturbing activities shall be subject to the consultation process required by state law and AB 52. ~~t~~The contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Project cultural resources professionals, including the Project Archaeologist,	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		consulting Tribe(s), March JPA, and applicant ~~appropriate tribe(s)~~, shall meet to evaluate the significance of the find and determine the appropriate course of action. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the March JPA, as to the appropriate mitigation (documentation, avoidance, recovery, etc.) for the cultural resource. Further ground disturbance, including but not limited to grading, trenching, etc., shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal Monitors if needed. ~~If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and shall take into account tribal preferences and sensitivity concerns.~~ After the find has been appropriately avoided or mitigated and cleared by March JPA, the Project cultural resources professional and, if applicable, the Native American monitor(s), work in the area may resume. Treatment and avoidance of the newly discovered resources shall be consistent with the CRMP and Monitoring Agreements entered into with the Consulting Tribes. This may include avoidance of the cultural resources through Project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measure **MM-CUL-13**. According ~~Pursuant~~ to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources. If the Developer, the Project Archaeologist, and the Native American Monitor(s)	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		cannot agree on the significance or the mitigation for such resources, these issues will be presented to the March JPA Planning Director for decision. The March JPA Planning Director shall ~~make a determination~~ decide based on the provisions of CEQA with respect to archaeological and tribal cultural resources and shall ~~take into account~~ consider the religious beliefs, customs, and practices of the appropriate Native American tribes. Notwithstanding any other rights available under the law, the decision of the March JPA Planning Director shall be appealable to the March JPA Commission. If potentially significant features or sites are discovered, an Evaluation Plan shall be developed by the Project archaeologist and the applicable Native American representative and shall contain, at a minimum, a research design and field methodology designed to address the criteria outlined in the CRHR. If a site is determined to be significant, as confirmed by March JPA, and avoidance, preservation, and protection in place of the site has not been achieved, a Phase III data recovery ~~excavations~~ plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to ~~the~~ March JPA for review and approval prior to implementation of the said plan ~~may be necessary unless the resource is avoided and preserved/protected in place~~. Evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards. If the Tribe(s) disagree with regard to the determined significance of the discovery and/or the proposed management strategy for a cultural resource of Native American origin or cultural importance, these issues will be presented to the March JPA Planning Director for decision. The March JPA Planning Director shall make the determination	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		based on the provisions of the California Environmental Quality Act with respect to archaeological resources, and recommendations of the Project's archaeological Principal Investigator/Project Archaeologist and shall consider the cultural and religious practices of the Tribe(s). Notwithstanding any other rights available under the law, the decision of the March JPA Planning Director shall be appealable to the March JPA Commission. MM-CUL-10. Final Disposition. In the event that Native American Cultural resources are identified during Project earthwork and ground-disturbing activities, the following procedures shall be carried out for final disposition; one or more of the following treatments in order of preference, shall be employed in consultation with the Consulting Tribes. Evidence of such shall be provided to March JPA: 1. Preservation-In-Place of the cultural resources. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource(s). ~~1.~~2. Reburial of the cultural resource(s) on the Project property. The Preservation Site(s) will be located within the Project site development envelope of the Project, outside of any known and identified cultural resource sites. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with March JPA under a confidential cover and not subject to Public Records Requests **MM-CUL-~~8~~11. Archaeological Monitoring Report (Phase IV).** A report, prepared by an archaeologist meeting the Secretary of the Interior Standards, documenting monitoring activities conducted by a qualified archaeologist and Native American monitor(s) shall be submitted to March JPA within 60 days of completion of grading or other project-related activities with the potential to impact archaeological or tribal cultural resources. This report shall document the known resources on the property, describe how each mitigation measure was fulfilled, and document the type of cultural resources recovered and the disposition of such resources. The report will be submitted to March JPA, the Eastern Information Center, and the appropriate tribe(s). **MM-CUL-~~9~~12. ~~Inadvertent Discovery of~~ Human Remains.** In the event that human remains are inadvertently encountered during construction activities, all work is to immediately stop and no further disturbance shall occur in the area until the County Coroner has made the necessary findings as to origin. The remains and associated resources shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resource Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations ~~Section 7050.5 of the California Health and Safety Code~~, if human remains are found, the ~~Riverside~~ County Coroner ~~shall~~ must be immediately notified of the discovery. No further excavation or disturbance of the Project site or any nearby (no	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		less than 100 feet) area reasonably suspected to overlie adjacent remains can ~~shall~~ occur until the County Coroner has determined if the remains are potentially human in origin and under the Coroner's jurisdiction or not.~~, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains.~~ If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to immediately notify the Native American Heritage Commission (NAHC). ~~the County Coroner shall notify the NAHC within 24 hours. In accordance with California Public Resources Code, Section 5097.98, t~~The NAHC must immediately notify those persons it believes to be the most likely descendant (MLD) ~~from the deceased Native American~~. The most likely descendant shall ~~provide~~ then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. ~~within 48 hours of being granted access to the site. The designated Native American representative.~~ **MM-CUL-13. Non-Disclosure**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code 7927.000, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 7927.000.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
CUL-2. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~8~~13** above.	**Specific Plan Area** Significant and Unavoidable
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
CUL-3. Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-~~9~~12** above. ~~**Inadvertent Discovery of Human Remains.** In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the Riverside County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, the County Coroner shall notify the NAHC within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.~~	**Specific Plan Area** Less Than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the Project result in cumulatively considerable effects related to cultural resources?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~9~~13** above.	**Specific Plan Area** Significant (Historical and Archaeological) Less Than Significant (Human Remains)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.4 Energy			
ENG-1. Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-AQ-1** through **MM-AQ-~~9~~27** above and **MM-GHG-1** through **MM-GHG-~~11~~12** below.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
ENG-2. Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-AQ-1** through **MM-AQ-27** above and **MM-GHG-1** through **MM-GHG-~~11~~12** below.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to energy?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-GHG-1** through **MM-GHG-~~11~~12** below. ~~above~~.	**Specific Plan Area** Less than Significant
	Conservation Easement	**Conservation Easement**	**Conservation Easement**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	No Impact	N/A	N/A
4.5 Geology and Soils			
GEO-1. Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Strong seismic ground shaking? ii) Seismic-related ground failure, including liquefaction?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
GEO-1. Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: iii) Landslides?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-GEO-1. Slope Stability** a. All grading shall be performed in accordance with the grading guidelines outlined in the March Joint Powers Authority (JPA) Development Code and the West Campus Upper Plateau Specific Plan. b. Prior to the issuance of grading permits, the Project applicant shall submit evidence to the satisfaction of the March JPA that all future grading and construction on the Project site shall comply with the geotechnical recommendations contained in the Geotechnical Exploration, Proposed Meridian West Campus Upper Plateau, East of La Crosse Street and South of Camino del Sol Riverside County, California, dated December 13, 2022, included as Appendix G-1 of this EIR, as well as subsequent design-level geotechnical reports. Proposed tentative tract map (i.e., pertaining to grading) and construction approval letters from the March JPA Planning Manager constitute evidence that all future grading and construction on the Project site would comply with the applicable geotechnical recommendations.	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		c. All future development shall use proper erosion control measures during and following construction. Landscaping and slope maintenance shall be conducted as soon as possible after grading in order to increase long-term surficial stability of slope faces. d. Temporary and permanent cut slopes, including temporary slopes created during potential blasting operations, shall be monitored during grading by a California Certified Engineering Geologist for signs of potentially unstable conditions. If unstable conditions are encountered during grading, a stabilization fill may be considered, as specified in the preliminary geotechnical investigation conducted by Leighton Consulting in 2021 for the proposed Project (Appendix G-1). If potentially unstable slopes are created as a result of blasting, the temporary slopes shall be laid back to a gradient acceptable to the on-site geologist.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
GEO-2. Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site lateral spreading, subsidence, liquefaction or collapse?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-GEO-1** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
GEO-3. Would the Project be located on expansive soil, as defined in Section 1803A.5.3, Expansive Soil, of the CBC (2019), creating substantial risks to life or property?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** Less than Significant
	Conservation Easement	**Conservation Easement**	**Conservation Easement**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	No Impact	N/A	N/A
GEO-4. Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-GEO-2. Paleontological Resources.** Prior to the issuance of grading permits: a. A qualified professional paleontologist shall demarcate, both on the grading plans and in the field, the extent of the Pleistocene very old alluvial fan deposits (approximately 1.18 acres) within the area of ground disturbance in the Project site. Grading plans shall prohibit blasting within the demarcated area until after the completion of paleontological monitoring, or at the discretion of the professional paleontologist. In the event conditions arise that would have required blasting within the demarcated area, the applicant shall utilize alternative rock breaking methods, such as expanding chemical agents (epoxy resin). b. The applicant shall submit a Paleontological Resource Impact Mitigation Program (PRIMP) covering approximately 1.18 acres of Pleistocene alluvial fan deposits as mapped at the eastern end of the proposed Cactus Avenue extension for approval by March JPA. The PRIMP shall be prepared by a qualified professional paleontologist, defined as an individual with a master's or doctorate degree in paleontology or geology who is knowledgeable in professional paleontological procedures and techniques. The qualified professional paleontologist shall be subject to mandatory and aspirational standards of the Society of Vertebrate Paleontology Ethics Code. The PRIMP shall follow the guidelines and the recommendations of March JPA and the Society of Vertebrate Paleontology (2010). The PRIMP shall include:	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		1. Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors. 2. The paleontological monitoring program shall be directed by a qualified professional paleontologist. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified professional paleontologist. 3. Full-time monitoring of grading or excavation activities shall be performed starting at the surface within the demarcated areas of Pleistocene very old alluvial fan deposits. 4. On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits. The paleontological monitor will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. 5. Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor. 6. Preparation (repair and cleaning), sorting, and cataloging of recovered paleontological resources.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		7. Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the Western Science Center) with permanent paleontological collections. 8. The qualified paleontologist shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when accepted as satisfactory by March JPA, will signify satisfactory completion of the project program to mitigate impacts to paleontological resources. a.~~c.~~ ~~Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources (see Figure 2 in the preliminary geotechnical investigation (Appendix G)) by a qualified paleontologist or paleontological monitor. Prior to the issuance of grading permits, developer shall provide, to the satisfaction of the March JPA, evidence of engagement of a qualified paleontologist or paleontological monitor with authority as required by this mitigation measure. The qualified paleontologist or paleontological monitor shall develop a paleontological program consistent with this mitigation measure. Full time monitoring of grading or excavation activities shall be performed starting at a depth of 4 feet below the surface in undisturbed areas of Pleistocene sedimentary deposits within the Project boundaries. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the~~	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		~~removal of abundant or large specimens in a timely manner. The March JPA may authorize a reduction in monitoring if the potentially fossiliferous units are not present in the subsurface or, if present, are determined by qualified paleontological personnel upon exposure and examination to have a low potential to contain or yield fossil resources.~~ ~~b.~~d. ~~Paleontological salvage shall be done consistent with the recommendations outlined in the Paleontological Resources Report, included as Appendix H to the EIR.~~ ~~c.~~e. ~~The qualified paleontologist or paleontological monitor shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when accepted as satisfactory by the March JPA, will signify satisfactory completion of the project program to mitigate impacts to paleontological resources.~~	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to geology and soils?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.6 Greenhouse Gas Emissions			
GHG-1. Would the Project generate greenhouse gas emissions, either directly or	**Specific Plan Area**	**Specific Plan Area**	**Specific Plan Area**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
indirectly, that may have a significant impact on the environment? **GHG-2**. Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant	See **MM-AQ-5** through **MM-AQ-27** above. **MM-GHG-1.** Prior to issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating solar photovoltaic (PV) electricity generation sufficient to generate at least ~~30~~100% of the building's power requirements, or the maximum solar that can be accommodated on the building rooftop, so as to comply with the 2019 Riverside County Climate Action Plan, up to the maximum permitted by the Riverside County Airport Land Use Commission, will be installed as part of the building permit or has already been installed under a previously issued building permit for the Project. All solar photovoltaic systems shall be reviewed by March Air Reserve Base through a glint and glare study. The schedule of solar voltaic system locations may be updated as needed. **MM-GHG-2.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating all light bulbs and light features within the Project are Energy Star certified. **MM-GHG-3.** Prior to the issuance of each building permit, the applicant will provide March Joint Powers Authority with sufficient evidence demonstrating the building will install duct insulation to a minimum level (R-6) of and modestly enhanced window insulation (0.28 or less U-factor, 0.22 or less SHGC) consistent with the 2019 Riverside County Climate Action Plan criteria. **MM-GHG-4.** Consistent with the 2019 Climate Action Plan criteria and prior to the issuance of each building permit, the applicant shall provide March JPA with sufficient evidence demonstrating the building will include the following design elements: Construction of modest cool roof, defined as Cool	Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance; Use of heating, ventilation, and air conditioning (HVAC) equipment with a season energy efficiency ratio (SEER) of 14 or higher and energy efficiency ratio [EER] 14/78% annual fuel utilization efficiency [AFUE] or 8 heating seasonal performance factor [HSPF]; Installation of water heaters with an energy factor of .92 or higher; All occupied rooms will have some form of daylighting (e.g., skylights or windows). **MM-GHG-5.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide enhanced insulation (rigid wall insulation R-13 or equivalent, roof/attic R-38). **MM-GHG-6.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide blower door home energy rating system (HERS) verified envelope leakage or equivalent. **MM-GHG-7**. ~~The~~ Each Project site plan shall ~~will~~ provide circuitry, ~~and~~ capacity, and equipment for ~~installation of a minimum of 20~~ EV charging stations in accordance with Tier 2 of the 2022 CALGreen Code~~consistent with the County's Climate Action Plan~~. **MM-GHG-8.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide water efficient toilets (1.5 gallons per minute [gpm]). **MM-GHG-9.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		sufficient evidence demonstrating the building will provide waterless urinals. **MM-GHG-10.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide water efficient faucets (1.28 gpm). **MM-GHG-11.** Prior to the issuance of any grading permit, the Project will provide an in-lieu payment to the March Joint Powers Authority for the installation of a bus shelter on Alessandro Boulevard, not to exceed $17,000. If the bus shelter is not installed within 7 years of Project approval, the amount will be refunded to the developer. **MM-GHG-12**. Each Project site plan shall provide documentation demonstrating implementation of Riverside County Climate Action Plan Screening Table Measures sufficient to provide for a minimum of 100 points per the County Screening Tables. March JPA shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). March JPA shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to greenhouse gas emissions?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-AQ-5** through **MM-AQ-27** and **MM-GHG-1** through **MM-GHG-~~11~~12** above.	**Specific Plan Area** Less than Significant
	Conservation Easement	**Conservation Easement** N/A	**Conservation Easement**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	No Impact		N/A
4.7 Hazards and Hazardous Materials			
HAZ-1. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-HAZ-1. Abatement of Hazardous Building Materials.** Prior to issuance of demolition or grading permits, the Project applicant shall submit documentation to the satisfaction of the March JPA that all recommendations from the January 17, 2022, Leighton Consulting Inc. Phase II Environmental Site Assessment for Meridian – West Campus Upper Plateau and the May 5, 2022, Leighton Consulting Inc. Hazardous Material (PCB/Treated Wood Waste) Investigation Report have been implemented at the Project site including but not limited to the following: • The 42 pole-mounted transformers on site shall be disposed or recycled in accordance with 40 CFR 761 and accompanied by the findings of the April 26, 2022 sampling results including the one sample that showed the presence of Aroclor 1260 at a concentration of 1.5 milligrams per kilogram. In the event that during removal activities, transformer oil is identified or suspected in underlying soils, an assessment of nearby soils and/or hardscapes for PCBs shall be performed in accordance with the requirements set forth in 40 CFR 761. • Applicable laws and regulations regarding the abatement and removal of asbestos containing materials, metals (cadmium, chromium and/or lead), mercury in light switches and fluorescent tubes, and lead-based paint shall be adhered to and implemented prior to demolition activities. • Universal Waste Rule items shall be managed in accordance with applicable regulatory requirements.	**Specific Plan Area** Less than significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• All wood poles found throughout the site shall be managed in accordance with California's Alternative Management Standards for treated wood waste consistent with California Health and Safety Code Sections 25230 through 25230.18. • Evaluate various wastes identified at the site for hazardous waste characterization under California and RCRA standards for appropriate disposal to a licensed disposal facility. • All ground disturbing activities shall be conducted by workers trained to look for any suspect contamination which can include odorous soils, soil staining, pipelines, underground storage tanks, unexploded ordnance, or other waste debris. If encountered, earthwork activities shall cease until laboratory analysis of soil samples have been conducted and direction given from the Air Force and/or overseeing agency.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-2. Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**Specific Plan Area** ~~Less than Significant~~ Potentially Significant	**Specific Plan Area** ~~N/A~~ See **MM-HAZ-1** above	**Specific Plan Area** ~~N/A~~ Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-3. Would the Project emit hazardous emissions or handle hazardous or acutely	**Specific Plan Area**	**Specific Plan Area**	**Specific Plan Area**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially Significant	**MM-HAZ-2. Materials Storage Near School.** Facilities located within one-quarter mile of an existing school, including public or private schools as well as preschools, shall not store, handle, or use toxic or highly toxic gases at quantities that exceed threshold levels established by California Health and Safety Code Section 25532.	Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-4. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-HAZ-3. Airport Compatibility.** Prior to issuance of building permits, the Project applicant shall ensure the following: • All development shall be designed in a manner which does not encroach into civilian and military airspace, as determined through a Federal Aviation Administration 7460-1 airspace analysis, that shall be completed prior to review by the Riverside County Airport Land Use Commission and the March Joint Powers Authority (JPA) granting individual plot plan approval. • The Project engineer for any development shall submit information confirming that open detention basins, when incorporated into the Project, shall completely drain within 48 hours of a rain event. • Within Airport Compatibility Zone C1, above ground storage of more than 6,000 gallons of flammable or hazardous materials shall be reviewed by the Riverside County Airport Land Use Commission, prior to consideration of these facilities by the March JPA. • Irrespective of above bullet, use/storage of acutely hazardous materials within Airport Compatibility Zone C1, in excess of threshold levels as identified by the state of	**Specific Plan Area** Less than significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		California in Title 8 of the Code of Regulations Appendix A to Section 5189 - List of Acutely Hazardous Chemicals, Toxics and Reactive, shall file for approval by the Riverside County Airport Land Use Commission prior to review and approval of the use by the March JPA. • All development shall be consistent with the conditional approvals by the Riverside County Airport Land Use Commission made in their May 16, 2022 Development Review File No. ZAP1515MA22 as well as the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-5. Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-FIRE-1** below.	**Specific Plan Area** Less than Significant
	Conservation Easement Less than Significant	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to hazards and hazardous materials?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement Less than Significant	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
4.8 Hydrology and Water Quality			
HYD-1. Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-HYD-1. Interim Soil Stabilization Plan.** Prior to issuance of a grading permit for the Specific Plan Area, an Interim Soil Stabilization Plan shall be developed to the satisfaction of the March Joint Powers Authority (JPA), detailing measures that will be taken to prevent soil erosion subsequent to grading and prior to construction on individual parcels. Examples of soil stabilization measures include construction of temporary desilting basins, hydroseeding for temporary establishment of grasses, use of natural and/or synthetic soil binders (i.e., tackifiers and soil stabilizers), straw wattle installation at regular intervals across each parcel and around parcel perimeters, and berm construction around the perimeter of each parcel to prevent off-site soil migration. Site monitoring shall be completed every six months and after rainfall events of 1.0 inch or greater to ensure that soil stabilization methods are continuing to be effective. In the event that erosion is observed during monitoring, corrective actions shall be taken immediately to prevent additional erosion. The Interim Soil Stabilization Plan shall be implemented and funded under the supervision of the March JPA. **MM-HYD-2. Water Quality Management Plan.** Consistent with the Master Project Specific Water Quality Management Plan, Master Meridian West Campus Upper Plateau (Appendix K-2) for the Specific Plan Area, prior to issuance of each building permit, a Water Quality Management Plan (WQMP) shall be developed, to the satisfaction of the March JPA, for the development proposed as part of the Meridian West Upper Plateau Specific Plan. In accordance with March JPA's guidance, each WQMP shall meet the requirements of the Riverside County Municipal Separate Storm Sewer System	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		(MS4) Permit, as well as the National Pollutant Discharge Elimination System (NPDES) New Development & Redevelopment Guidelines for Projects Under the March Joint Powers Authority, also known as the March JPA WQMP Guidance Document (March JPA 2008), such that the WQMP shall demonstrate that post-construction low-impact development (LID) best management practices (BMPs) are incorporated into the specific proposed design and that these features would effectively reduce and/or eliminate water pollution caused by runoff flowing from developed sites into nearby receiving waters. Specifically, proprietary biotreatment units (i.e., Modular Wetland Systems) shall be installed downstream of each detention basin, as infiltration is not feasible at the site. The biotreatment units shall be designed to capture and treat stormwater pollutants, consistent with commercial/industrial developments and associated parking lots, and including oil, grease, metals, trash, and debris. Treatment design shall be finalized as each development is proposed within the Specific Plan. Source control BMPs shall be implemented whenever possible. A long-term maintenance and funding plan shall also be approved by the March JPA as part of each WQMP.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HYD-2. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
HYD-3. Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
a. result in substantial erosion or siltation on or off site;	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-1** above. **MM-HYD-3. Hydrology/Drainage Study.** Consistent with the Preliminary Hydrology Study, for: Meridian Park Upper Plateau (Appendix K-1), prior to issuance of each building permit, a Hydrology/Drainage Report shall be developed to the satisfaction of the March Joint Powers Authority, for the development proposed within the West Campus Upper Plateau Specific Plan. The Hydrology/Drainage Report shall demonstrate with the implementation of design features incorporated into each development that stormwater runoff flow rate, associated with specific lot development, would be less than or equal to existing conditions, to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply with the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual for storm drain planning and design calculations. Based on the Hydrology/Drainage Report, detention basins shall be constructed on individual lots that are sized to accommodate stormwater runoff such that flows do not exceed existing conditions.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
b. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-3** above	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
c. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-3** above	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
d. impede or redirect flood flows?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HYD-4. In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to Project inundation?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HYD-5. Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-1** and **MM-HYD-2** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the Project result in cumulatively considerable effects related to hydrology and water quality?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-1** through **MM-HYD-3** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.9 Land Use and Planning			
LU-1. Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **M-AQ-1** through **MM-AQ-~~15~~27**, **MM-BIO-1** through **MM-BIO-9** ~~and~~ **MM-CUL-1** through **MM-CUL-~~9~~13**, **MM-GEO-1**, **MM-GEO-2**, **MM-GHG-1** through **MM-GHG-12**, **MM-HAZ-1** through **MM-HAZ-3**, **MM-HYD-1** through **MM-HYD-3**, **MM-TRA-1**, **MM-TRA-2**, and **MM-FIRE-1** through **MM-FIRE-3**	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to land use and planning?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.10 Noise			
NOI-1. Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise	**Specific Plan Area** Potentially Significant (Operation –	**Specific Plan Area** No feasible mitigation measures available.	**Specific Plan Area** Significant and unavoidable (Operation –

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
ordinance, or applicable standards of other agencies?	Offsite traffic noise) Less than Significant (Construction)		Offsite traffic noise) Less than Significant (Construction)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
NOI-2. Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to noise?	**Specific Plan Area** Potentially Significant (Operation– Offsite traffic noise) Less than Significant (Construction)	**Specific Plan Area** No feasible mitigation measures available	**Specific Plan Area** Significant and unavoidable (Operation– Offsite traffic noise) Less than Significant (Construction)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.12 Population and Housing			
POP-1. Would the Project induce substantial unplanned population growth in an area,	**Specific Plan Area**	**Specific Plan Area** N/A	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than Significant		
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to population and housing?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.13 Public Services			
PUB-1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
a. Fire protection?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-FIRE-1** below	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
b. Police protection?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
c. Schools?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
d. Parks?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
e. Other public facilities?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to public services?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.14 Recreation			

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
REC-1. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
REC-2. Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-AES-1** through **MM-AES-3**, **MM-AQ-1** through **MM-AQ-~~15~~27**, **MM-BIO-1** through **MM-BIO-~~0~~9**, **MM-CUL-1** through **MM-CUL-~~9~~13**, **MM-GEO-1** and **MM-GEO-2**, **MM-HAZ-1** through **MM-HAZ-3**, **MM-HYD-1** through **MM-HYD-3**, **MM-TRA-1** and **MM-TRA-2**, **MM-FIRE-1**	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to public services?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.15 Transportation			
TRA-1. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-TRA-1 Construction Traffic Management Plan** Prior to the issuance of ~~building~~ grading permits, the Project applicant shall develop and implement a March JPA-approved Construction Traffic Management Plan addressing potential construction-related traffic detours and disruptions to ensure that to the extent practical, construction traffic would access	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		the Project site during off-peak hours; and shall include, but not be limited to, the following measures: • Maintain existing access for land uses in proximity of the Project Site throughout construction. • Designate an on-site employee parking area. • Schedule deliveries and pick-ups of construction materials to non-peak travel periods. • Minimize obstruction of through traffic lanes on Alessandro Boulevard and Meridian Parkway. • Construction equipment traffic from the contractors shall be controlled by flagman. • Identify designated transport routes for heavy trucks to be used throughout Project construction. • Schedule vehicle movements to ensure that there are no vehicles waiting off site and impeding public traffic flow on the surrounding streets. • Establish requirements for loading/unloading and storage of materials on the Project Site, where parking spaces would be encumbered, length of time traffic travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrian and access to adjacent businesses and/or properties. Any travel lane encumbrances shall not occur during peak traffic hours • Coordinate with adjacent or affected businesses and/or properties and emergency service providers to ensure adequate access exists to the Project Site and neighboring sites.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Construction traffic shall be routed to avoid travel through, or proximate to, sensitive land uses. • All construction contractors shall be provided with written information on the Construction Traffic Management Plan along with clear consequences to violators for failure to follow the Plan. • Signage shall be posted on Brown Street and Cactus Avenue with contact information for the project manager for public questions or concerns about construction traffic. A response to comments or inquiries will be provided within 72 hours or receipt. **MM-TRA-2 Traffic Safety Plan for Barton Street.** Prior to the issuance of grading permits, the Project applicant shall develop a Barton Street Traffic Safety Plan to include traffic calming features supplemented with speed activated speed limit signs/warning signs, additional signage, flashing beacons, approved by the March JPA Civil Engineer, in compliance with a three-party memorandum of understanding mitigation executed by the City of Riverside, March JPA, and Meridian Park, LLC. The Project applicant shall implement the Plan and shall install "No Parking" signs along Barton Street to restrict on-street parking. See **MM-AQ-~~2~~5** through **MM-AQ-~~15~~27**, **MM-GHG-1** through **MM-GHG-~~11~~12**	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
	Specific Plan Area	**Specific Plan Area** See **MM-AQ-~~9~~21** and **MM-GHG-11**	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
TRA-2. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less than Significant		
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
TRA-3. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-TRA-1** and **MM-TRA-2** above	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to transportation?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.16 Tribal Cultural Resources			
TCR-1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~8~~13** above	**Specific Plan Area** Significant and Unavoidable
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
b. 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 Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~8~~13** above	**Specific Plan Area** Significant and Unavoidable
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.17 Utilities and Service Systems			
UTL-1. Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-2. Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-3. Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
the project's projected demand in addition to the provider's existing commitments?	**Conservation Easement** No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-4. Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-~~5~~4. Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to utilities and service systems?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.18 Wildfire			
FIRE-1. Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
FIRE-2. Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-FIRE-1. Pre-Construction Requirements**. The grading and building permits shall require fuel modification to be implemented and approved by the Riverside County Fire Department (RCFD) prior to bringing combustible materials on-site. Adequate firebreaks at least 50 feet wide shall be created around all grading, site work, and other construction activities in areas where there is flammable vegetation. Existing flammable vegetation shall be reduced by 50% on vacant lots upon commencement of construction. Firebreaks and fuel modification shall be implemented in accordance with Appendix Q, West Campus Upper Plateau Fire Protection Plan, and approved by RCFD. The Project shall comply with the following risk reducing vegetation management guidelines: • All existing above ground power lines shall be removed and all new power lines shall be underground for fire safety. Temporary construction power lines may be approved by RCFD in areas that have been cleared of combustible vegetation. • Erosion or ground (including slope) instability or water runoff due to vegetation removal, vegetation management, maintenance, landscaping or irrigation will be avoided. **MM-FIRE-2. Vegetation Management**. Vegetation management (i.e., assessment of the fuel modification zone and fuel modification area's condition and removal of dead and dying and undesirable species; as well as thinning as necessary to maintain specified plant spacing and fuel densities) shall be	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		completed annually by May 1 of each year, and more often as needed for fire safety, as determined by the Riverside County Fire Department. The vegetation management will be funded by the Project and shall be conducted by their contractor(s). The Project shall be responsible for all vegetation management throughout the development, in compliance with the Project Fire Protection Plan (FPP) that establishes requirements for all FMZs (i.e., Zone A, Zone B, Zone C and Roadside). The permanent fuel maintenance zones required for the Project shall be maintained by the applicant during construction, and by the owner of each parcel or a Property Management Association, which will be responsible for vegetation management once the Specific Plan Area is built out. The Owner or Property Management Association will be responsible for vegetation management in perpetuity. On-going/as-needed fuel modification maintenance during the interim period while the Project is built out and adjacent parcels are developed, which may be one or more years, will include necessary measures for consistency with the FPP, including: • Regular Maintenance of dedicated Open Space. • Removal of undesirable combustible vegetation and replacement of dead or dying landscaping. • Maintaining ground cover at a height not to exceed 18 inches. Annual grasses and weeds shall be maintained at a height not to exceed three inches. • Removing accumulated plant litter and dead wood. Debris and trimmings produced by thinning and pruning should be removed from the Project site or chipped and evenly	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		dispersed in the same area to a maximum depth of four inches. • Maintaining manual and automatic irrigation systems for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering. • Complying with FPP requirements on a year-round basis. Annual inspections are conducted following the natural drying of grasses and fine fuels, between the months of May and June, depending on precipitation during the winter and spring months. **MM-FIRE-3. Alternative Materials and Methods.** The Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification for lots where compliance with the required Fuel Management Zone (FMZ) protection is achieved through a combination of FMZ and additional construction ignition resistance enhancements: i. Windows on structures facing the open space areas shall include dual panes, with both panes tempered. ii. Unless the building is a tilt-up structure, exterior walls and doors shall be constructed to a standard of Minimum 1-hour fire rated with one layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, from the foundation to the roof, for all exterior walls of each building.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		iii. Exterior vents shall be ember-resistant (recommend BrandGuard, O'Hagin, or similar vents approved by RCFD). iv. A solid 6-foot-tall wall shall be constructed of concrete masonry units (CMUs) between on-site structures and open space. Proof of compliance shall be provided to the March JPA prior to issuance of a Certificate of Occupancy for any structures that require these additional materials and methods.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
FIRE-3. Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-FIRE-1** and **MM-FIRE-2** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
FIRE-4. In or near a State Responsibility Area or lands classified as very high FHSZ, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ~~Project expose people or structures to significant risks, including downslope or downstream flooding or~~	Potentially Significant	See **MM-HYD-3** above.	Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
~~landslides, as a result of runoff, post-fire slope instability, or drainage changes?~~			
Would the Project result in cumulatively considerable effects related to wildfire?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-FIRE-1** and **MM-HYD-3** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
4.1 Aesthetics			
AES-1. Would the project have a substantial adverse effect on a scenic vista?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-AES-1. Construction Equipment Staging and Screening.** The Project Applicant and their construction contractor shall stage large construction equipment and vehicles, including large trucks, cranes, and bulldozers, outside of the public viewshed when not in use. Staging areas shall be concealed by existing intervening topographical or natural features such as hill formations. If it is not possible for the construction contractor to stage equipment behind topographical/natural features, staging areas shall be concealed by fence screening and/or berming. If fencing is used, it shall be covered by a vinyl tarp or comprised of slatted chain links to screen potential views of construction.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AES-2. In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AES-3: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-AES-2. Exterior Lighting Point-by-point Photometric Study Approval.** Prior to the issuance of a building permit for Campus Development or Infrastructure Improvements, an exterior point-by-point photometric study shall be submitted to March	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		JPA for review and approval demonstrating compliance with PDF-AES-1 through PDF-AES-16, the March JPA Development Code, and the Specific Plan. The photometric study shall document the location, quantity, type, and luminance of all fixtures proposed on the Project site. **MM-AES-3. Solar Photovoltaic System Approval.** The design of solar photovoltaic system(s) shall be reviewed and approved by the Airport Land Use Commission and March Air Reserve Base (ARB) personnel prior to the issuance of building permits. In doing so, the Project Applicant shall submit a glint and glare study to be approved by the Airport Land Use Commission and March ARB that analyzes potential effects the system(s) could have on aviation. The Project Applicant shall demonstrate that the solar panels and hardware are designed to minimize glare and spectral highlighting. Technologies shall be used, such as diffusion coatings and nanotechnological innovations to effectively reduce the refractive index of the solar cells and protective glass.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to aesthetics?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-AES-2** and **MM-AES-3**	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.2 Air Quality			
	Specific Plan Area	**Specific Plan Area**	**Specific Plan Area**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
AQ-1. Would the Project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant	MM-AQ-1. Prior to issuance of each grading permit and building permit, the applicant shall provide evidence that all offroad equipment used during construction shall meet CARB Tier 4 Final emission standards or better. MM-AQ-2. Construction Budget. To ensure construction activities occur within the assumptions utilized in the Revised Air Quality Impact Analysis (AQIA) (Appendix C-1) and disclosed in the EIR, the following shall be implemented during each phase of Project construction as shown on Table 3-3, Construction Schedule: • The operating hours of construction equipment on site shall not exceed 8 hours and the additional assumptions set forth in Table 5-2 of the Revised AQIA. In the event alternate equipment is required, the applicant shall provide documentation demonstrating equivalent or reduced emissions based on horsepower and hours of operation. The construction contractor shall submit a construction equipment hours log to the March JPA every 2 weeks to ensure compliance. • During Phase 1, areas of active ground disturbance shall not exceed a maximum of 20 acres per day for Mass Grading and 20 acres per day for Blasting & Rock Handling. During Phase 2, the area of active ground disturbance shall not exceed a maximum of 20 acres per day for Remedial Grading. The construction contractor shall submit a grading log to the March JPA every two weeks documenting acreage graded or equivalent cubic yardage to ensure compliance. "Active disturbance" does not include moving of equipment from staging area(s) to grading areas or haul routes	Less than Significant (Construction) Significant and Unavoidable (Operation)

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		between grading areas if the active disturbance areas are not contiguous. MM-AQ-3. Prior to issuance of each grading permit and building permit, the applicant shall provide evidence that the subject plans contain the following requirements and restrictions: • No grading shall occur on days with an Air Quality Index forecast greater than 150 for particulates or ozone as forecasted for the project area (Source Receptor Area 23). • Contractor shall require all heavy-duty trucks hauling onto the project site to be model year 2014 or later. This measure shall not apply to trucks that are not owned or operated by the contractor since it would be infeasible to prohibit access to the site by any truck that is otherwise legal to operate on California roads and highways. • No construction equipment idling longer than 3 minutes at any one location shall be permitted. • All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications, with maintenance records onsite and available to regulatory authorities upon request. • No diesel-powered portable generators shall be used, unless necessary due to emergency situations or constrained supply. • Contractor required to provide transit and ridesharing information to onsite construction workers.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Contractor required to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service. • Use of electric-powered hand tools, forklifts and pressure washers, to the extent feasible. • Designation of an area in the construction site where electric-powered construction vehicles and equipment can charge. **MM-AQ-~~1~~4.** Prior to issuance of building permits, the developer's construction plans shall ensure the Project will utilize "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC. Alternatively, the Applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings. **MM-AQ-5. Future Site Plans.** All Specific Plan Area site plans shall include documentation confirming the site plan's environmental impacts do not exceed the impacts identified and disclosed in this EIR. Absent such documentation, additional environmental review shall be required. **MM-AQ-6.** All buildings constructed shall achieve the 2023 LEED Silver certification standards or equivalent, at a minimum. Prior to issuance of certificate of occupancy, applicant shall provide March JPA with evidence of compliance with the LEED standards. **MM-AQ-4~~1~~7.** Prior to the issuing of each building permit, the Project applicant and its contractors shall provide plans and specifications to the March Joint Powers Authority that	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		demonstrate that each project building is designed for passive heating and cooling and is designed to include natural light. Features designed to achieve this shall include the proper placement of windows, overhangs, and skylights. MM-AQ-~~10~~8. Prior to the issuance of a building permit, the Project applicant shall provide evidence to the March Joint Powers Authority that all TRU loading docks provide electrical hookups and all loading docks are designed to be compatible with SmartWay trucks. MM-AQ-9. Prior to issuance of a building permit for any industrial facility with a building or buildings larger than 400,000 total square feet, the approved construction plans for the facility shall include a truck operator lounge equipped with clean and accessible amenities such as restrooms, vending machines, television, and air conditioning. MM-AQ-10. Prior to issuance of a building permit, the approved construction plans shall include cool surface treatments to all drive aisles and parking areas or such areas shall be constructed with a solar-reflective cool pavement such as concrete. MM AQ-~~15~~11. Prior to issuance of a building permit, the Project applicant shall provide the March Joint Powers Authority with project specifications, drawings, and calculations that demonstrate that main electrical supply lines and panels have been sized to support 'clean fleet' ~~heavy truck~~ charging facilities, including heavy-duty and delivery trucks when these trucks become available. The calculations shall be based on reasonable predictions from currently available truck manufacturer's data. Electrical system upgrades that exceed reasonable costs shall not be required.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-AQ-12. Prior to issuance of a building permit, the Project applicant shall provide the March Joint Powers Authority with an on-site signage program that clearly identifies the required on-site circulation system. This shall be accomplished through posted signs and painting on driveways and internal roadways. MM-AQ-~~5~~13. Prior to the issuing of each building permit, the Project applicant and its contractors shall provide plans and specifications to the March Joint Powers Authority that demonstrate that electrical service is provided to each of the areas in the vicinity of the building that are to be landscaped in order that electrical equipment may be used for landscape maintenance. Said electrical outlets shall be located no more than every 200 feet apart. This measure may also be satisfied by locating charging stations around the building to accommodate battery-operated equipment. MM-AQ-~~6~~14. Once constructed, the Project applicant or successor in interest shall ensure that all building occupants shall utilize electric or battery equipment for landscape maintenance through requirements in the lease agreements or purchase and sale~~sell~~ agreement. MM-AQ-~~13~~15. Prior to issuance of an occupancy permit, the March Joint Powers Authority shall confirm that signs clearly identifying the approved truck routes have been installed along the truck routes to and from the project site and within the project site. MM AQ-~~14~~16. Prior to issuance of an occupancy permit, the Project applicant shall install a sign on the property with telephone, email, and regular mail contact information for a designated representative of the tenant who would receive complaints about excessive noise, dust, fumes, or odors. The sign shall also identify contact data for the March Joint Powers	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Authority or Riverside County, as determined by the permitting authority, and the South Coast Air Quality Management District for perceived Code violations. The tenant's representative shall keep records of any complaints received and actions taken to communicate with the complainant and resolve the complaint. The tenant's representative shall endeavor to resolve complaints within 24 hours. MM-AQ-~~2~~17. Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than ~~five (5)~~ three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager, South Coast Air Quality Management District, and the California Air Resources Board to report violations. Prior to the issuance of an occupancy permit, the March Joint Powers Authority shall conduct a site inspection to ensure that the signs are in place. One six square foot sign providing this information shall be located on the building between every two dock-high doors and the sign shall be posted in highly visible locations at the entrance gates, semi parking areas, and trailer parking locations. MM-AQ-~~7~~18. Once constructed, through requirements in the lease agreements or purchase and sale~~sell~~ agreement, the Project applicant or successor in interest shall ensure that all building occupants shall utilize only electric service yard trucks (hostlers), pallet jacks and forklifts, and other on-site equipment, with necessary electrical charging stations provided. Yard hostlers may be diesel fueled in lieu of	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		electrically powered, provided that the occupant submits a letter identifying that electric hostlers are technically infeasible and provided such yard hostlers are compliant with California Air Resources Board (CARB) ~~2010 standards for on-road vehicles or CARB~~ Tier 4 Final compliant for off-road vehicles. As an alternative, hydrogen, with necessary electrical charging stations provided powered equipment shall also be acceptable. **MM-AQ-~~3~~19.** Prior to tenant occupancy, the Project applicant or successor in interest shall provide documentation to the March Joint Powers Authority demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment. **MM-AQ-~~8~~20.** For any warehouse building where the tenant will own and operate a commercial fleet of vehicles that will be domiciled at the Project site, the following shall apply: **Trucks:** Upon occupancy, through requirements in the lease agreements or purchase and sale~~sell~~ agreement, the facility operator shall require all heavy-duty trucks (Class 7 and 8) domiciled at the Project site to be model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2030, or when feasible for the intended application, whichever date is later. ~~tenants that do not already operate 2010 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, SmartWay Finance, or other similar funds. If awarded, the tenant shall be required to accept and use the funding.~~	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Vehicles/Delivery Vans: Upon occupancy, through requirements in the lease agreements or purchase and sale agreement, the facility operator shall require tenants utilize a "clean fleet" of vehicles/delivery vans/trucks (Class 2 through 6) as part of business operations as follows: For any vehicle (Class 2 through 6) domiciled at the Project site, the following "clean fleet" requirements apply: (1) 33% of the fleet will be zero emission vehicles at start of operations, (2) 65% of the fleet will be zero emission vehicles by December 31, 2026, (3) 80% of the fleet will be zero emission vehicles by December 31, 2028, and (4) 100% of the fleet will be zero emission vehicles by December 31, 2030, or when feasible for the intended application, whichever date is later. Feasibility: Prior to building permit or occupancy, the applicant shall submit for March JPA's review and approval, a feasibility study regarding the status of commercially available zero-emission heavy-duty trucks (Class 7 and 8) and vehicle/delivery vans/trucks (Class 2 through 6) as required by this mitigation measure. "Feasible" means availability of vehicles capable of serving the intended application (including sufficient off-site charging and fueling infrastructure within a sufficient mileage range) and is included in California's Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project, https://californiahvip.org/vehiclecatalog/. In order for the March JPA to assess whether use of such vehicles are infeasible, the operator shall submit documentation of infeasibility which can include but is not limited to information of one or more of the following: (1) documentation from a minimum of three California ZEV dealers identified on the californiahvip.org website demonstrating the inability to obtain the required ZEVs or equipment needed within 6 months from issuance of a	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		building's certificate of occupancy; (2) documentation demonstrating that sufficient off-site charging infrastructure or fueling stations are not available between the project site and destinations, taking into account a minimum of 15% route mileage deviation for access; (3) documentation demonstrating that there is an inadequate utility capacity, in either terms of generation and distribution of electricity or hydrogen to provide service to on-site or off-site charging stations; (4) documentation that ZEV vehicles are not available for less than one-and-a-half times the cost of an equivalent diesel or gasoline fuel vehicle; or (5) documentation demonstrating that such vehicles do not have a load capacity sufficient to allow tenant to operate without using greater than 10% more trucks (collectively, "Infeasibility Factors"). The March JPA shall be responsible for the final determination of feasibility and may (but is not required to) consult with the California Air Resources Board before making such final determination. For each lease agreement or purchase and sale agreement, if the March JPA determines that heavy-duty trucks (Class 7 and 8) and/or vehicle/delivery vans/trucks (Class 2 through 6) are not available based on the Infeasibility Factors, then the project applicant shall have no obligation to include zero emission requirements for those vehicle classes in the lease agreement or purchase and sale agreement. **Servicing:** Zero-emission heavy-duty trucks that require service can be temporarily replaced with model year 2014 or later trucks. Replacement trucks shall be used for only the minimum time required for servicing fleet trucks. Zero-emission vehicles that require service can be temporarily replaced with alternate vehicles. Replacement vehicles shall	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		be used for only the minimum time required for servicing fleet vehicles. Occupants shall be encouraged to consider the use of alternative fueled trucks as well as new or retrofitted diesel trucks. Occupants shall also be encouraged to become SmartWay Partners, if eligible. This measure shall not apply to trucks or vehicles that are not owned and~~or~~ operated by the facility operator or facility tenants since it would be infeasible to prohibit access to the site by any truck or vehicle that is otherwise legal to operate on California roads and highways. **Definitions:** "Domiciled at the Project site" shall mean the vehicle is parked or kept overnight at the Project site more than 70% of the calendar year. "Owned and operated" shall not include vehicles used by common carriers operating under their own authority that provide delivery services to or from the Project site. **MM-AQ-~~9~~21.** Through requirements in the lease agreements or purchase and sale~~sell~~ agreement, tenants who employ 250 or more employees on a full- or part-time basis shall comply with South Coast Air Quality Management District (SCAQMD) Rule 2202, On-Road Motor Vehicle Mitigation Options. The purpose of this rule is to provide employees with a menu of options to reduce employee commute vehicle emissions. Tenants with less than 250 employees or tenants with 250 or more employees who are exempt from SCAQMD Rule 2202 (as stated in the Rule) shall either (a) join with a tenant who is implementing a program in accordance with Rule 2202 or (b) implement an emission reduction program similar to Rule	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		2202 with annual reporting of actions and results to the March JPA. The tenant-implemented program would include, but not be limited to the following: • Appoint a Transportation Demand Management (TDM) coordinator who would promote the TDM program, activities and features to all employees. • Create and maintain a "commuter club" to manage subsidies or incentives for employees who carpool, vanpool, bicycle, walk, or take transit to work. • Inform employees of public transit and commuting services available to them (e.g., social media, signage). • Provide on-site transit pass sales and discounted transit passes. • Guarantee a ride home. • Offer shuttle service to and from public transit and commercial areas/food establishments, if warranted. Alternatively, establish locations for food or catering truck service and cooperate with food service providers to provide consistent food service to employees. • Designate areas for employee pick and drop-off. • Coordinate with the Riverside Transit Agency and employers in the surrounding area to maximize the benefits of the TDM program. **MM-AQ-~~11~~22.** Through requirements in the lease agreements or purchase and sale~~sell~~ agreement, upon occupancy and annually thereafter, the facility operator shall provide information to all tenants, with instructions that the information shall be provided to employees and truck drivers as appropriate, regarding:	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Building energy efficiency, solid waste reduction, recycling, and water conservation. • Vehicle GHG emissions, electric vehicle charging availability, and alternate transportation opportunities for commuting. • Participation in the Voluntary Interindustry Commerce Solutions (VICS) "Empty Miles" program to improve goods trucking efficiencies. • Health effects of diesel particulates, State regulations limiting truck idling time, and the benefits of minimized idling. • The importance of minimizing traffic, noise, and air pollutant impacts to any residences in the Project vicinity. • Efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. MM-AQ-23. Through requirements in the lease agreements or purchase and sale agreement, upon occupancy and once a month thereafter, the facility operator shall sweep the property, including parking lots and truck courts, to remove road dust, tire wear, brake dust, and other contaminants. MM-AQ-24. Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, tenants shall not use diesel back-up generators, unless absolutely necessary. Tenant shall provide documentation demonstrating, to March JPA's satisfaction, that no other back-up energy source(s) are available and sufficient for the building's needs. If absolutely necessary, at the time of initial operation, generators shall have Best Available Control Technology that meets CARB's Tier 4 emission standards or meets the most stringent in-use standard, whichever has the least emissions. In the event rental back-up generators are required during an	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		emergency, the units shall be located at the Project site for only the minimum time required. Tenants shall make every effort to utilize rental emergency backup generators that meet CARB's Tier 4 emission standards or have the least emissions. **MM-AQ-25.** Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, the facility operator shall monitor and ensure compliance with all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program, and the Statewide Truck and Bus Regulation, as applicable, by maintaining records on-site demonstrating compliance and making records available for inspection by the local jurisdiction, air district, and state upon request. **MM-AQ-26.** Through requirements in the lease agreements or purchase and sale agreement, upon occupancy, the facility operator shall ensure that any outdoor areas allowing smoking are at least 25 feet from the nearest property line. **MM-AQ-27.** Through requirements in the lease agreements or purchase and sale agreement, tenants shall comply with all applicable requirements of the MMRP, a copy of which shall be attached to each agreement.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AQ-2. Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-AQ-1** through **MM-AQ-~~15~~27**	**Specific Plan Area** Less than Significant (Construction)

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
is non-attainment under an applicable federal or state ambient air quality standard?			Significant and Unavoidable (Operation)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AQ-3. Would the Project expose sensitive receptors to substantial pollutant concentrations?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
AQ-4. Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to air quality?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-AQ-1** through **MM-AQ-~~15~~27**	**Specific Plan Area** Significant and Unavoidable (Operation)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.3 Biological Resources			
BIO-1. Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species	**Specific Plan Area**	**Specific Plan Area**	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant	**MM-BIO-1. Best Management Practices.** To avoid impacts to special-status resources and inadvertent disturbance to areas outside the limits of the proposed Project activities, the following monitoring requirements and BMPs shall be implemented: ▪ A biologist shall be contracted to perform daily monitoring during initial vegetation removal and throughout ground-disturbing activities that result in the breaking of the ground surface. After initial vegetation removal and ground disturbance that results in breaking of the ground surface, a biologist shall be contracted to perform regular random checks (not less than once per week but could be increased depending on the presence of special-status species) to ensure that all mitigation and BMPs are implemented. In addition, monitoring reports and a post-construction monitoring report shall be prepared to document compliance with these mitigation measures and BMPs. ▪ To prevent inadvertent disturbance to areas outside the limits of work, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary visibility construction fence) prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits. The work limit delineation shall be maintained throughout Project construction. Should construction fencing be installed to delineate the limits of work, adequate openings along the southern and eastern perimeters shall be established to allow for dispersal of wildlife into the adjacent undeveloped lands. The contractor shall consult with the biological monitor to confirm that construction fencing will prevent unauthorized access beyond the limits of work while allowing wildlife to escape from active construction areas.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		▪ A qualified biologist shall carefully evaluate for and potentially flush special-status mammal or reptile species from suitable habitat areas within the Specific Plan Area to the maximum extent practicable immediately (e.g., within 24 hours) prior to initial vegetation removal activities. The biologist shall flush wildlife by walking through habitat to be immediately removed. ▪ Construction vehicles shall not exceed 15 miles per hour on unpaved roads adjacent to the Specific Plan Area or the right-of-way accessing the site. ▪ Construction activities will occur during daytime hours. ▪ If trash and debris need to be stored overnight during maintenance activities, fully covered trash receptacles that are animal-proof and weather-proof will be used by the maintenance contractor to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Alternatively, standard trash receptacles may be used during the day, but must be removed each night. ▪ Cut vegetation shall be hauled out of any waterways and stored, if necessary, where it cannot be washed by rainfall or runoff into waterways. When construction activities are completed, any excess materials or debris shall be removed from the Specific Plan Area. ▪ Temporary structures and storage of construction materials will not be located in jurisdictional waters, including wetlands or riparian areas. ▪ Staging/storage areas for construction equipment and materials will not be located in jurisdictional waters, including wetland or riparian areas or within the buffer areas as determined by the resource agencies during the waters permitting process.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		▪ The operator will not permit pets on or adjacent to construction sites. As per the Landscaping Guidelines of the Resource Management Element of the March Joint Powers Authority (JPA) General Plan (1999), drought-tolerant vegetation and native vegetation will be used to the extent feasible, consistent with March JPA Landscape Water Efficiency Ordinance #JPA 16-03, with the purpose of preserving existing mature trees and native vegetation. A qualified botanist shall review landscape plans to recommend appropriate provisions to minimize the spread of invasive plant species, as defined by the California Invasive Plant Council (www.cal-ipc.org), California Native Plant Society (www.cnps.org), and the Western Riverside MSHCP within the Specific Plan Area. Provisions may include a) installation of container plants and/or hydro-seeding areas adjacent to existing, undisturbed native vegetation areas with native plant species that are common within temporary impact areas; and b) review and screening of proposed plants to identify and avoid potential invasive species and weed removal during the initial planting of landscaped areas. **MM-BIO-2. Least Bell's Vireo.** The Project does not include direct impacts to least Bell's vireo habitat, but has potential to indirectly impact least Bell's vireo habitat outside of the Specific Plan Area boundary. The following avoidance and minimization measures shall be implemented to avoid indirect impacts to least Bell's vireo: ▪ Environmental awareness training for all construction personnel to educate personnel about least Bell's vireo and protective status avoidance measures to be implemented by all personnel, including the avoidance of nesting bird season to the greatest extent feasible and	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		minimization of vegetation impacts within suitable riparian habitat; ▪ Demarcation of the extent of construction limits with temporary construction fencing to be maintained until construction is complete; ▪ Construction noise levels shall not exceed a 60 dBA Leq hourly average within the occupied least Bell's vireo habitat located adjacent to the Specific Plan Area during least Bell's vireo nesting season (March 15 to September 15), unless authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). The 60 dBA Leq hourly average limit has been established by USFWS. Noise testing will be conducted within suitable riparian habitat contiguous with occupied least Bell's vireo territories at the vegetation limit closest to the project site. Please note that noise limits are only applicable to the occupied habitat and suitable contiguous riparian vegetation; noise limits do not apply to a buffer around the habitat. At the onset of least Bell's vireo breeding season, a qualified biologist shall conduct non-protocol surveys to confirm the locations of vireo territories. Noise monitoring will be conducted by a biologist familiar with least Bell's vireo behavior. While conducting noise monitoring, the biologist will observe vireo to ensure normal breeding behaviors are not indirectly impacted by construction activities. The biologist shall be authorized to stop work if any adverse impacts on least Bell's vireo are detected. A noise level verification report shall be submitted to March JPA every 2 weeks during the duration of site grading and construction phases. If construction activities are found to result in average hourly noise levels greater than 60 dBA Leq, noise attenuation measures shall be implemented to reduce noise within least Bell's vireo breeding habitat to below the	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		60 dBA Leq limit. In such a case, construction activities may not resume until a reduction in noise within occupied least Bell's vireo habitat is documented. **MM-BIO-3. Operation-Related Indirect Impacts to Special-Status Wildlife.** Prior to issuance of a building permit within 500 feet of suitable habitat for special-status species with potential to occur, construction plans and conditions of approval shall include the following to address indirect impacts to special-status species: • **Runoff:** Development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into proposed open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention tanks, ~~basins,~~ grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. • **Toxicants:** Land uses that use chemicals or generate bioproducts such as manure, fertilizer, or vineyard waste that are potentially toxic or may adversely affect plant species, wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented. • **Lighting:** Permanent night lighting shall be directed away from proposed open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in Specific Plan designs to ensure ambient lighting is not increased. Any trails that intersect proposed open space will not include night lighting. • **Noise***:* Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards. • **Invasive Species:** When approving landscape plans for future development, emphasis will be placed on using native species that occur in the region. Invasive, non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping. • **Barriers**: Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in proposed open space and/or suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		appropriate mechanisms. Any proposed trails through open space will have gates that close at nighttime, as well as signage and appropriate barriers to keep people and domestic animals on the trail. • **Restoration of Temporary Impacts:** Prior to issuance of a grading or building permit within the Specific Plan, grading and construction plans shall include the following note regarding any temporary impacts to uplands: o Site construction areas subjected to temporary ground disturbance in undeveloped areas shall be subjected to revegetation with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-Project conditions (except that no invasive plant species will be restored). An area subjected to "temporary" disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the Project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the Specific Plan biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur. **MM-BIO-4. Stephens' Kangaroo Rat Avoidance and Mitigation.** Stephens' kangaroo rat has a high potential to occur within the Specific Plan Area and is assumed present. The Specific Plan Area does not occur within the Stephen's Kangaroo Rat 'core reserves' and incidental take of Stephens' kangaroo rat is	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		permitted within the Specific Plan Area. The following measures to reduce the potential for direct impacts on the species shall be adhered to during construction: • The perimeter of construction will be delineated with exclosure fencing. The installation and removal of fencing will avoid direct impacts to existing Stephen's kangaroo rat burrows. Exclosure fencing will have the following specifications: o Chain link fence with an erect height of 3 feet. o The bottom 2 feet of the erect portion of the fencing needs to be covered in a material that cannot be climbed or chewed through by Stephen's kangaroo rat; metal flash or similar material is recommended. o The bottom 2 feet of fencing must be buried two feet underground. o The fence must be installed under the supervision of a qualified biologist with Stephen's kangaroo rat experience to oversee installation. This biologist will inspect the fence before leaving the job site in the evening and repair any opening in the fencing. The fence removal will also require the supervision of a qualified biologist. • A Worker Environmental Awareness Program (WEAP) will be developed and implemented prior to the start of excavation. The WEAP will be presented by the qualified biologist(s) and will cover the sensitive resources found on-site, flagging/fencing of exclusion areas, permit requirements, trash and debris collection and deposal, spill avoidance and clean-up, and other environmental issues. • Spoils, trash, and any excavation-generated debris will be removed to an approved off- site disposal facility. Trash	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		and food items will be contained in closed containers and removed daily to reduce the attraction of opportunistic predators to the site, such as common ravens, coyotes, and feral cats and dogs that may prey on listed species. • Construction activities will be limited to daylight hours. • Construction lighting will be shielded away from surrounding natural areas. Fixtures will be shielded to downcast below the horizontal plane of the fixture height and mounted as low as possible. **MM-BIO-5A. Burrowing Owl Avoidance and Mitigation Measures.** No less than 14 days prior to the onset of construction activities, a qualified biologist shall survey the construction limits of the Specific Plan Area and a 500-foot buffer for the presence of burrowing owls and occupied nest burrows. A second survey shall be conducted within 24 hours prior to the onset of construction activities. The surveys shall be conducted in accordance with the most current CDFW survey methods. If burrowing owls are not detected during the clearance survey, no additional conditions may be required to avoid impacts to burrowing owl. If burrowing owl is documented, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation, or that juveniles from the occupied burrows are foraging independently and capable of independent survival. Disturbance buffers shall be implemented by a qualified biologist in accordance with the recommendations included in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). A biologist shall be contracted to perform monitoring during all construction activities approximately every other day. The definitive frequency and duration of monitoring shall be	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		dependent on whether it is the breeding versus non-breeding season and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW. If burrowing owl is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a non-disturbance buffer between the project activities and the occupied burrow shall be installed by a qualified biologist in accordance with the recommendations included in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). **MM-BIO-5B. Burrowing Owl Relocation and Mitigation Plan.** If avoidance is not possible, either directly or indirectly, a Burrowing Owl Relocation and Mitigation Plan (Plan) shall be prepared and submitted for approval by CDFW. Once approved, the Plan would be implemented to relocate non-breeding burrowing owls from the Specific Plan Area. The Plan shall detail methods for passive relocation of burrowing owls from the Specific Plan Area, provide guidance for monitoring and management of the replacement burrow sites, and associated reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows, and associated suitable habitat, are available off site for every burrowing owl or pair of burrowing owls to be relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprint. Habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan. The Project applicant shall submit at least one burrowing owl pre-construction survey report to the satisfaction of the March Joint Powers Authority and CDFW to document compliance with this mitigation/avoidance measure. For the purposes of this	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		mitigation measure, 'qualified biologist' is a biologist who meets the requirements set forth in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). **MM-BIO-6. San Diego Black-Tailed Jackrabbit.** Thirty days prior to construction, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFW. Occupied maternity dens, depressions, nests, and burrows shall be flagged for avoidance. A biologist shall be contracted to perform daily monitoring during initial vegetation removal and throughout ground-disturbing activities that result in the breaking of the ground surface, as further described in MM-BIO-3 If construction fencing is installed, the contractor shall establish adequate openings within the southern and eastern fence perimeters to allow for passive dispersal into adjacent undeveloped lands during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The qualified biologist shall document all San Diego black-tailed jackrabbits identified, avoided, and/or moved, and provide a written report to CDFW within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. **MM-BIO-7. Nesting Bird Avoidance and Minimization Measures.** The Specific Plan Area supports suitable habitat for nesting birds. As such, the following mitigation is required to	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		reduce impacts on nesting birds: To avoid direct impacts to raptors and/or native/migratory birds (including California horned lark, Cooper's hawk, Lawrence's goldfinch, northern harrier, sharp-shinned hawk, and yellow warbler), vegetation removal and grading activities should occur outside of the breeding season for these species (February 1 through September 15). If removal of habitat in the proposed area of disturbance or building demolition must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance and within a 100-foot buffer for general avian species and a 500-foot buffer for raptor species. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation) or building demolition. If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the CDFW and/or USFWS as applicable for review and approval and implemented to the measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
BIO-2. Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-BIO-8. Upland Vegetation Communities.** To mitigate potential impacts on upland vegetation, the following mitigation shall be completed by the Applicant prior to issuance of grading permits. Note that upland native habitat mitigation outlined herein is consistent with the MSHCP requirements for these communities. Though the March JPA is an independent agency and not a participant under the MSHCP, performing mitigation in compliance with this regional conservation plan helps minimize and avoids significant cumulative biological impacts. Project impacts on encelia scrub (1.53 acres) flat-topped buckwheat (4.56 acres), Riversidean sage scrub (5.54 acres) shall be mitigated at a 1:1 ratio, and project impacts on Riversidean sage scrub – disturbed (4.05 acres) will be mitigated at a 0.5:1 ratio through the purchase of 13.66 acres of coastal or Riversidean sage scrub credits at an approved mitigation bank, such as the Chiquita Canyon Conservation Bank, Soquel Canyon Mitigation Bank, Brook Forest Conservation Bank, or Daley Ranch Conservation Bank. **MM-BIO-9. Aquatic Resources Mitigation.** The Specific Plan Area supports aquatic resources that are considered jurisdictional under the USACE, RWQCB and CDFW. Prior to construction activity, the Applicant shall coordinate with the USACE, Los Angeles District to assure conformance with the requirements of Section 404 of the Clean Water Act and with the Santa Ana RWQCB (Region 8) to assure conformance with the requirements of Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Prior to activity within CDFW-jurisdictional streambed or associated riparian habitat, the Applicant shall coordinate with CDFW (Eastern	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Sierra and Inland Desert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements. The Project shall mitigate at not less than 1:1 with re-establishment credits (0.28 acres USACE/0.28 acres RWQCB/1.68 acres CDFW) for impacts on aquatic resources as a part of an overall strategy to ensure no net loss. Mitigation shall be completed through use of a mitigation bank (e.g., Riverpark Mitigation Bank or the Barry Jones Wetland Mitigation Bank) or other applicant-sponsored mitigation (e.g., applicant-sponsored mitigation through the Riverside-Corona Resource Conservation District). Final mitigation ratios and credits shall be determined in consultation with the USACE, RWQCB, and/or CDFW based on agency evaluation of current resource functions and values and through each agency's respective permitting process. Should applicant-sponsored mitigation be implemented, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared in accordance with State Water Resources Control Board guidelines and approved by the agencies in accordance with the proposed program permits. The HMMP will include but is not limited to: a conceptual planting plan including planting zones, grading, and irrigation, as applicable; a conceptual planting plant palette; a long-term maintenance and monitoring plan; annual reporting requirements; and proposed success criteria. Any off-site applicant sponsored mitigation shall be conserved and managed in perpetuity. Best management practices (BMPs) shall be implemented to avoid any indirect impacts on jurisdictional waters, including the following: • Vehicles and equipment will not be operated in ponded or flowing water or within buffer areas as determined by the	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		agencies during aquatic resource permitting, except as described in permits. • Water containing mud, silt, or other pollutants from grading or other activities will not be allowed to enter jurisdictional waters or be placed in locations that may be subjected to high storm flows. • Spoil sites will not be located within 30 feet from the boundaries of jurisdictional waters or in locations that may be subject to high storm flows, where spoils might be washed back into drainages. • Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil, or other petroleum products, or any other substances that could be hazardous to vegetation or wildlife resources, resulting from Project-related activities, will be prevented from contaminating the soil and/or entering avoided jurisdictional waters and buffer areas as determined by the agencies during aquatic resource permitting. • No equipment maintenance will be performed within jurisdictional waters or within buffer areas as determined by the agencies during aquatic resource permitting, including wetlands and riparian areas, where petroleum products or other pollutants from the equipment may enter these areas. Fueling of equipment will not occur on the Project site.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
BIO-3. Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-BIO-1** and **MM-BIO-9** above.	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
removal, filling, hydrological interruption, or other means?	**Conservation Easement** No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
BIO-4. Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	**Specific Plan Area and Conservation Easement** Less than Significant	**Specific Plan Area and Conservation Easement** N/A	**Specific Plan Area and Conservation Easement** N/A
BIO-5. Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-BIO-1** through **MM-BIO-9** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
BIO-6. Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	**Specific Plan Area and Conservation Easement** Less than Significant	**Specific Plan Area and Conservation Easement** See **MM-BIO-1**, **MM-BIO-2**, **MM-BIO-5A**, **MM-BIO-5B**, and **MM-BIO-9** above.	**Specific Plan Area and Conservation Easement** Less than Significant
Would the Project result in cumulatively considerable effects related to biological resources?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-BIO-1** through **MM-BIO-9** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Cultural Resources			

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
CUL-1. Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** ~~**MM CUL-1. Archaeological Testing Plan (ATP).** Prior to the issuance of any grading permits, the project applicant shall submit an ATP, approved by the consulting tribes (Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians), that details the procedures to fully document the boundaries of resources within or directly adjacent to the APE (CA-RIV-4067, CA-RIV-4068, CA-RIV-5420, CA-RIV-5421, CA-RIV-5811, CA-RIV-5812, CA-RIV-5819, Temp-2, Temp-3, and Temp-9 to Temp-15), determine the resource's potential for inclusion in the CRHR, and ensure adequate mitigation measures are set forth for their respective resources, in consultation with the tribes.~~ ~~The testing program shall avoid any unnecessary excavation of significant deposits, should they be discovered, to minimize archaeological impacts to the site. This testing would only occur at these specific resources along the periphery of the area of impact. The number of shovel test pits (STPs) will vary, with an anticipated range of four to 15 per site. During all field studies, a representative from Pechanga and Soboba will be requested to participate in and monitor the testing program.~~ **MM-CUL-~~2~~1 Cultural Resources Monitoring Plan (CRMP).** ~~After implementation of the ATP and prior to~~ At least thirty (30) days before the issuance of any grading permits, the project applicant shall prepare a Cultural Resource Monitoring Plan (CRMP), in consultation with the Pechanga and Soboba Tribes, to explicitly detail the methods and procedures for avoidance and protection measures for cultural resources and the procedures for the inadvertent discovery of unrecorded cultural resources. The treatment of the resource(s) will be consistent with the terms and provisions of the mitigation and CRMP may be amended by the March JPA, applicant, and Tribes as agreed upon. Before finalization, the Principal Investigator (Project	**Specific Plan Area** Significant and unavoidable

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Archaeologist) will circulate the draft CRMP to March JPA and Consulting Tribes for review and comment and complete it prior to any development within the Area of Potential Effect (APE). The final document will include methods and practices and other appropriate issues that may be relevant to the culturally appropriate treatment of resources. This CRMP shall include but not be limited to the following guidelines: ~~• The CRMP shall be prepared by an archaeologist meeting the Secretary of the Interior Standards, in consultation with consulting tribe(s) (Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians), the developer, and March JPA, and completed prior to any development within the APE.~~ ~~• All ground disturbing activities within the Project shall be monitored by a qualified archaeologist and Native American monitor(s).~~ • Descriptions of roles and responsibilities of all pertinent parties during ground-disturbing activities. • The mitigation measures and/or Conditions of Approval. • The details of the relocation and control grading operations. • The protocols and stipulations that the contractor, March JPA, Pechanga Band of Indians, Soboba Band of Luiseño Indians, and Principal Investigator/Project Archaeologist will follow in the event of inadvertent cultural resources. • Type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items. • The monitoring frequency and coverage areas~~ may be adjusted based on observed sensitivity for encountering cultural resources by the qualified archaeologist in consultation with the tribe and March JPA~~.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• The State and MLD protocols and procedures are to be followed if any human remains or unidentifiable bone is discovered on site. • Contact information of relevant individuals for the Project. • ~~If any human remains are discovered, the Riverside County Coroner and March JPA shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and disposition of the remains.~~ • ~~All ground disturbing activities within 10 to 15 feet of a recorded archaeological feature shall be conducted in a controlled fashion, slowly and deliberately, to ensure any potential subsurface resources will be identified.~~ • ~~The CRMP shall include the mitigation measures developed in consultation with the tribes after implementation of the ATP.~~ **MM-CUL-~~3~~2. Contractor Specifications.** Following the completion of the ~~Archaeological Testing Plan and~~ Cultural Resources Monitoring Plan and prior to issuance of any grading permit, the Project applicant shall provide evidence, to March JPA's and Consulting tribes' satisfaction, that the approved provisions/ recommendations as determined in the CRMP are included in Contractor Specifications. The specifications shall include but not be limited to the following: • "The site/ features outside of the area of direct impact (CA-RIV-4068 ~~Feature A~~; CA-RIV-5420 Features A, B, C, D, and ~~E~~H; ~~CA-RIV-5421 Feature 1~~; CA-RIV-5811 ~~Features 1 and 2~~; CA-RIV-5812 ~~Features 8 and 9~~; and CA-RIV-5819 ~~Features 1, 2, and 3; Temp-9 Feature A; and Temp-14 Feature A~~) shall be preserved in perpetuity."	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Treatment and avoidance of the newly discovered resources shall be consistent with the CRMP and Monitoring Agreements entered into with the Consulting Tribes. This may include avoidance of the cultural resources through Project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measure **MM-CUL-13.** ~~• The Contractor Specifications shall include the mitigation measures developed in consultation with the tribes after implementation of the ATP.~~ • "Controlled grading within 10 to 15 feet of a recorded archaeological feature shall be implemented and archaeologists and/or Tribes may request additional areas to be controlled graded based on the finding." • "Should any cultural resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the Planning Director and Tribes are ~~is~~ satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recommendations as determined in the CRMP, shall be incorporated on the cover sheet of the grading plan. **MM-CUL-~~4~~3. Workers Environmental Awareness Program (WEAP) Training.** An archaeologist meeting the Secretary of the Interior Standards and Native American monitor(s) shall attend a pre-grading meeting to conduct a WEAP training regarding cultural and archaeological sensitivity for all construction personnel and monitors who are not trained archaeologists. A PowerPoint presentation and handout or pamphlet shall be prepared, in consultation with the Tribes, to ensure proper identification and treatment of inadvertent discoveries. The	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources and tribal cultural resources. Each worker shall also learn the proper procedures to follow if ~~in the event that~~ cultural resources, tribal cultural resources, or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor and tribal monitor(s). **MM-CUL-~~5~~4. Native American ~~and Archaeological~~ Monitoring.** Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians and the Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth-moving activities in the affected area if suspected archaeological resources are unearthed. ~~A Native American Monitor and Secretary of Interior Qualified Archaeologist shall be present during all earth moving construction activities. At least 30 days prior to issuance of grading permits, separate agreements shall be developed with each monitoring Native American Tribes, addressing the roles of the Developer/Applicant, the Qualified Archaeologist, and the Consulting Tribe(s). The Developer/Applicant shall submit fully executed copies of the following to the March JPA: (1) contract for the retention of an archaeologist; (2) contract between the Tribe(s) for Tribal monitoring; (3) the contract between the Tribe(s) and the land owner/Applicant/Developer for the monitoring of the Project~~	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		~~construction. Archaeological monitoring shall occur as outlined in the CRMP.~~ MM-CUL-5. Archaeological Monitoring. Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and the Consulting Tribe(s) shall attend the pre-grading meeting with March JPA, the construction manager, and any contractors and will conduct a mandatory Cultural Resources WEAP training for those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the WEAP Training prior to beginning work and the archaeological monitor or Project Archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis. MM-CUL-6. ~~Avoid~~ Environmentally Sensitive Areas (ESA). Prior to the start of ground-disturbing activities, ~~issuance of grading permits,~~ all features recommended to be preserved in place, CA-RIV-4068; CA-RIV-5420 Features A, B, C, D, and H; CA-RIV-5811; CA-RIV-5812; and CA-RIV-5819, shall be fenced off with construction fencing and identified as ESAs to ensure Project	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		personnel do not disturb the features. The installation of the ESA fencing shall be monitored by the archaeological monitor and Tribal Monitors, and verified by the Project Archaeologist. Specific requirements pertaining to the avoidance buffer, style, materials, access, maintenance, and other requirements shall be provided within the CRMP. **MM-CUL-7. Relocation of Cultural Features**. Prior to the start of ground-disturbing activities, all features identified in the CRMP as recommended for attempt to preserve in place, bury in place, or for relocation (CA-RIV-4067; CA-RIV-5420 Features E, F, and G; CA-RIV-5421 Temp-2; Temp-3; and Temp-9 through Temp-15) shall be temporarily fenced off with construction fencing and identified as ESAs to ensure project personnel does not disturb the features. The installation of the ESA fencing shall be monitored by the archaeological monitor and Tribal monitors, and verified by the Project Archaeologist. Once the final location of the features has been determined and the area prepped, the features are to be moved in one trip to their final resting location. If the features(s) do not survive the relocation efforts in one piece, all feasible fragments will be relocated to the final location. The relocation area shall be preserved in perpetuity and protected from all future ground-disturbing activity via an enforceable legal instrument such as a conservation easement or other restrictive binding upon successive owners of the relocation area. **MM-CUL-8. Controlled Grading and Grubbing**. All grading shall be controlled within 10 to 15 feet of the cultural features or cultural areas of concern as determined by the Principal Investigator/Project Archaeologist and with the Consulting Tribes and as reflected in the CRMP. The identified area shall be inspected by the Principal Investigator/Project Archaeologist and Native American monitor prior to initiating	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		grading for each area. Grading shall be controlled within the Environmentally Sensitive Buffer Area using a slope board or similar equipment to allow soil to be removed in increments of only a few inches at a time. Other areas that may require controlled grading shall be determined by the Principal Investigator/Archaeologist and the Native American monitor(s) based on the results and soil types identified during grading. Should any changes be needed, an updated exhibit will be produced and approved by all parties prior to any ground disturbance in the newly identified area. **MM-CUL-~~7~~9. Inadvertent Discovery of Archaeological Resources.** In the event that archaeological resources or tribal cultural resources are inadvertently unearthed during excavation and grading activities for the Project, that were not assessed by the archaeological report(s) and/or environmental assessments conducted prior to Project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Tribes. Tribal cultural resources are excluded from the definition of unique cultural resources as those resources are defined by the tribal values ascribed to them by their affiliated communities. Treatment of tribal cultural resources inadvertently discovered during the Project's ground disturbing activities shall be subject to the consultation process required by state law and AB 52. ~~t~~The contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Project cultural resources professionals, including the Project Archaeologist,	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		consulting Tribe(s), March JPA, and applicant ~~appropriate tribe(s)~~, shall meet to evaluate the significance of the find and determine the appropriate course of action. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the March JPA, as to the appropriate mitigation (documentation, avoidance, recovery, etc.) for the cultural resource. Further ground disturbance, including but not limited to grading, trenching, etc., shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal Monitors if needed. ~~If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and shall take into account tribal preferences and sensitivity concerns.~~ After the find has been appropriately avoided or mitigated and cleared by March JPA, the Project cultural resources professional and, if applicable, the Native American monitor(s), work in the area may resume. Treatment and avoidance of the newly discovered resources shall be consistent with the CRMP and Monitoring Agreements entered into with the Consulting Tribes. This may include avoidance of the cultural resources through Project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measure **MM-CUL-13**. According ~~Pursuant~~ to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources. If the Developer, the Project Archaeologist, and the Native American Monitor(s)	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		cannot agree on the significance or the mitigation for such resources, these issues will be presented to the March JPA Planning Director for decision. The March JPA Planning Director shall ~~make a determination~~ decide based on the provisions of CEQA with respect to archaeological and tribal cultural resources and shall ~~take into account~~ consider the religious beliefs, customs, and practices of the appropriate Native American tribes. Notwithstanding any other rights available under the law, the decision of the March JPA Planning Director shall be appealable to the March JPA Commission. If potentially significant features or sites are discovered, an Evaluation Plan shall be developed by the Project archaeologist and the applicable Native American representative and shall contain, at a minimum, a research design and field methodology designed to address the criteria outlined in the CRHR. If a site is determined to be significant, as confirmed by March JPA, and avoidance, preservation, and protection in place of the site has not been achieved, a Phase III data recovery ~~excavations~~ plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to ~~the~~ March JPA for review and approval prior to implementation of the said plan ~~may be necessary unless the resource is avoided and preserved/protected in place~~. Evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards. If the Tribe(s) disagree with regard to the determined significance of the discovery and/or the proposed management strategy for a cultural resource of Native American origin or cultural importance, these issues will be presented to the March JPA Planning Director for decision. The March JPA Planning Director shall make the determination	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		based on the provisions of the California Environmental Quality Act with respect to archaeological resources, and recommendations of the Project's archaeological Principal Investigator/Project Archaeologist and shall consider the cultural and religious practices of the Tribe(s). Notwithstanding any other rights available under the law, the decision of the March JPA Planning Director shall be appealable to the March JPA Commission. MM-CUL-10. Final Disposition. In the event that Native American Cultural resources are identified during Project earthwork and ground-disturbing activities, the following procedures shall be carried out for final disposition; one or more of the following treatments in order of preference, shall be employed in consultation with the Consulting Tribes. Evidence of such shall be provided to March JPA: 1. Preservation-In-Place of the cultural resources. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource(s). ~~1.~~2. Reburial of the cultural resource(s) on the Project property. The Preservation Site(s) will be located within the Project site development envelope of the Project, outside of any known and identified cultural resource sites. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with March JPA under a confidential cover and not subject to Public Records Requests **MM-CUL-~~8~~11. Archaeological Monitoring Report (Phase IV).** A report, prepared by an archaeologist meeting the Secretary of the Interior Standards, documenting monitoring activities conducted by a qualified archaeologist and Native American monitor(s) shall be submitted to March JPA within 60 days of completion of grading or other project-related activities with the potential to impact archaeological or tribal cultural resources. This report shall document the known resources on the property, describe how each mitigation measure was fulfilled, and document the type of cultural resources recovered and the disposition of such resources. The report will be submitted to March JPA, the Eastern Information Center, and the appropriate tribe(s). **MM-CUL-~~9~~12. ~~Inadvertent Discovery of~~ Human Remains.** In the event that human remains are inadvertently encountered during construction activities, all work is to immediately stop and no further disturbance shall occur in the area until the County Coroner has made the necessary findings as to origin. The remains and associated resources shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resource Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations ~~Section 7050.5 of the California Health and Safety Code~~, if human remains are found, the ~~Riverside~~ County Coroner ~~shall~~ must be immediately notified of the discovery. No further excavation or disturbance of the Project site or any nearby (no	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		less than 100 feet) area reasonably suspected to overlie adjacent remains can ~~shall~~ occur until the County Coroner has determined if the remains are potentially human in origin and under the Coroner's jurisdiction or not.~~, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains.~~ If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to immediately notify the Native American Heritage Commission (NAHC). ~~the County Coroner shall notify the NAHC within 24 hours. In accordance with California Public Resources Code, Section 5097.98, t~~The NAHC must immediately notify those persons it believes to be the most likely descendant (MLD) ~~from the deceased Native American~~. The most likely descendant shall ~~provide~~ then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. ~~within 48 hours of being granted access to the site. The designated Native American representative.~~ **MM-CUL-13. Non-Disclosure**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code 7927.000, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 7927.000.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
CUL-2. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~8~~13** above.	**Specific Plan Area** Significant and Unavoidable
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
CUL-3. Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-~~9~~12** above. ~~**Inadvertent Discovery of Human Remains.** In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the Riverside County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, the County Coroner shall notify the NAHC within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.~~	**Specific Plan Area** Less Than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the Project result in cumulatively considerable effects related to cultural resources?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~9~~13** above.	**Specific Plan Area** Significant (Historical and Archaeological) Less Than Significant (Human Remains)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.4 Energy			
ENG-1. Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See MM-AQ-1 through MM-AQ-~~9~~27 above and **MM-GHG-1** through **MM-GHG-~~11~~12** below.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
ENG-2. Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See MM-AQ-1 through MM-AQ-27 above and **MM-GHG-1** through **MM-GHG-~~11~~12** below.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to energy?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-GHG-1** through **MM-GHG-~~11~~12** below. ~~above~~.	**Specific Plan Area** Less than Significant
	Conservation Easement	**Conservation Easement**	**Conservation Easement**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	No Impact	N/A	N/A
4.5 Geology and Soils			
GEO-1. Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Strong seismic ground shaking? ii) Seismic-related ground failure, including liquefaction?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
GEO-1. Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: iii) Landslides?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-GEO-1. Slope Stability** a. All grading shall be performed in accordance with the grading guidelines outlined in the March Joint Powers Authority (JPA) Development Code and the West Campus Upper Plateau Specific Plan. b. Prior to the issuance of grading permits, the Project applicant shall submit evidence to the satisfaction of the March JPA that all future grading and construction on the Project site shall comply with the geotechnical recommendations contained in the Geotechnical Exploration, Proposed Meridian West Campus Upper Plateau, East of La Crosse Street and South of Camino del Sol Riverside County, California, dated December 13, 2022, included as Appendix G-1 of this EIR, as well as subsequent design-level geotechnical reports. Proposed tentative tract map (i.e., pertaining to grading) and construction approval letters from the March JPA Planning Manager constitute evidence that all future grading and construction on the Project site would comply with the applicable geotechnical recommendations.	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		c. All future development shall use proper erosion control measures during and following construction. Landscaping and slope maintenance shall be conducted as soon as possible after grading in order to increase long-term surficial stability of slope faces. d. Temporary and permanent cut slopes, including temporary slopes created during potential blasting operations, shall be monitored during grading by a California Certified Engineering Geologist for signs of potentially unstable conditions. If unstable conditions are encountered during grading, a stabilization fill may be considered, as specified in the preliminary geotechnical investigation conducted by Leighton Consulting in 2021 for the proposed Project (Appendix G-1). If potentially unstable slopes are created as a result of blasting, the temporary slopes shall be laid back to a gradient acceptable to the on-site geologist.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
GEO-2. Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site lateral spreading, subsidence, liquefaction or collapse?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-GEO-1** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
GEO-3. Would the Project be located on expansive soil, as defined in Section 1803A.5.3, Expansive Soil, of the CBC (2019), creating substantial risks to life or property?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** Less than Significant
	Conservation Easement	**Conservation Easement**	**Conservation Easement**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	No Impact	N/A	N/A
GEO-4. Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-GEO-2. Paleontological Resources.** Prior to the issuance of grading permits: a. A qualified professional paleontologist shall demarcate, both on the grading plans and in the field, the extent of the Pleistocene very old alluvial fan deposits (approximately 1.18 acres) within the area of ground disturbance in the Project site. Grading plans shall prohibit blasting within the demarcated area until after the completion of paleontological monitoring, or at the discretion of the professional paleontologist. In the event conditions arise that would have required blasting within the demarcated area, the applicant shall utilize alternative rock breaking methods, such as expanding chemical agents (epoxy resin). b. The applicant shall submit a Paleontological Resource Impact Mitigation Program (PRIMP) covering approximately 1.18 acres of Pleistocene alluvial fan deposits as mapped at the eastern end of the proposed Cactus Avenue extension for approval by March JPA. The PRIMP shall be prepared by a qualified professional paleontologist, defined as an individual with a master's or doctorate degree in paleontology or geology who is knowledgeable in professional paleontological procedures and techniques. The qualified professional paleontologist shall be subject to mandatory and aspirational standards of the Society of Vertebrate Paleontology Ethics Code. The PRIMP shall follow the guidelines and the recommendations of March JPA and the Society of Vertebrate Paleontology (2010). The PRIMP shall include:	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		1. Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors. 2. The paleontological monitoring program shall be directed by a qualified professional paleontologist. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified professional paleontologist. 3. Full-time monitoring of grading or excavation activities shall be performed starting at the surface within the demarcated areas of Pleistocene very old alluvial fan deposits. 4. On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits. The paleontological monitor will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. 5. Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor. 6. Preparation (repair and cleaning), sorting, and cataloging of recovered paleontological resources.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		7. Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the Western Science Center) with permanent paleontological collections. 8. The qualified paleontologist shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when accepted as satisfactory by March JPA, will signify satisfactory completion of the project program to mitigate impacts to paleontological resources. a.~~c.~~ ~~Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources (see Figure 2 in the preliminary geotechnical investigation (Appendix G)) by a qualified paleontologist or paleontological monitor. Prior to the issuance of grading permits, developer shall provide, to the satisfaction of the March JPA, evidence of engagement of a qualified paleontologist or paleontological monitor with authority as required by this mitigation measure. The qualified paleontologist or paleontological monitor shall develop a paleontological program consistent with this mitigation measure. Full time monitoring of grading or excavation activities shall be performed starting at a depth of 4 feet below the surface in undisturbed areas of Pleistocene sedimentary deposits within the Project boundaries. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the~~	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		~~removal of abundant or large specimens in a timely manner. The March JPA may authorize a reduction in monitoring if the potentially fossiliferous units are not present in the subsurface or, if present, are determined by qualified paleontological personnel upon exposure and examination to have a low potential to contain or yield fossil resources.~~ ~~b.~~d. ~~Paleontological salvage shall be done consistent with the recommendations outlined in the Paleontological Resources Report, included as Appendix H to the EIR.~~ ~~c.~~e. ~~The qualified paleontologist or paleontological monitor shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when accepted as satisfactory by the March JPA, will signify satisfactory completion of the project program to mitigate impacts to paleontological resources.~~	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to geology and soils?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.6 Greenhouse Gas Emissions			
GHG-1. Would the Project generate greenhouse gas emissions, either directly or	**Specific Plan Area**	**Specific Plan Area**	**Specific Plan Area**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
indirectly, that may have a significant impact on the environment? **GHG-2**. Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant	See **MM-AQ-5** through **MM-AQ-27** above. **MM-GHG-1.** Prior to issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating solar photovoltaic (PV) electricity generation sufficient to generate at least ~~30~~100% of the building's power requirements, or the maximum solar that can be accommodated on the building rooftop, so as to comply with the 2019 Riverside County Climate Action Plan, up to the maximum permitted by the Riverside County Airport Land Use Commission, will be installed as part of the building permit or has already been installed under a previously issued building permit for the Project. All solar photovoltaic systems shall be reviewed by March Air Reserve Base through a glint and glare study. The schedule of solar voltaic system locations may be updated as needed. **MM-GHG-2.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating all light bulbs and light features within the Project are Energy Star certified. **MM-GHG-3.** Prior to the issuance of each building permit, the applicant will provide March Joint Powers Authority with sufficient evidence demonstrating the building will install duct insulation to a minimum level (R-6) of and modestly enhanced window insulation (0.28 or less U-factor, 0.22 or less SHGC) consistent with the 2019 Riverside County Climate Action Plan criteria. **MM-GHG-4.** Consistent with the 2019 Climate Action Plan criteria and prior to the issuance of each building permit, the applicant shall provide March JPA with sufficient evidence demonstrating the building will include the following design elements: Construction of modest cool roof, defined as Cool	Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance; Use of heating, ventilation, and air conditioning (HVAC) equipment with a season energy efficiency ratio (SEER) of 14 or higher and energy efficiency ratio [EER] 14/78% annual fuel utilization efficiency [AFUE] or 8 heating seasonal performance factor [HSPF]; Installation of water heaters with an energy factor of .92 or higher; All occupied rooms will have some form of daylighting (e.g., skylights or windows). **MM-GHG-5.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide enhanced insulation (rigid wall insulation R-13 or equivalent, roof/attic R-38). **MM-GHG-6.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide blower door home energy rating system (HERS) verified envelope leakage or equivalent. **MM-GHG-7**. ~~The~~ Each Project site plan shall ~~will~~ provide circuitry, ~~and~~ capacity, and equipment for ~~installation of a minimum of 20~~ EV charging stations in accordance with Tier 2 of the 2022 CALGreen Code~~consistent with the County's Climate Action Plan~~. **MM-GHG-8.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide water efficient toilets (1.5 gallons per minute [gpm]). **MM-GHG-9.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		sufficient evidence demonstrating the building will provide waterless urinals. **MM-GHG-10.** Prior to the issuance of each building permit, the applicant shall provide March Joint Powers Authority with sufficient evidence demonstrating the building will provide water efficient faucets (1.28 gpm). **MM-GHG-11.** Prior to the issuance of any grading permit, the Project will provide an in-lieu payment to the March Joint Powers Authority for the installation of a bus shelter on Alessandro Boulevard, not to exceed $17,000. If the bus shelter is not installed within 7 years of Project approval, the amount will be refunded to the developer. **MM-GHG-12**. Each Project site plan shall provide documentation demonstrating implementation of Riverside County Climate Action Plan Screening Table Measures sufficient to provide for a minimum of 100 points per the County Screening Tables. March JPA shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). March JPA shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to greenhouse gas emissions?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-AQ-5** through **MM-AQ-27** and **MM-GHG-1** through **MM-GHG-~~11~~12** above.	**Specific Plan Area** Less than Significant
	Conservation Easement	**Conservation Easement** N/A	**Conservation Easement**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	No Impact		N/A
4.7 Hazards and Hazardous Materials			
HAZ-1. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-HAZ-1. Abatement of Hazardous Building Materials.** Prior to issuance of demolition or grading permits, the Project applicant shall submit documentation to the satisfaction of the March JPA that all recommendations from the January 17, 2022, Leighton Consulting Inc. Phase II Environmental Site Assessment for Meridian – West Campus Upper Plateau and the May 5, 2022, Leighton Consulting Inc. Hazardous Material (PCB/Treated Wood Waste) Investigation Report have been implemented at the Project site including but not limited to the following: • The 42 pole-mounted transformers on site shall be disposed or recycled in accordance with 40 CFR 761 and accompanied by the findings of the April 26, 2022 sampling results including the one sample that showed the presence of Aroclor 1260 at a concentration of 1.5 milligrams per kilogram. In the event that during removal activities, transformer oil is identified or suspected in underlying soils, an assessment of nearby soils and/or hardscapes for PCBs shall be performed in accordance with the requirements set forth in 40 CFR 761. • Applicable laws and regulations regarding the abatement and removal of asbestos containing materials, metals (cadmium, chromium and/or lead), mercury in light switches and fluorescent tubes, and lead-based paint shall be adhered to and implemented prior to demolition activities. • Universal Waste Rule items shall be managed in accordance with applicable regulatory requirements.	**Specific Plan Area** Less than significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• All wood poles found throughout the site shall be managed in accordance with California's Alternative Management Standards for treated wood waste consistent with California Health and Safety Code Sections 25230 through 25230.18. • Evaluate various wastes identified at the site for hazardous waste characterization under California and RCRA standards for appropriate disposal to a licensed disposal facility. • All ground disturbing activities shall be conducted by workers trained to look for any suspect contamination which can include odorous soils, soil staining, pipelines, underground storage tanks, unexploded ordnance, or other waste debris. If encountered, earthwork activities shall cease until laboratory analysis of soil samples have been conducted and direction given from the Air Force and/or overseeing agency.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-2. Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**Specific Plan Area** ~~Less than Significant~~ Potentially Significant	**Specific Plan Area** ~~N/A~~ See **MM-HAZ-1** above	**Specific Plan Area** ~~N/A~~ Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-3. Would the Project emit hazardous emissions or handle hazardous or acutely	**Specific Plan Area**	**Specific Plan Area**	**Specific Plan Area**

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially Significant	**MM-HAZ-2. Materials Storage Near School.** Facilities located within one-quarter mile of an existing school, including public or private schools as well as preschools, shall not store, handle, or use toxic or highly toxic gases at quantities that exceed threshold levels established by California Health and Safety Code Section 25532.	Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-4. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-HAZ-3. Airport Compatibility.** Prior to issuance of building permits, the Project applicant shall ensure the following: • All development shall be designed in a manner which does not encroach into civilian and military airspace, as determined through a Federal Aviation Administration 7460-1 airspace analysis, that shall be completed prior to review by the Riverside County Airport Land Use Commission and the March Joint Powers Authority (JPA) granting individual plot plan approval. • The Project engineer for any development shall submit information confirming that open detention basins, when incorporated into the Project, shall completely drain within 48 hours of a rain event. • Within Airport Compatibility Zone C1, above ground storage of more than 6,000 gallons of flammable or hazardous materials shall be reviewed by the Riverside County Airport Land Use Commission, prior to consideration of these facilities by the March JPA. • Irrespective of above bullet, use/storage of acutely hazardous materials within Airport Compatibility Zone C1, in excess of threshold levels as identified by the state of	**Specific Plan Area** Less than significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		California in Title 8 of the Code of Regulations Appendix A to Section 5189 - List of Acutely Hazardous Chemicals, Toxics and Reactive, shall file for approval by the Riverside County Airport Land Use Commission prior to review and approval of the use by the March JPA. • All development shall be consistent with the conditional approvals by the Riverside County Airport Land Use Commission made in their May 16, 2022 Development Review File No. ZAP1515MA22 as well as the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HAZ-5. Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-FIRE-1** below.	**Specific Plan Area** Less than Significant
	Conservation Easement Less than Significant	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to hazards and hazardous materials?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement Less than Significant	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
4.8 Hydrology and Water Quality			
HYD-1. Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-HYD-1. Interim Soil Stabilization Plan.** Prior to issuance of a grading permit for the Specific Plan Area, an Interim Soil Stabilization Plan shall be developed to the satisfaction of the March Joint Powers Authority (JPA), detailing measures that will be taken to prevent soil erosion subsequent to grading and prior to construction on individual parcels. Examples of soil stabilization measures include construction of temporary desilting basins, hydroseeding for temporary establishment of grasses, use of natural and/or synthetic soil binders (i.e., tackifiers and soil stabilizers), straw wattle installation at regular intervals across each parcel and around parcel perimeters, and berm construction around the perimeter of each parcel to prevent off-site soil migration. Site monitoring shall be completed every six months and after rainfall events of 1.0 inch or greater to ensure that soil stabilization methods are continuing to be effective. In the event that erosion is observed during monitoring, corrective actions shall be taken immediately to prevent additional erosion. The Interim Soil Stabilization Plan shall be implemented and funded under the supervision of the March JPA. **MM-HYD-2. Water Quality Management Plan.** Consistent with the Master Project Specific Water Quality Management Plan, Master Meridian West Campus Upper Plateau (Appendix K-2) for the Specific Plan Area, prior to issuance of each building permit, a Water Quality Management Plan (WQMP) shall be developed, to the satisfaction of the March JPA, for the development proposed as part of the Meridian West Upper Plateau Specific Plan. In accordance with March JPA's guidance, each WQMP shall meet the requirements of the Riverside County Municipal Separate Storm Sewer System	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		(MS4) Permit, as well as the National Pollutant Discharge Elimination System (NPDES) New Development & Redevelopment Guidelines for Projects Under the March Joint Powers Authority, also known as the March JPA WQMP Guidance Document (March JPA 2008), such that the WQMP shall demonstrate that post-construction low-impact development (LID) best management practices (BMPs) are incorporated into the specific proposed design and that these features would effectively reduce and/or eliminate water pollution caused by runoff flowing from developed sites into nearby receiving waters. Specifically, proprietary biotreatment units (i.e., Modular Wetland Systems) shall be installed downstream of each detention basin, as infiltration is not feasible at the site. The biotreatment units shall be designed to capture and treat stormwater pollutants, consistent with commercial/industrial developments and associated parking lots, and including oil, grease, metals, trash, and debris. Treatment design shall be finalized as each development is proposed within the Specific Plan. Source control BMPs shall be implemented whenever possible. A long-term maintenance and funding plan shall also be approved by the March JPA as part of each WQMP.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HYD-2. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
HYD-3. Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
a. result in substantial erosion or siltation on or off site;	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-1** above. **MM-HYD-3. Hydrology/Drainage Study.** Consistent with the Preliminary Hydrology Study, for: Meridian Park Upper Plateau (Appendix K-1), prior to issuance of each building permit, a Hydrology/Drainage Report shall be developed to the satisfaction of the March Joint Powers Authority, for the development proposed within the West Campus Upper Plateau Specific Plan. The Hydrology/Drainage Report shall demonstrate with the implementation of design features incorporated into each development that stormwater runoff flow rate, associated with specific lot development, would be less than or equal to existing conditions, to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply with the 1978 Riverside County Flood Control and Water Conservation District Hydrology Manual for storm drain planning and design calculations. Based on the Hydrology/Drainage Report, detention basins shall be constructed on individual lots that are sized to accommodate stormwater runoff such that flows do not exceed existing conditions.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
b. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-3** above	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
c. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-3** above	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
d. impede or redirect flood flows?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HYD-4. In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to Project inundation?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
HYD-5. Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-1** and **MM-HYD-2** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the Project result in cumulatively considerable effects related to hydrology and water quality?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-HYD-1** through **MM-HYD-3** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.9 Land Use and Planning			
LU-1. Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **M-AQ-1** through **MM-AQ-~~15~~27**, **MM-BIO-1** through **MM-BIO-9** ~~and~~ **MM-CUL-1** through **MM-CUL-~~9~~13**, **MM-GEO-1**, **MM-GEO-2**, **MM-GHG-1** through **MM-GHG-12**, **MM-HAZ-1** through **MM-HAZ-3**, **MM-HYD-1** through **MM-HYD-3**, **MM-TRA-1**, **MM-TRA-2**, and **MM-FIRE-1** through **MM-FIRE-3**	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to land use and planning?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.10 Noise			
NOI-1. Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise	**Specific Plan Area** Potentially Significant (Operation –	**Specific Plan Area** No feasible mitigation measures available.	**Specific Plan Area** Significant and unavoidable (Operation –

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
ordinance, or applicable standards of other agencies?	Offsite traffic noise) Less than Significant (Construction)		Offsite traffic noise) Less than Significant (Construction)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
NOI-2. Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to noise?	**Specific Plan Area** Potentially Significant (Operation– Offsite traffic noise) Less than Significant (Construction)	**Specific Plan Area** No feasible mitigation measures available	**Specific Plan Area** Significant and unavoidable (Operation– Offsite traffic noise) Less than Significant (Construction)
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.12 Population and Housing			
POP-1. Would the Project induce substantial unplanned population growth in an area,	**Specific Plan Area**	**Specific Plan Area** N/A	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than Significant		
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to population and housing?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.13 Public Services			
PUB-1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
a. Fire protection?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-FIRE-1** below	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
b. Police protection?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
c. Schools?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
d. Parks?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
e. Other public facilities?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to public services?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.14 Recreation			

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
REC-1. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
REC-2. Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-AES-1** through **MM-AES-3**, **MM-AQ-1** through **MM-AQ-~~15~~27**, **MM-BIO-1** through **MM-BIO-~~09~~**, **MM-CUL-1** through **MM-CUL-~~9~~13**, **MM-GEO-1** and **MM-GEO-2**, **MM-HAZ-1** through **MM-HAZ-3**, **MM-HYD-1** through **MM-HYD-3**, **MM-TRA-1** and **MM-TRA-2**, **MM-FIRE-1**	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to public services?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.15 Transportation			
TRA-1. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-TRA-1 Construction Traffic Management Plan** Prior to the issuance of ~~building~~ grading permits, the Project applicant shall develop and implement a March JPA-approved Construction Traffic Management Plan addressing potential construction-related traffic detours and disruptions to ensure that to the extent practical, construction traffic would access	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		the Project site during off-peak hours; and shall include, but not be limited to, the following measures: • Maintain existing access for land uses in proximity of the Project Site throughout construction. • Designate an on-site employee parking area. • Schedule deliveries and pick-ups of construction materials to non-peak travel periods. • Minimize obstruction of through traffic lanes on Alessandro Boulevard and Meridian Parkway. • Construction equipment traffic from the contractors shall be controlled by flagman. • Identify designated transport routes for heavy trucks to be used throughout Project construction. • Schedule vehicle movements to ensure that there are no vehicles waiting off site and impeding public traffic flow on the surrounding streets. • Establish requirements for loading/unloading and storage of materials on the Project Site, where parking spaces would be encumbered, length of time traffic travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrian and access to adjacent businesses and/or properties. Any travel lane encumbrances shall not occur during peak traffic hours • Coordinate with adjacent or affected businesses and/or properties and emergency service providers to ensure adequate access exists to the Project Site and neighboring sites.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Construction traffic shall be routed to avoid travel through, or proximate to, sensitive land uses. • All construction contractors shall be provided with written information on the Construction Traffic Management Plan along with clear consequences to violators for failure to follow the Plan. • Signage shall be posted on Brown Street and Cactus Avenue with contact information for the project manager for public questions or concerns about construction traffic. A response to comments or inquiries will be provided within 72 hours or receipt. **MM-TRA-2 Traffic Safety Plan for Barton Street.** Prior to the issuance of grading permits, the Project applicant shall develop a Barton Street Traffic Safety Plan to include traffic calming features supplemented with speed activated speed limit signs/warning signs, additional signage, flashing beacons, approved by the March JPA Civil Engineer, in compliance with a three-party memorandum of understanding mitigation executed by the City of Riverside, March JPA, and Meridian Park, LLC. The Project applicant shall implement the Plan and shall install "No Parking" signs along Barton Street to restrict on-street parking. See **MM-AQ-~~2~~5** through **MM-AQ-~~15~~27**, **MM-GHG-1** through **MM-GHG-~~11~~12**	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
	Specific Plan Area	**Specific Plan Area** See **MM-AQ-~~9~~21** and **MM-GHG-11**	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
TRA-2. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less than Significant		
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
TRA-3. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**Specific Plan Area** Less than Significant	**Specific Plan Area** See **MM-TRA-1** and **MM-TRA-2** above	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to transportation?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.16 Tribal Cultural Resources			
TCR-1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~8~~13** above	**Specific Plan Area** Significant and Unavoidable
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
b. 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 Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-CUL-1** through **MM-CUL-~~8~~13** above	**Specific Plan Area** Significant and Unavoidable
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.17 Utilities and Service Systems			
UTL-1. Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-2. Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-3. Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
the project's projected demand in addition to the provider's existing commitments?	**Conservation Easement** No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-4. Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
UTL-~~5~~4. Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
Would the Project result in cumulatively considerable effects related to utilities and service systems?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
4.18 Wildfire			
FIRE-1. Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?	**Specific Plan Area** Less than Significant	**Specific Plan Area** N/A	**Specific Plan Area** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
FIRE-2. Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** **MM-FIRE-1. Pre-Construction Requirements**. The grading and building permits shall require fuel modification to be implemented and approved by the Riverside County Fire Department (RCFD) prior to bringing combustible materials on-site. Adequate firebreaks at least 50 feet wide shall be created around all grading, site work, and other construction activities in areas where there is flammable vegetation. Existing flammable vegetation shall be reduced by 50% on vacant lots upon commencement of construction. Firebreaks and fuel modification shall be implemented in accordance with Appendix Q, West Campus Upper Plateau Fire Protection Plan, and approved by RCFD. The Project shall comply with the following risk reducing vegetation management guidelines: • All existing above ground power lines shall be removed and all new power lines shall be underground for fire safety. Temporary construction power lines may be approved by RCFD in areas that have been cleared of combustible vegetation. • Erosion or ground (including slope) instability or water runoff due to vegetation removal, vegetation management, maintenance, landscaping or irrigation will be avoided. **MM-FIRE-2. Vegetation Management**. Vegetation management (i.e., assessment of the fuel modification zone and fuel modification area's condition and removal of dead and dying and undesirable species; as well as thinning as necessary to maintain specified plant spacing and fuel densities) shall be	**Specific Plan Area** Less than Significant

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		completed annually by May 1 of each year, and more often as needed for fire safety, as determined by the Riverside County Fire Department. The vegetation management will be funded by the Project and shall be conducted by their contractor(s). The Project shall be responsible for all vegetation management throughout the development, in compliance with the Project Fire Protection Plan (FPP) that establishes requirements for all FMZs (i.e., Zone A, Zone B, Zone C and Roadside). The permanent fuel maintenance zones required for the Project shall be maintained by the applicant during construction, and by the owner of each parcel or a Property Management Association, which will be responsible for vegetation management once the Specific Plan Area is built out. The Owner or Property Management Association will be responsible for vegetation management in perpetuity. On-going/as-needed fuel modification maintenance during the interim period while the Project is built out and adjacent parcels are developed, which may be one or more years, will include necessary measures for consistency with the FPP, including: • Regular Maintenance of dedicated Open Space. • Removal of undesirable combustible vegetation and replacement of dead or dying landscaping. • Maintaining ground cover at a height not to exceed 18 inches. Annual grasses and weeds shall be maintained at a height not to exceed three inches. • Removing accumulated plant litter and dead wood. Debris and trimmings produced by thinning and pruning should be removed from the Project site or chipped and evenly	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		dispersed in the same area to a maximum depth of four inches. • Maintaining manual and automatic irrigation systems for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering. • Complying with FPP requirements on a year-round basis. Annual inspections are conducted following the natural drying of grasses and fine fuels, between the months of May and June, depending on precipitation during the winter and spring months. **MM-FIRE-3. Alternative Materials and Methods**. The Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification for lots where compliance with the required Fuel Management Zone (FMZ) protection is achieved through a combination of FMZ and additional construction ignition resistance enhancements: i. Windows on structures facing the open space areas shall include dual panes, with both panes tempered. ii. Unless the building is a tilt-up structure, exterior walls and doors shall be constructed to a standard of Minimum 1-hour fire rated with one layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, from the foundation to the roof, for all exterior walls of each building.	

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		iii. Exterior vents shall be ember-resistant (recommend BrandGuard, O'Hagin, or similar vents approved by RCFD). iv. A solid 6-foot-tall wall shall be constructed of concrete masonry units (CMUs) between on-site structures and open space. Proof of compliance shall be provided to the March JPA prior to issuance of a Certificate of Occupancy for any structures that require these additional materials and methods.	
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
FIRE-3. Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-FIRE-1** and **MM-FIRE-2** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A
FIRE-4. In or near a State Responsibility Area or lands classified as very high FHSZ, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ~~Project expose people or structures to significant risks, including downslope or downstream flooding or~~	Potentially Significant	See **MM-HYD-3** above.	Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

Table 1-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
~~landslides, as a result of runoff, post-fire slope instability, or drainage changes?~~			
Would the Project result in cumulatively considerable effects related to wildfire?	**Specific Plan Area** Potentially Significant	**Specific Plan Area** See **MM-FIRE-1** and **MM-HYD-3** above.	**Specific Plan Area** Less than Significant
	Conservation Easement No Impact	**Conservation Easement** N/A	**Conservation Easement** N/A

1.10 Summary of Project Alternatives

Section 15126.6 of the CEQA Guidelines identifies the parameters within which consideration and discussion of alternatives to the Project should occur. As stated in this section of the CEQA Guidelines, alternatives must focus on those that are reasonably feasible and that attain most of the basic objectives of the Project. Each alternative should be capable of avoiding or substantially lessening any significant impacts of the Project. The rationale for selecting the alternatives to be evaluated and a discussion of the No Project Alternative are also required, per CEQA Section 15126.6.

1.10.1 Alternatives Evaluated

This ~~Draft~~ Final EIR includes an evaluation of the following alternatives:

- **Alternative 1** – No Project
- **Alternative 2** – Reduced Development Alternative
- **Alternative 3** – Restricted Industrial Building Size Alternative
- **Alternative 4** – Reduced Cultural Resource Impact Alternative
- **Alternative 5 –** Non-Industrial Alternative

Alternative 1

Under Alternative 1, development of the Project would not occur as discussed in Chapter 3 of this ~~Draft~~ Final EIR. The Project site would remain unchanged, and no development activity would occur. As a result, the proposed General Plan Amendment, Specific Plan, Zoning Amendment, Tentative Tract Map, two Plot Plans, and a Development Agreement to redevelop the former munitions bunkers of the March AFB would not be necessary, as no new development would occur on the Project site that would trigger such actions. Alternative 1 would have no workforce or vehicle trips compared to the proposed Project. Additionally, the Conservation Easement would not be placed under a conservation easement.

Alternative 2

Under Alternative 2, the Reduced Development Alternative, approximately 45.34 acres of the Project's Business Park (approximately 70% of the Project's total Business Park acreage) would be designated Open Space instead, as shown in Figure 6-1. Under Alternative 2, the seven Business Park parcels to the north (approximately 34.51 acres) and the southern half of the Business Park parcels to the south would not be developed (leaving one Business Park parcel to the south of 10.93 acres). This would result in a reduction of the developable acreage in the Campus Development by approximately 18% and an increase in Open Space by approximately 60% in the Specific Plan Area compared to the proposed Project.

Alternative 3

Under Alternative 3, Restricted Industrial Building Size Alternative, the development of the 56.27-acre Industrial parcel to the north of Building B would be restricted to a minimum of two separate industrial buildings with a maximum floor area ratio (FAR) of 0.40. Under the Project's proposed Specific Plan, the Industrial zone has a maximum FAR of 0.50. Therefore, under the proposed Project, the 56.27-acre Industrial parcel could be developed with a single industrial building totaling 1,225,000 square feet. However, under Alternative 3, a two-building layout

on 56.27 acres with a 0.40 FAR would each result in two buildings, each being 490,225 square feet. Therefore, Alternative 3 would result in a reduction of 244,550 square feet of potential industrial development (approximately 20% of the potential industrial development for the 56.27-acre Industrial parcel).

Alternative 4

Under Alternative 4, Barton Street would be realigned to the east to avoid a known cultural resource site that otherwise would be directly impacted under the proposed Project during construction activities. To avoid this known cultural resource, Alternative 4 would realign the portion of Barton Street that extends north from the emergency access only roadway from Cactus Avenue to the east. Realigning Barton Street to the east would result in Barton Street bisecting the proposed Mixed-Use parcels west of Airman Drive and the Business Park parcel located on the northwest corner of Arclight Drive. Therefore, Alternative 4 would result in a 1.9-acre reduction of Mixed-Use area and a 4.35-acre reduction of Business Park area compared to the proposed Project. Additionally, by realigning this portion of Barton Street, there would an increase of 2.16 acres of Open Space to the west of Barton Street compared to the proposed Project. Alternative 4 would result in a slight reduction in workforce and total trips compared to the proposed Project.

Alternative 5 – Non-Industrial Alternative

Under Alternative 5, the Non-Industrial Alternative, the parcels adjacent to Barton Street would be designated Commercial Retail. Unlike the Project, these parcels would have access to Barton Street to provide neighborhood commercial services. With the exception of the Public Facility and Park/Recreation/Open Space parcels, the remaining acreage within the Specific Plan Area would be designated Office Park. The Project's three Industrial parcels would be divided into 15 Office Park parcels under Alternative 5. See Figure 6-2, Alternative 5 – Non-Industrial Alternative. Development under Alternative 5 would involve smaller, but more numerous buildings compared to the Project. The maximum height of Alternative 5's buildings would be 45 feet compared with the Project's 50 feet. Under Alternative 5, warehousing and other industrial activities would not be permitted under either the Commercial Retail or Office Park designations.

1.10.2 Environmentally Superior Alternative

Table 1-3 provides a summary of the alternatives impact analysis considered in the EIR, identifies the areas of potential environmental effects per CEQA, and ranks each alternative as better, the same, or worse than the Project with respect to each issue area.

Table 1-3. Comparison of Project and Alternatives Impacts

Environmental Topic	Project Impact	Alternative 1 No Project	Alternative 2 Reduced Development	Alternative 3 Restricted Industrial Building Size	Alternative 4 Reduced Cultural Resource Impact	Alternative 5 Non-Industrial Alternative
Aesthetics	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	= LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation

Table 1-3. Comparison of Project and Alternatives Impacts

Environmental Topic	Project Impact	Alternative 1 No Project	Alternative 2 Reduced Development	Alternative 3 Restricted Industrial Building Size	Alternative 4 Reduced Cultural Resource Impact	Alternative 5 Non-Industrial Alternative
Air Quality	Significant and Unavoidable	▼ No Impact	▼ SUI	▼ SUI	▼ SUI	▲ SUI
Biological Resources	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	= LTS with Mitigation	▼ LTS with Mitigation	= LTS with Mitigation
Cultural Resources	Significant and Unavoidable	▼ No Impact	▼ SUI	= SUI	▼ SUI	= SUI
Energy	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation	▲ LTS with Mitigation
Geology and Soils	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	= LTS with Mitigation	▼ LTS with Mitigation	= LTS with Mitigation
Greenhouse Gas Emissions	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation	▲ LTS with Mitigation
Hazards/Hazardous Materials	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation	= LTS with Mitigation
Hydrology/ Water Quality	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	= LTS with Mitigation	▼ LTS with Mitigation	= LTS with Mitigation
Land Use/ Planning	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation	= LTS with Mitigation
Noise	Significant and Unavoidable	▼ No Impact	▼ SUI	▼ SUI	▼ SUI	▼ LTS
Population and Housing	Less than Significant	▼ No Impact	▼ LTS	▼ LTS	▼ LTS	= LTS
Public Services	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation	▲ LTS with Mitigation
Recreation	Less than Significant	▼ No Impact	▼ LTS	▼ LTS	▼ LTS	▲ LTS

Table 1-3. Comparison of Project and Alternatives Impacts

Environmental Topic	Project Impact	Alternative 1 No Project	Alternative 2 Reduced Development	Alternative 3 Restricted Industrial Building Size	Alternative 4 Reduced Cultural Resource Impact	Alternative 5 Non-Industrial Alternative
Transportation	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation	▲ SUI
Tribal Cultural Resources	Significant and Unavoidable	▼ No Impact	▼ SUI	= SUI	▼ SUI	= SUI
Utilities/ Service Systems	Less than Significant	▼ No Impact	▼ LTS	▼ LTS	▼ LTS	▲ LTS
Wildfire	Less than Significant with Mitigation	▼ No Impact	▼ LTS with Mitigation	▼ LTS with Mitigation	▼ LTS with Mitigation	= LTS with Mitigation

Notes: LTS = less than significant.
Green = No Impact or Less than Significant, Yellow = Less than Significant with Mitigation, Red = Significant and Unavoidable
▲ Impacts would be greater than those of the proposed Project.
= Impacts would be comparable to those of the proposed Project
▼ Impacts would be reduced when compared to those of the proposed Project.

As indicated in Table 1-3, Alternative 1, No Project Alternative, would result in the fewest environmental impacts and therefore would be considered the Environmentally Superior Alternative. Pursuant to CEQA Guidelines Section 15126.6(e)(2), if the No Project Alternative is the environmentally superior alterative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

Alternative 2, the Reduced Development Alternative, would be the Environmentally Superior Alternative. Alternative 2 reduces the development footprint more than Alternative 3, Restricted Industrial Building Size Alternative, as well as also slightly reduces the development footprint when compared to Alternative 4, Reduced Cultural Resource Impact Alternative, thereby providing a greater reduction in workforce and total vehicle trips. While Alternative 4 would result in fewer impacts to cultural resources by shifting the Barton Street roadway alignment, Alternative 4 would result in more development than Alternative 2 and would therefore result in more impacts overall when compared with Alternative 2. Alternative 5 would result in fewer noise impacts, avoiding a significant and unavoidable operational noise impact; however, Alternative 5 would increase the severity of significant and unavoidable air quality impacts as well as result in new significant and unavoidable VMT impacts. Alternative 2 was found to result in fewer aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire impacts. Alternative 2 would achieve all the Project objectives, but not to the same extent as the Project.

1.11 References Cited

March JPA (Joint Powers Authority). 1999. General Plan of the March Joint Powers Authority.

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