

Appendix T

2010 FSEIR MMRP

**March Business Center Specific Plan Project
Mitigation, Monitoring and Reporting Plan**

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
LAND USE AND PLANNING				
<ul style="list-style-type: none"> ▪ All development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes, including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as outlined in the approved 1998 Air Installation Compatible Use Zone (AICUZ). 	Master Developer	Prior to the issuance of any building permits	<ul style="list-style-type: none"> ▪ Review of plans to ensure that applicable codes and regulations are incorporated. 	March JPA
<ul style="list-style-type: none"> ▪ The Project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR §77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone. 	Master Developer	Prior to the issuance of any building permits	<ul style="list-style-type: none"> ▪ Review of site plans 	<ul style="list-style-type: none"> ▪ FAA ▪ ALUC
<ul style="list-style-type: none"> ▪ Prohibited uses, as outlined in the Specific Plan can not be within the established school buffer overlay district. 	Master Developer	Prior to the issuance of any building permits	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA
<ul style="list-style-type: none"> ▪ Project detention basins shall have the following features to limit bird activity: <ol style="list-style-type: none"> 1. The basin shall drain within approximately six hours to reduce the potential for plant growth 2. Regular maintenance activities shall include the removal of vegetation, with the exception of lot 49 3. Detention basins shall be monitored regularly to determine if they attract waterfowl or other birds 4. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds 	Master Developer	<ul style="list-style-type: none"> ▪ Prior to issuance of grading permits ▪ Scheduled Inspection 	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Scheduled Inspections 	March JPA

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TRANSPORTATION/TRAFFIC				
<p>The subdivider pay its fair share contribution towards the following improvements:</p> <ul style="list-style-type: none"> ▪ Alessandro Boulevard/Trautwein Road: add one westbound through lane and one eastbound through lane ▪ Alessandro Boulevard/I-215 northbound: provide one additional eastbound left turn lane ▪ Cactus Avenue/I-215 northbound: restripe one eastbound through lane to provide a left turn lane and restripe one westbound through lane to provide a right turn lane ▪ Van Buren Boulevard/Trautwein Road: add one westbound left and one westbound through lane 	Master Developer	Prior to the recordation of the Final Map for the first unit of Phase 3 of the Specific Plan	<ul style="list-style-type: none"> ▪ Confirmation of fair share payment or review of plans and specifications. 	March JPA
<p>Construct/assure¹ the following phase 1 transportation improvements:</p> <ul style="list-style-type: none"> ▪ Construct internal streets in Phase 1 ▪ Improve Alessandro/Sycamore Canyon Boulevard/Street Z intersection ▪ Widen Cactus Avenue RR Bridge (needed at 12,000 project trips) ▪ Improve Cactus Avenue/I-215 SB ramps (needed at 12,000 project trips) <p>To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.</p>	Master Developer	<ul style="list-style-type: none"> ▪ Prior to the recordation of Phase 2 Final Maps ▪ During Construction 	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA

¹ The “assurance” of a transportation improvement is defined in the Tentative Map Conditions of Approval

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<p>Construct/assure¹ the following phase 2 transportation improvements:</p> <ul style="list-style-type: none"> ▪ Construct internal streets in Phase 2 ▪ Widen Van Buren Blvd. to seven through lanes (4 westbound/3 eastbound) between I-215 and Brown Street ▪ Widen Van Buren Blvd. to six through lanes between Brown Street and the western edge of Phase 2 ▪ Improve Van Buren Blvd./I-215 interchange ▪ Provide/modify signal control at Van Buren Blvd/Street Z ▪ Provide signal control at Van Buren Blvd/Street “C” <p>To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.</p>	<p style="text-align: center;">Master Developer</p>	<ul style="list-style-type: none"> ▪ Prior to the recordation of Phase 3 Final Maps ▪ During Construction 	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	<p style="text-align: center;">March JPA</p>
<p>Construct/assure¹ the following phase 3 transportation improvements:</p> <ul style="list-style-type: none"> ▪ Construct internal streets in Phase 3 ▪ Half-width improvements on Barton Street (project frontage) ▪ Provide/modify signal control at Van Buren Blvd/Village West Drive ▪ Modify traffic signal at Orange Terrace Pkwy/Van Buren Blvd ▪ Provide signal control at Van Buren 	<p style="text-align: center;">Master Developer</p>	<ul style="list-style-type: none"> ▪ For Lurin/ Barton traffic signal, prior to the issuance of the certificate of occupancy for the first building that exceeds the level of 4.0 million square feet in Phase 3. ▪ For all other 	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	<p style="text-align: center;">March JPA</p>

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<p>Blvd/Coyote Bush Road</p> <ul style="list-style-type: none"> ▪ Modify traffic signal at Van Buren Blvd/Barton Street ▪ Provide signal control at Barton Street/Krameria Ave. ▪ Provide signal control at Barton Street/Lurin Ave. ▪ Extend Krameria Avenue to west (by others) ▪ Widen Van Buren Blvd. to provide six through lanes from the west edge of Phase 2 to Barton Street <p>To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.</p>		<p>improvements, prior to the issuance of the certificate of occupancy for the first building that exceeds the level of 2.0 million square feet in Phase 3.</p> <ul style="list-style-type: none"> ▪ During construction 		
<ul style="list-style-type: none"> ▪ Traffic volumes shall be monitored periodically to assure that the transportation infrastructure provides sufficient capacity to serve project volumes. Traffic monitoring shall occur at a minimum of five-year intervals. 	Master Developer	Update every five years and at intermittent periods when traffic thresholds are achieved.	<ul style="list-style-type: none"> ▪ Review of traffic study update 	March JPA
<ul style="list-style-type: none"> ▪ Accommodate a future multi-modal transportation center by RCTC in the North Campus, north of Cactus Avenue and south of Alessandro Boulevard 	Master Developer	Within 5 years of Specific Plan approval	<ul style="list-style-type: none"> ▪ March JPA formal coordination with RCTC 	March JPA
<ul style="list-style-type: none"> ▪ Provide site plan parking ratios as defined in the Specific Plan that limit the need for on-street parking 	Site Developer	Site plan review of each lot	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA

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<ul style="list-style-type: none"> ▪ Provide bicycle facilities that accommodate non-motorized circulation on the site and connect to routes in the Cities of Riverside and Moreno Valley 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Construct all internal roadways in accordance with the <i>County Road Improvement Standards and Specifications</i> with additional landscaping as identified in the Riverside County Integrated Project (RCIP). 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Collaborate with adjacent jurisdictions and agencies to facilitate improvements addressing the existing deficiency at the I-215/Van Buren Boulevard interchange. 	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Preparation and review of a Caltrans Project Study Report 	March JPA
<ul style="list-style-type: none"> ▪ Implement the Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-“drive alone” modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of Master Developer/RCTC/MJPA implementation agreement 	March JPA
<ul style="list-style-type: none"> ▪ Cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area 	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA

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<ul style="list-style-type: none"> ▪ Signage shall be provided at the Van Buren Boulevard intersections with Coyote Bush Road and Orange Terrace to discourage truck traffic on residential streets in the Orangecrest Development. Furthermore, the March JPA, as a responsible party, shall encourage the City of Riverside and Riverside County to review and consider appropriate legislation to eliminate or curtail truck traffic, exempting local deliveries, on Alessandro Boulevard and Van Buren Boulevard west of the March Business Center Development. 	<ul style="list-style-type: none"> ▪ Master Developer ▪ March JPA 	<ul style="list-style-type: none"> ▪ Prior to the issuance of the first certificate of phase 1 	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	<ul style="list-style-type: none"> ▪ March JPA
AIR QUALITY				
<ul style="list-style-type: none"> ▪ Implement the Transportation Demand Management (TDM), which will encourage the following: <ul style="list-style-type: none"> • Preferential parking spaces shall be offered to car pools and van pools. • Employers shall implement a compressed workweek schedule when feasible. • Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy. • Employers shall provide on-site child care facilities when feasible. • Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures. • Projects shall provide for video conferencing facilities to the extent possible. 	<ul style="list-style-type: none"> ▪ Master Developer 	<ul style="list-style-type: none"> ▪ Prior to the recordation of the first Final Map ▪ Site plan review 	<ul style="list-style-type: none"> ▪ Review of TDM plan ▪ Review of plans and specifications. 	<ul style="list-style-type: none"> ▪ RCTC ▪ March JPA

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<ul style="list-style-type: none"> • Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles. • Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements. 				
<ul style="list-style-type: none"> ▪ CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. 	Site Developer	Site plan review	<ul style="list-style-type: none"> ▪ Proposed facility permitting process 	South Coast Air Quality Management District March JPA
<ul style="list-style-type: none"> ▪ Cover or maintain at least two feet of freeboard for trucks hauling dirt, sand, gravel or in accordance with Section 23114 of the California Vehicle Code. 	Contractor	During construction	<ul style="list-style-type: none"> ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Pave construction access roads to the main roads to avoid dirt being carried on to the roadway. 	Contractor	Prior to grading within any final map area	<ul style="list-style-type: none"> ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Appoint a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters. 	Master Developer	Prior to grading within any final map area	<ul style="list-style-type: none"> ▪ Confirm construction relations officer is in place prior to grading 	March JPA

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<ul style="list-style-type: none"> ▪ Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities. 	Site Developer	After construction	<ul style="list-style-type: none"> ▪ Incorporate into project plans and specifications; ongoing during life of the project. 	March JPA
<ul style="list-style-type: none"> ▪ Landscape with appropriate drought-tolerant species to reduce water consumption. 	Master Developer Site	Ongoing during the life of the project	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
BIOLOGICAL RESOURCES				
<ul style="list-style-type: none"> ▪ Mitigate 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat. As of September 2002, the March JPA is responsible for 14.2 acres of mitigation at a 1:1 ratio, as 21 acres of USFWS approved occupied habitat have previously been acquired by the March JPA and serves as mitigation for 21 acres of SKR occupied habitat. 	March JPA	Prior to the recordation of the Phase 2 Final Map under the Specific Plan	<ul style="list-style-type: none"> ▪ Provide evidence of mitigation land acquisition 	March JPA
<ul style="list-style-type: none"> ▪ Mitigate for (78.4 acres discussed in the 1999 BO Clarification letter at a fee of \$500 per acre. 	Master Developer	Prior to the recordation of the first Final Map under the Specific Plan	<ul style="list-style-type: none"> ▪ Provide confirmation of payment to Riverside County Habitat Conservation Authority. 	March JPA
<ul style="list-style-type: none"> ▪ Avoid 13 acres of USFWS designated as least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas. 	Master Developer	Prior to the recordation of any Final Map under the Specific Plan	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ No construction activities shall occur during the nesting/breeding season until a qualified biologist has conducted a field review of the affected areas for occupancy by the least bell's vireo. 	Master Developer	Prior to the recordation of a Final Map within Phase 3 of the Specific Plan	<ul style="list-style-type: none"> ▪ Construction Inspection 	March JPA

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<ul style="list-style-type: none"> ▪ Obtain a 404 permit from the Army Corps of Engineers, prior to activity within the boundaries of waters of the U.S to assure conformance with requirements of Section 404 of the Clean Water Act. 	March JPA	Prior to the recordation of any Final Map under the Specific Plan	<ul style="list-style-type: none"> ▪ Obtain 404 application and permit issuance. 	ACOE
<ul style="list-style-type: none"> ▪ Obtain a 401 permit from the Santa Ana Regional Water Quality Control Board, prior to construction activity to assure conformance with the requirements of Section 404/401 of the Clean Water Act and the State of California Porter Cologne Water Quality Control Act. 	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	<ul style="list-style-type: none"> ▪ Obtain 401 application and permit issuance. 	RWQCB
<ul style="list-style-type: none"> ▪ Obtain a 1601-streambed alteration agreement from the California Department of Fish and Game (Eastern Sierra and Inland Desert Region 6), prior to activity within waters of the U.S to assure conformance with the Lake and Streambed Alteration permit requirements. 	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	<ul style="list-style-type: none"> ▪ Obtain 1601 application and permit issuance. 	CDFG
HAZARDS AND HAZARDOUS MATERIALS				
<ul style="list-style-type: none"> ▪ Project facilities located within one-quarter mile of an existing school shall not store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code. 	Lot Developer	Prior to the issuance of any building permits under the Specific Plan	<ul style="list-style-type: none"> ▪ Review of plans to ensure that applicable codes and regulations are incorporated. 	March JPA

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<ul style="list-style-type: none"> ▪ Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited. 	Site Developer	Prior to the issuance of any building permits under the Specific Plan	<ul style="list-style-type: none"> ▪ Review of plans and specifications by County Fire Marshall 	County of Riverside Fire Marshall
HYDROLOGY/WATER QUALITY				
<ul style="list-style-type: none"> ▪ Construct detention basins and improvements to the storm drain system for the final map area to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan. 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Construct sediment basins near inlets to the storm drain system to intercept sediment in accessible areas where maintenance is practical. 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA
<ul style="list-style-type: none"> ▪ Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented. 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	RWQCB March JPA
UTILITIES AND SERVICE SYSTEMS				
<ul style="list-style-type: none"> ▪ Construct the storm drain and flood control facilities for each final map area, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area. 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans to ensure that applicable codes and regulations are incorporated ▪ Construction Inspection 	March JPA

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<ul style="list-style-type: none"> ▪ Construct all storm drain and flood control facilities to the satisfaction of the March JPA engineer. 	<p style="text-align: center;">Master Developer</p>	<p>Prior to the issuance of the first certificate of occupancy for each phase</p>	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	<p style="text-align: center;">March JPA</p>
<ul style="list-style-type: none"> ▪ All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development. 	<p style="text-align: center;">Master Developer</p>	<p>Prior to the issuance of the first certificate of occupancy for each phase</p>	<ul style="list-style-type: none"> ▪ Construction Inspection 	<p style="text-align: center;">March JPA</p>
<ul style="list-style-type: none"> ▪ Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Lot Developer 	<p>Prior to the recordation of each final map and issuance of site development permits</p>	<ul style="list-style-type: none"> ▪ Construction Inspection 	<p style="text-align: center;">Contractor</p>
<ul style="list-style-type: none"> ▪ Use mulch and/or compost in the development and maintenance of landscape areas 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Lot Developer 	<p>Prior to the recordation of each final map and issuance of site development permits</p>	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Review of contracts for maintenance of public landscape areas 	<p style="text-align: center;">March JPA</p>
<ul style="list-style-type: none"> ▪ Minimize and/or divert from landfill disposal construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities. 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Contractor ▪ Lot Developer 	<p>Prior to the recordation of each final map and issuance of site development permits</p>	<ul style="list-style-type: none"> ▪ Construction Inspection 	<p style="text-align: center;">March JPA</p>
<ul style="list-style-type: none"> ▪ Prepare a Recyclables Collection and Loading Area plot plan 	<p style="text-align: center;">Lot Developer</p>	<p>Prior to building permit issuance</p>	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	<p style="text-align: center;">March JPA</p>

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<ul style="list-style-type: none"> ▪ Monitor wastewater flows relative to the capacity of Pump Station 3586 so that future improvements will be in place before the capacity of the pump station is reached. 	Master Developer	<ul style="list-style-type: none"> ▪ During construction 	<ul style="list-style-type: none"> ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Construct non-potable water system to meet “Purple” pipe standards for reclaimed water systems. 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Use a fireflow standard of 5,000 gallons per minute for the water distribution network. 	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
AESTHETICS				
<ul style="list-style-type: none"> ▪ Construct all landscaping in accordance with the approved landscape concept plan and March JPA Development Code 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Lot Developer 	Prior to the final acceptance of the improvements within each final map area	<ul style="list-style-type: none"> ▪ Review of landscape plans ▪ Construction Inspection 	March JPA
NOISE				
<ul style="list-style-type: none"> ▪ Prepare an acoustical analysis for all proposed projects within the established school buffer overlay district. If the acoustical analysis indicates noise levels from a proposed use will be in excess of the thresholds defined by the County of Riverside, then the March JPA will prohibit the use within the school overlay district. 	<ul style="list-style-type: none"> ▪ Lot Developer 	Prior to the issuance of a site development permit	<ul style="list-style-type: none"> ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts. 	Contractor	Prior to the issuance of the first grading permit under the Specific Plan	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA

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<ul style="list-style-type: none"> ▪ Review and update the location of noise sensitive receptors to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools. 	March JPA	Prior to the recordation of each final map	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA
<ul style="list-style-type: none"> ▪ Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors. 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Lot Developer 	Prior to building permit issuance	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA
<ul style="list-style-type: none"> ▪ All buildings located within the 65dBA noise contour will include appropriate sound attenuation devices within its construction. 	Lot Developer	Prior to building permit issuance	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction Inspection 	March JPA
<ul style="list-style-type: none"> ▪ Separate industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) sufficiently to reduce the noise impact to sensitive receptors to an insignificant level. 	Master Developer	Site plan review	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA
<ul style="list-style-type: none"> ▪ Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips. 	Master Developer	Site plan review	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA
GEOLOGY AND SOILS				
<ul style="list-style-type: none"> ▪ All grading shall be designed in accordance with the grading outlined in the March JPA Development Code. 	Master Developer	Prior to issuance of any grading permit	<ul style="list-style-type: none"> ▪ Review of plans and specifications 	March JPA

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<ul style="list-style-type: none"> ▪ The grading and construction of the project site complies with the geotechnical recommendations contained in the <i>Preliminary Geotechnical Investigation: March Business Park Phases 1-3</i> prepared by Inland Foundation Engineering, Inc dated July 10, 2002. 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Contractor 	<ul style="list-style-type: none"> ▪ Prior to issuance of any grading permit 	<ul style="list-style-type: none"> ▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated. ▪ Construction Inspection 	<ul style="list-style-type: none"> ▪ March JPA
<ul style="list-style-type: none"> ▪ All future development use proper erosion control measures during and following construction. 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Contractor 	<ul style="list-style-type: none"> ▪ Preparation of bid documents ▪ Verification during construction 	<ul style="list-style-type: none"> ▪ Review of bid documents to ensure that applicable codes and regulations are incorporated. ▪ Inspection during construction to ensure that measures are implemented. 	<ul style="list-style-type: none"> ▪ March JPA
<ul style="list-style-type: none"> ▪ Revegetate all slopes with native plants compatible to the area to prevent erosion. 	<ul style="list-style-type: none"> ▪ Master Developer ▪ Contractor 	<ul style="list-style-type: none"> ▪ Incorporate into project plans and specifications ▪ During construction 	<ul style="list-style-type: none"> ▪ Review of plans and specifications ▪ Construction inspection 	<ul style="list-style-type: none"> ▪ March JPA
<ul style="list-style-type: none"> ▪ All proposed projects shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed. 	<ul style="list-style-type: none"> ▪ Master Developer 	<ul style="list-style-type: none"> ▪ Prior to building permit issuance 	<ul style="list-style-type: none"> ▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated. 	<ul style="list-style-type: none"> ▪ March JPA

**March Business Center Specific Plan Project
Mitigation, Monitoring and Reporting Plan**

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
CULTURAL RESOURCES				
<ul style="list-style-type: none"> ▪ If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan. 	Lot Developer	Ongoing during life of the Project	<ul style="list-style-type: none"> ▪ Construction Inspection 	March JPA
PUBLIC SERVICES				
<ul style="list-style-type: none"> ▪ Contract with the Riverside County Sheriff's Department to provide additional police service to the Specific Plan area. 	March JPA	Prior to the issuance of the first building permit	<ul style="list-style-type: none"> ▪ Confirm approved agreement with funding assured 	March JPA
<ul style="list-style-type: none"> ▪ Dedicate land within the proposed project for a future fire station. 	Master Developer	Prior to the recordation of any final map in Phase 3 that includes the fire station site	<ul style="list-style-type: none"> ▪ Final map review 	March JPA
<ul style="list-style-type: none"> ▪ All development within the elementary school buffer zone will abide by land use compatibility conditions as set forth in the March Business Center Specific Plan. 	Lot Developer	Prior to the issuance any building permit within the buffer zone	<ul style="list-style-type: none"> ▪ Review of plans to ensure that applicable codes and regulations are incorporated. 	March JPA

