

WEST CAMPUS UPPER PLATEAU

SPECIFIC PLAN NO. 9

Prepared for:
MARCH JOINT POWERS AUTHORITY

Developed by:
MERIDIAN PARK WEST, LLC

Prepared by:
T&B PLANNING, INC.



April 2024

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April 2024 | 7th Edition

Prepared for:

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ES EXECUTIVE SUMMARY

ES.1 PROJECT OVERVIEW

The West Campus Upper Plateau Specific Plan covers approximately 369.6 acres in the northwestern portion of the March Joint Powers Authority (MJPA). The Specific Plan property is located south of Alessandro Boulevard, west of Meridian Parkway, north of Grove Community Drive, and east of Trautwein Road. The City of Riverside surrounds the northern, western, and southern ends of the Specific Plan Area, along with some small County of Riverside "islands" north of the Specific Plan Area.

On September 12, 2012, a Settlement Agreement was entered between and among the Center for Biological Diversity (CBD), the San Bernardino Valley Audubon Society, MJPA, and LNR Riverside LLC as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.* (CBD Settlement Agreement, MJPA 2012). The CBD Settlement Agreement contemplated the division of northwestern acreage under the jurisdiction of the MJPA, including the Project site, into a Conservation Area, Developable Area, Proposed Park Area, and Water Quality/Open Space Area. This proposal provides approximately 445 acres of conservation easement outside of the Specific Plan Area, that when combined with other conserved areas, will create a total of more than approximately 664 acres of total conservation easement.

The location of the West Campus Upper Plateau in regional and local contexts is depicted in *Figure ES-1, Regional Location Map*, which shows the relationship of the Specific Plan property with nearby cities, counties, and unincorporated communities. *Figure ES-2, Local Vicinity Map*, depicts the surrounding land use of the Specific Plan Area.

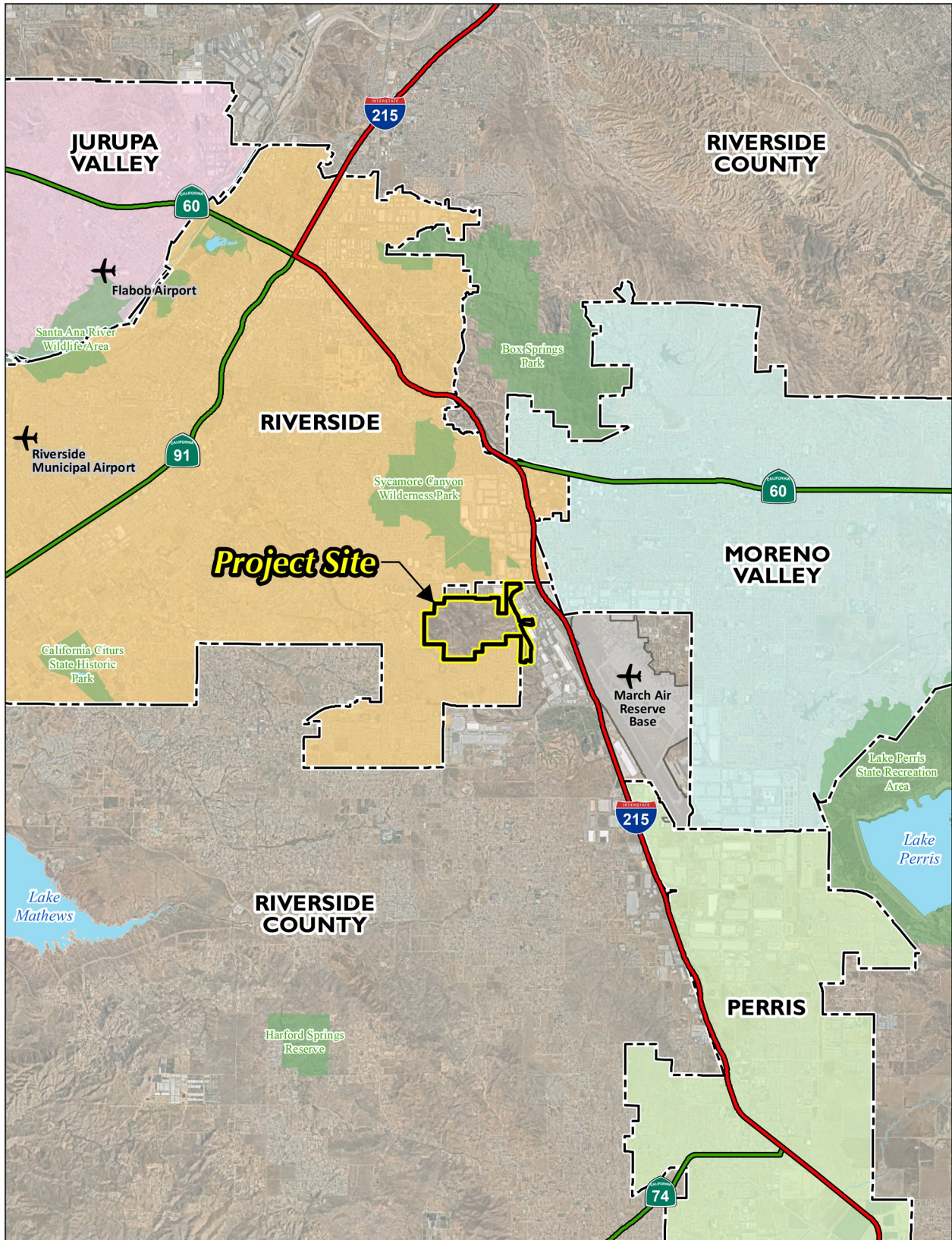
The information contained in this Specific Plan provides regulations and guidance for a development accommodating Business Park, Industrial, Mixed Use, Public Facilities, and Open Space land uses. The West Campus Upper Plateau Specific Plan is envisioned to contain industrial, business park, and non-residential mixed-use buildings supported by public roads and utility infrastructure systems, private driveways, parking lots, truck courts, lighting, landscaping, signage, and other functional and decorative features. Hiking and biking trails are provided within the Open Space surrounding the proposed development area to encourage recreational activities by surrounding residents, employees, and visitors.

The Business Park, Industrial, and Mixed Use land uses are surrounded by Open Space areas and the 445-acre conservation easement that provide a minimum 300' buffer for the nearby residents in the City of Riverside and County of Riverside. As designed, building users are expected to be a mixture of businesses that bring job opportunities and economic growth to the MJPA and the surrounding cities.

The following land use types specified in the MJPA General Plan would be developed as part of the West Campus Upper Plateau project:

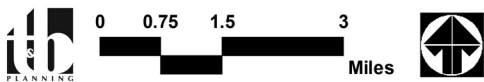
- **Business Park (BP):** including administrative, financial, light manufacturing, business enterprise, and commercial services.
- **Industrial (IND):** including manufacturing, warehousing, e-commerce and associated uses.

- **Mixed Use (MU):** complementary uses, including commercial retail, office, research and development, industrial, business enterprise, and others.
- **Park/Recreation/Open Space (P/R/OS):** primarily passive open spaces and recreational areas.
- **Public Facilities (PF):** range of public, quasi-public, and private uses such as public cultural and historical facilities, government facilities, public utilities, and major roads.

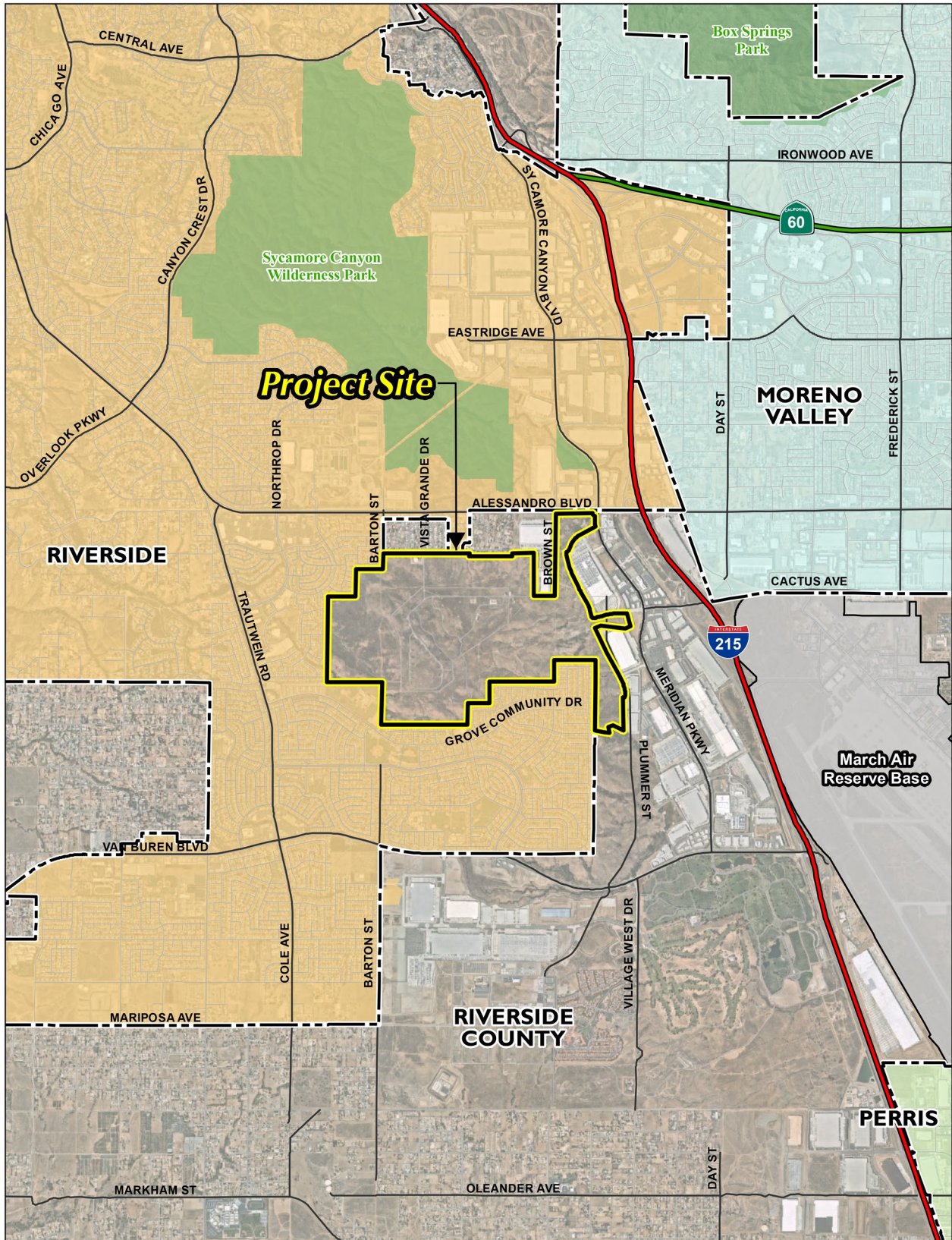


Source(s): ESRI, Nearmap (2021), RCTMLA (2021)

Figure ES-1

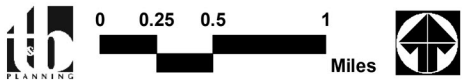


Regional Location Map



Source(s): ESRI, Nearmap (2021), RCTMLA (2021)

Figure ES-2



Local Vicinity Map

ES.2 OTHER GOVERNING DOCUMENTS

In addition to this Specific Plan, which includes a Land Use Plan, Infrastructure Plan, Development Regulations, Design Guidelines, and Implementation Plan, the following documents also contain applicable information relevant to the project site:

- March Joint Powers Authority General Plan. Established in 1999, the General Plan includes goals and policies pertaining to land use, transportation, noise/air quality, housing, resource management, and safety/risk management that pertain to approximately 4,400 acres of land administered by the March Joint Powers Authority.
- March Joint Powers Authority Development Code. These regulatory provisions govern topics on which this Specific Plan's development regulations do not address. Note: where the requirements of this Specific Plan differ from the requirements of the MJPA Development Code, this Specific Plan takes precedence.
- Air Installations Compatible Use Zone Study and Airport Land Use Compatibility Plan for the March Air Reserve Base. The Air Installations Compatible Use Zone Study was finalized in 2018. This document provides a land use compatibility analysis resulting in a number of policies and guidelines intended to ensure the continued operation of the March Air Reserve Base while minimizing hazards and impacts to the built environment and future development surround the Base.
- Mitigation Monitoring and Reporting Program (MMRP). An Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act (CEQA) for the West Campus Upper Plateau Specific Plan. The MMRP stipulates measures required to be implemented to mitigate the environmental effects associated with the future development represented in the Specific Plan Area.

ES.3 SPECIFIC PLAN COMPONENTS

The West Campus Upper Plateau Specific Plan is organized into the following chapters.

Chapter 1 – Introduction:

Describes the purpose and objectives of this Specific Plan, related entitlement approvals for implementing development, and the general relationship between this Specific Plan and the March Joint Powers Authority General Plan.

Chapter 2 – Land Use:

Describes the West Campus Upper Plateau's development plan, which includes Industrial, Business Park, Mixed Use, Public Facility, Park, Open Space, and Open Space – Conservation land uses. This chapter also provides information on the open space areas identified in the Specific Plan, which constitute the majority of acreage within the project area.

Chapter 3 – Development Regulations:

Provides information on various applicable development regulations in the MJPA, including permitted, conditional, and ancillary land use of the West Campus Upper Plateau. This chapter also includes development standards for the Specific Plan area.

Chapter 4 – Design Guidelines:

Provides the site planning, landscaping, and architectural theme within the West Campus Upper Plateau Specific Plan. This chapter provides guidelines on architectural design, landscape design, streetscapes, walls and fencing, and signage.

Chapter 5 – Transportation:

Describes the overall circulation and street network proposed to serve the Specific Plan, including street cross sections and integration/connection with the abutting existing road system.

Chapter 6 – Infrastructure and Grading:

Provides information on the planned backbone water, sewer, and storm drain systems; the planned dry utility network; and the preliminary grading concept for the development of the Specific Plan.

Chapter 7 – Implementation:

Provides the policies and procedures for the MJPA's review and approval of implementing projects within the West Campus Upper Plateau Specific Plan. This chapter describes the methods and procedures for interpreting and amending the Specific Plan, as necessary. A summary of maintenance responsibilities is also identified in this Chapter.

Chapter 8 – Consistency with the General Plan:

Include a matrix evaluating the consistency of the West Campus Upper Plateau Specific Plan to each of the applicable policies of the MJPA General Plan.

1 INTRODUCTION

1.1. SPECIFIC PLAN PURPOSE

The purpose of this Specific Plan is to guide and direct the development of the subject project site into a master-planned industrial park, known as the West Campus Upper Plateau. The site is located within the western portion of the March Joint Powers Authority (MJPA) jurisdiction, more specifically within the West March Planning Subarea, west of the current terminus of Cactus Avenue. Projects proposed for development within the boundaries of the West Campus Upper Plateau Specific Plan are required to demonstrate substantial conformity with the standards and information contained in this Specific Plan.

Situated near Interstate 215 with access to two additional major freeways, development within the West Campus Upper Plateau is poised to successfully accommodate users who rely upon access and proximity to the local and regional transportation network. The Specific Plan area is located less than one mile west of Interstate 215, less than 3 miles southwest of State Route 60, and approximately 6 miles southeast of State Route 91. Proximity to these routes provide not only the ability to quickly receive material and move goods but also provide ease of workforce access. *Figure 1-1, Aerial Photograph*, depicts the surrounding land use of the Specific Plan area.

1.2. SPECIFIC PLAN OBJECTIVES

This Specific Plan achieves the following objectives:

- Provide a land use plan for the development of a state-of-the-art commerce area that accommodates modern business and industrial activities.
- Attract and sustain industrial, business park and mixed uses within the Specific Plan area that are buffered from sensitive uses by ample open space and landscape.
- Locate businesses that rely on transportation efficiency in an area of the MJPA that offers convenient access to the state highway system.
- Provide opportunities for positive economic benefit to the MJPA and region, including new net revenues which can be used for vital services.
- Diversify the MJPA's range of employment-generating land uses.
- Provide opportunities for the development and operation of active and passive use parks and trails that take advantage of and embrace the location.
- Identify capital improvements for water, recycled water, sewer, storm drain, and circulation facilities that serve planned land uses within and adjacent to the Specific Plan area.
- Define guidelines and standards for architecture, landscaping, entry monuments/signage, and walls and fencing within the Specific Plan area.
- Set forth a development phasing sequence that is aligned with a logical sequence for the installation of supporting on-site and off-site infrastructure.
- Provide consideration for compatibility of new development with existing adjoining sensitive land uses through comprehensive development and design standards.
- Prioritize compatibility of new development with existing adjoining sensitive land uses, particularly residential neighborhoods, park and recreation areas, schools and places of worship through comprehensive and context-sensitive development and design standards.

- Implement the terms and conditions agree upon in the September 12, 2012, Settlement Agreement entered into between and among the CBD, the San Bernardino Audubon Society, MJPA, and LNR Riverside LLC, as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.*



Source(s): ESRI, Nearmap (2021), RCTMLA (2021)

Figure 1-1



Aerial Photograph

1.3. AUTHORITY

This Specific Plan is a regulatory document prepared pursuant to the provisions of California Government Code §§ 65450 through 65457, which grants local government agencies the authority to prepare Specific Plans for the systematic implementation of their General Plan for all or part of the area covered by the General Plan. While the March Joint Powers Authority General Plan covers over 4,400 acres, this Specific Plan concentrates on the future development of the approximately 817.9-acre West Campus Upper Plateau property.

California Government Code §§ 65450 through 65457 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to California Government Code § 65451:

- (a) A Specific Plan shall include text and a diagram which specify all the following in detail:
- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures, necessary to carry out items (1), (2), and (3).
- (b) The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

This Specific Plan includes each of the required elements listed above and establishes the essential link between the policies of the March Joint Powers Authority General Plan and the West Campus Upper Plateau property. All future development plans and implementing construction activities within this Specific Plan are required to be consistent with the requirements set forth in this Specific Plan and with all other applicable March JPA regulations.

1.4. BACKGROUND AND HISTORY

Since 1988, the federal government closed and realigned military bases throughout the United States. In order to limit the economic disruption caused by base closures, the California State Legislature authorized the formation of joint powers authorities to regulate the redevelopment of closed/realigned military installations. Joint powers authorities are empowered to activate a redevelopment agency for each base to be closed. In 1993, the federal government, through the Defense Base Closure and Realignment Commission, called for the realignment of March Air Force Base (MAFB) and for a substantial reduction in its military use. In April 1996, MAFB was re-designed as an Air Reserve Base (ARB). The cities of Moreno Valley, Perris, and Riverside, and the County of Riverside formed the



March Joint Powers Authority (MJPA), which continues to serve as the reuse authority for the over 4,400 acres of declared surplus property. The MJPA prepared several planning, policy, and regulatory documents to guide the redevelopment of the former MAFB. These documents include:

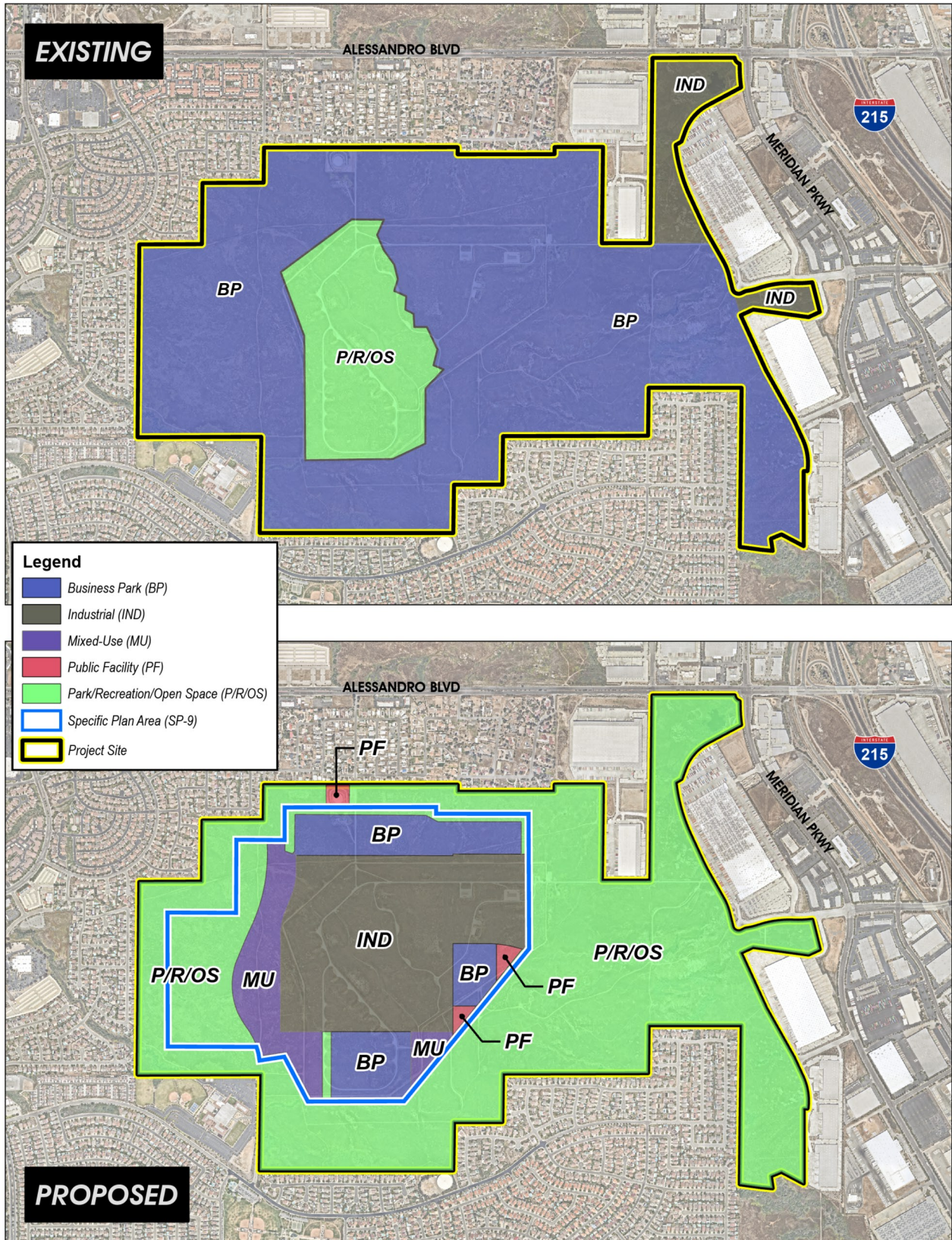
- March Air Force Base Master Reuse Plan, MJPA (October 1996)
- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (June 1996)
- March Joint Powers Authority Development Code (July 1997)
- General Plan for the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- March Business Center Statutory Development Agreement (2003)
- MJPA General Plan Amendment in conjunction with March Business Center Specific Plan (SP-1) (February 2003)
- March Business Center Design Guidelines (2003)
- Final Air Installations Compatible Use Zone Study, March Air Reserve Base (2018)

On September 12, 2012, a Settlement Agreement was entered between and among the Center for Biological Diversity (CBD), the San Bernardino Valley Audubon Society, MJPA, and LNR Riverside LLC as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.* (CBD Settlement Agreement, MJPA 2012). The CBD Settlement Agreement contemplated the division of the Project site into a Conservation Area, Developable Area, Proposed Park Area and Water Quality/Open Space Area. The Specific Plan land use plan contain herein is designed representative of and to be consistent with this Settlement Agreement.

1.5. PLANNING CONTEXT

Figure 1-2, *Existing & Proposed General Plan Land Uses*, depicts the current and proposed General Plan land use designations in the West Campus Upper Plateau Specific Plan Area. Figure 1-3, *Existing and Proposed Zoning*, depict the existing and proposed zoning for the West Campus Upper Plateau.



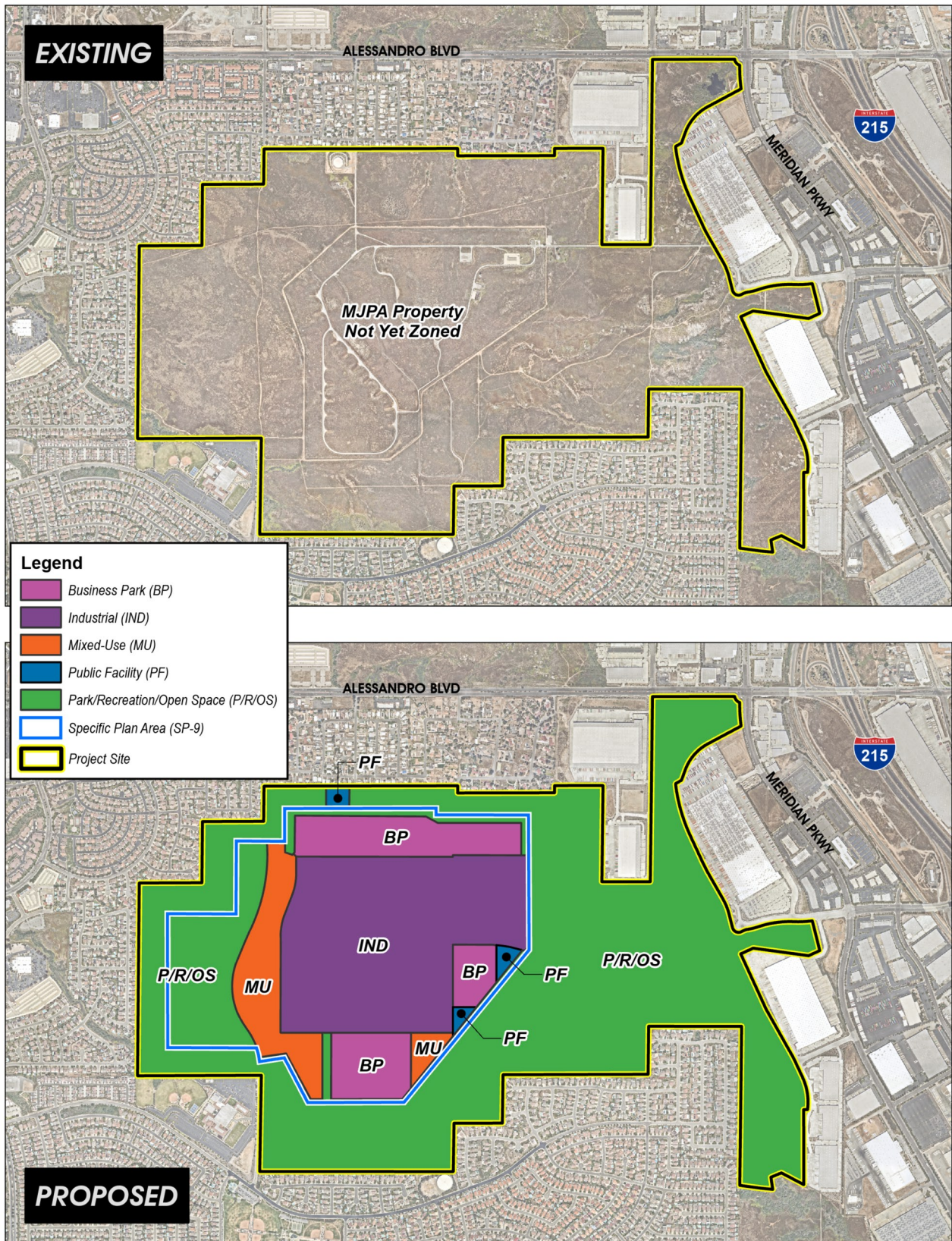


Source(s): ESRI, March JPA General Plan (2017), Nearmap (2021)

Figure 1-2



Existing & Proposed General Plan Land Uses



Source(s): ESRI, March JPA (2021), Nearmap (2021)

Figure 1-3



Existing & Proposed Zoning

1.6. ENVIRONMENTAL IMPACT REPORT

An EIR was prepared (SCH No. 2021110304) in accordance with the provisions under CEQA to evaluate and disclose the potential environmental consequences of the West Campus Upper Plateau Specific Plan. The EIR serves as a project-wide environmental document for the West Campus Upper Plateau Specific Plan Area. The March Joint Powers Authority (MJPA) serves as the lead agency in the preparation and certification of the EIR. The West Campus Upper Plateau Specific Plan and EIR jointly serve a path to develop the Specific Plan Area as intended, taking into account applicable policies, goals, objectives, and environmental considerations of the MJPA General Plan.



1.7. DISCRETIONARY ACTIONS

The following discretionary actions will be required as part of the West Campus Upper Plateau Specific Plan:

- **GENERAL PLAN AMENDMENT:** A General Plan Amendment to the land use plan described herein is necessary to reflect the changes to land uses and ultimate roadway configuration as represented in *Figure 1-2, Existing & Proposed General Plan Land Uses*. The General Plan Amendment will designate approximately 369.60 acres as Specific Plan SP-9, 445.43 acres as Parks/Recreation/Open Space (P/R/OS) and 2.87 acres of Public Facility (PF). The P/R/OS designated area includes approximately 12 acres of public streets.
- **SPECIFIC PLAN AND CHANGE OF ZONE:** The West Campus Upper Plateau Specific Plan requires review by and approval of the MJPA. Once adopted, this Specific plan will create a comprehensive land use document that identifies and defines land uses within the Specific Plan. A Change of Zone will take place concurrently with the review and approval of the Specific Plan. Under the existing MJPA Zoning Map, the West Campus Upper Plateau Specific Plan Area did not have zoning designations identified. The West Campus Upper Plateau will add 42.22 acres of Mixed-Use, 65.32 acres of Business Park, 143.31 acres of Industrial, 5.71 acres of Public Facilities, and 523.43 acres of Park/Recreation/Open Space designation to the Project site.
- **TENTATIVE TRACT MAP:** A Tentative Tract Map will be approved by the MJPA for the Specific Plan Area indicating the approximate boundaries and dimensions of parcels and streets. Following the Tentative Tract Map, a Final Map will become the legal document that identifies the developable parcels within the Specific Plan. The Tentative Tract Map will cover the entire Specific Plan Area, the Conservation easement, and the Eastern Municipal Water District water tank site.

- **PLOT PLANS:** All development within the Specific Plan property shall be subjected to a Plot Plan review. Adoption of this Specific Plan by the MJPAs includes the design guidelines contained in *Chapter 4, Design Guidelines*, which shall be the design criteria by which development projects with the Specific Plan shall be reviewed during the Plot Plan review. At the preparation of the Specific Plan, two Plot Plans (PP 21-03 and PP 21-04) have been submitted to the MJPAs for review and approval.
- **DEVELOPMENT AGREEMENT:** Due to the scale and complexity of the Project, 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 2012 Settlement Agreement, and provision of new public benefits, including, but not limited to, expansion of employment opportunities for area residents.

2 LAND USE

2.1. LAND USE OVERVIEW

This chapter identifies the types of land uses to be allowed in the Specific Plan Area and provides regulations and standards to govern future development. In accordance with the General Plan, this Specific Plan accommodates land uses that support future growth and development in the area. The West Campus Upper Plateau Specific Plan Land Use provisions reference the following policies, regulations, and guidelines:

- MJPA General Plan (1999)
- MJPA Development Code (1997)

This chapter specifies broad land use categories that will guide the development of the Specific Plan Area. Within each broad category, specific land uses are identified, together with an indication of whether such uses are permitted, subject to a conditional use permit, or not allowed. In addition, development regulations that will govern the development of the individual projects comprising the West Campus Upper Plateau are described.

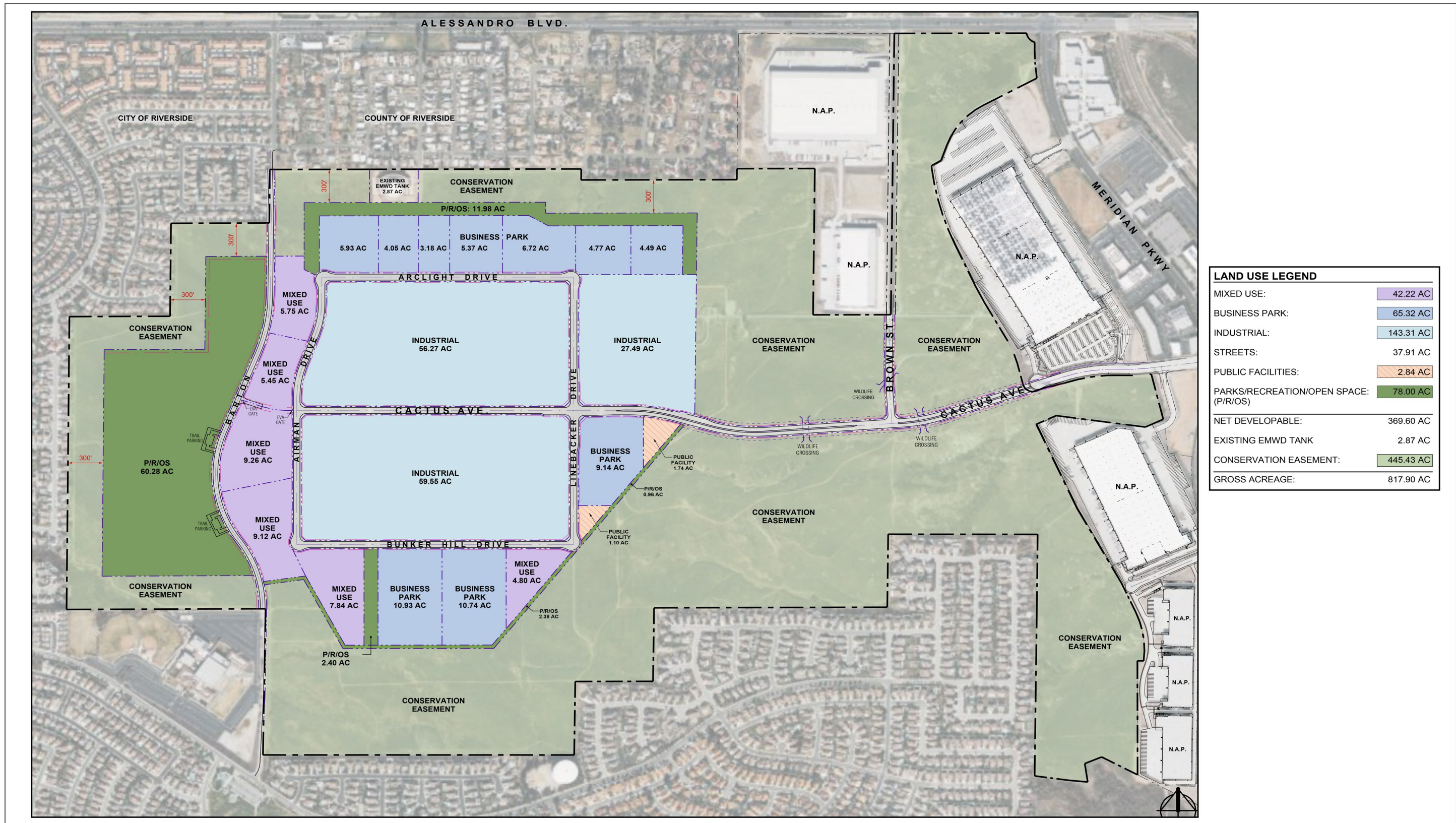
2.2. PURPOSE AND APPLICABILITY

The following items describe the relationship of the Specific Plan land use regulations in the context of other land use documents developed by the JPA.

1. Terms used in these regulations and guidelines shall have the same definitions as given in the MJPA Development Code ("Development Code") and the General Plan of the MJPA ("General Plan") unless otherwise defined in the Specific Plan.
2. Any details or issues not specifically covered in the Specific Plan regulations shall be subject to the regulations of the Development Code
3. The Specific Plan Land Use regulations are adopted pursuant to Section 65450 of the State of California Government Code et seq. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Specific Plan Area.

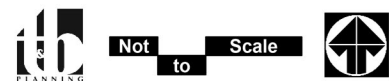
2.3. LAND USE COMPATIBILITY

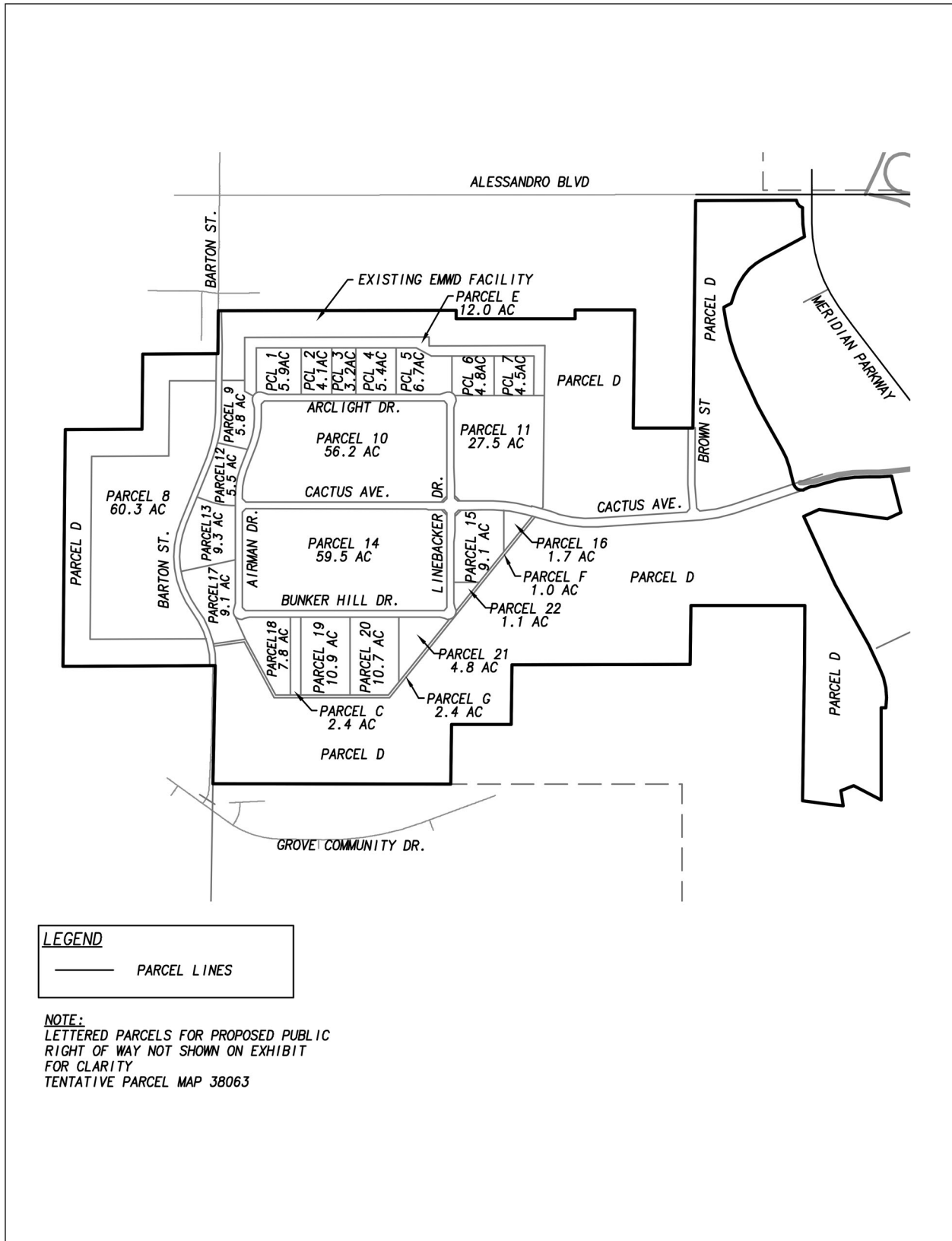
The Specific Plan establishes development patterns to limit the potential for land use conflicts, both within the West Campus Upper Plateau and in relation to other uses in the vicinity. Land use compatibility with other adjoining sensitive uses is further analyzed in Section 4.10, *Land Use and Planning*, of the West Campus Upper Plateau Project EIR. A key consideration guiding the development is the proximity of Air Reserve Base Runway 14/32. The Riverside County Airport Land Use Commission published the March Air Reserve Base/Inland Port Airport Land Use Compatibility Map in 2014. This plan established land use restrictions within Airport Influence Area, which consist of imaginary surfaces extending outward from an airport's runway. In 2018, an Air Installation Compatible Use Zone (AICUZ) Study was completed to identify land use restrictions and height limitations within the Airport Influence Area. Additional information regarding aviation regulations is provided in Section 2.5 below.



Source(s): RGA (01-17-2023)

Figure 2-1





Source(s): DRC Engineering (01-06-2023)

Figure 2-2



Not to Scale



Proposed TPM Exhibit

2.4. LAND USE PLAN

The West Campus Upper Plateau Specific Plan is a 369.6-acre master-planned industrial park that provides industrial, business park, mixed-use, and open space and recreational use. The open space and parks are also provided for the employees of the West Campus Upper Plateau, visitors, and the surrounding residents. *Figure 2-1, Conceptual Land Use Plan*, and *Figure 2-2, Proposed TPM Exhibit*, depict the physical arrangement and the major roads within the Specific Plan Area. *Table 2-1, Land Use Plan Statistical Summary*, provides the acreages and development intensity for each land use designation within the West Campus Upper Plateau Specific Plan.

This section of the Specific Plan identifies the following five land use districts: Business Park, Industrial, Mixed Use, Park/Recreation/Open Space, and Public Facility. These districts are summarized below:

Business Park:

Business Park uses include administrative, financial, governmental, and community support services; research and development centers; light manufacturing; business enterprise; and emergency services. Business Park areas are generally served by collector roadways, providing automobile and non-vehicular access. Development in this category, except for warehousing, is generally within a campus-like setting or cluster development pattern. Outdoor storage as a primary use is prohibited.

Industrial:

Industrial may support a wide range of manufacturing and non-manufacturing uses from warehouse and distribution facilities to industrial activities. Uses supported include warehousing/distribution and assemblage of non-hazardous products and materials or retailing related to manufacturing activity. Uses may include limited open storage, office/industrial park; light industry; manufacturing; research and development centers; maintenance shops; and emergency services center. The area devoted to outdoor storage may not exceed more than 25% of the building area.

Mixed-Use:

Mixed uses include a variety of complementary land uses, including commercial, business park, office, medical, research and development, business enterprise, and services. Industrial and outdoor storage are prohibited.

Park/Recreation/Open Space:

Park/Recreation/Open Space uses include all passive and active park or recreation areas whether private or public in the Planning Area. Active recreation activities include outdoor athletic fields and public parklands. Passive activities include natural preserves with trails, along with designated arid natural open space areas. The Park/Recreation/Open Space uses will also include civic uses such as police and fire substations.

Public Facility:

Though only a limited amount of acreage is provided for this district, Public Facility uses include a wide range of public, quasi-public, and private uses such as public cultural and historical facilities, government administrative offices and facilities, public utilities, and major transportation corridors. However, land uses determined to be sensitive to, or incompatible with aviation operations shall be excluded.

Table 2-1 Land Use Plan Statistical Summary

Land Use Designation	Acreages	Maximum Floor Area Ratio	Maximum Building Square Footage ¹
Mixed Use	42.22	0.35	643,686 SF
Business Park	65.32	0.45	1,280,403 SF
Industrial	143.31	0.50	3,121,292 SF
Public Facilities	2.84	---	---
Open Space	78.00	---	---
Roadway	37.91		
Total Developable	369.60		5,045,381 SF
Open Space - Conservation	445.43	---	---
Existing EMWD Tank	2.87	--	--
Total	817.90		5,045,381 SF

¹ The West Campus Upper Plateau Specific Plan EIR assumes the building square footage at 4,986,650 SF, which is 59,000 SF less than the Specific Plan's maximum allowable building square footage.

2.5. OVERLAY DISTRICTS

The Specific Plan area contains overlay zones within its boundaries. *Figure 2-3, MARB Land Use Compatibility Map*, depicts the location of the Inner Approach/Departure Zone (B1), High Noise Zone (B2), Primary Approach/Departure Zone (C1), and the Flight Corridor Zone (C2). To ensure consistency with the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, this Specific Plan provides land use regulations relating to safety (both for air navigation and for people within the West Campus Upper Plateau), noise impacts, and building heights. The following paragraphs summarize these regulations.

2.5.1. AVIATION SAFETY REGULATIONS

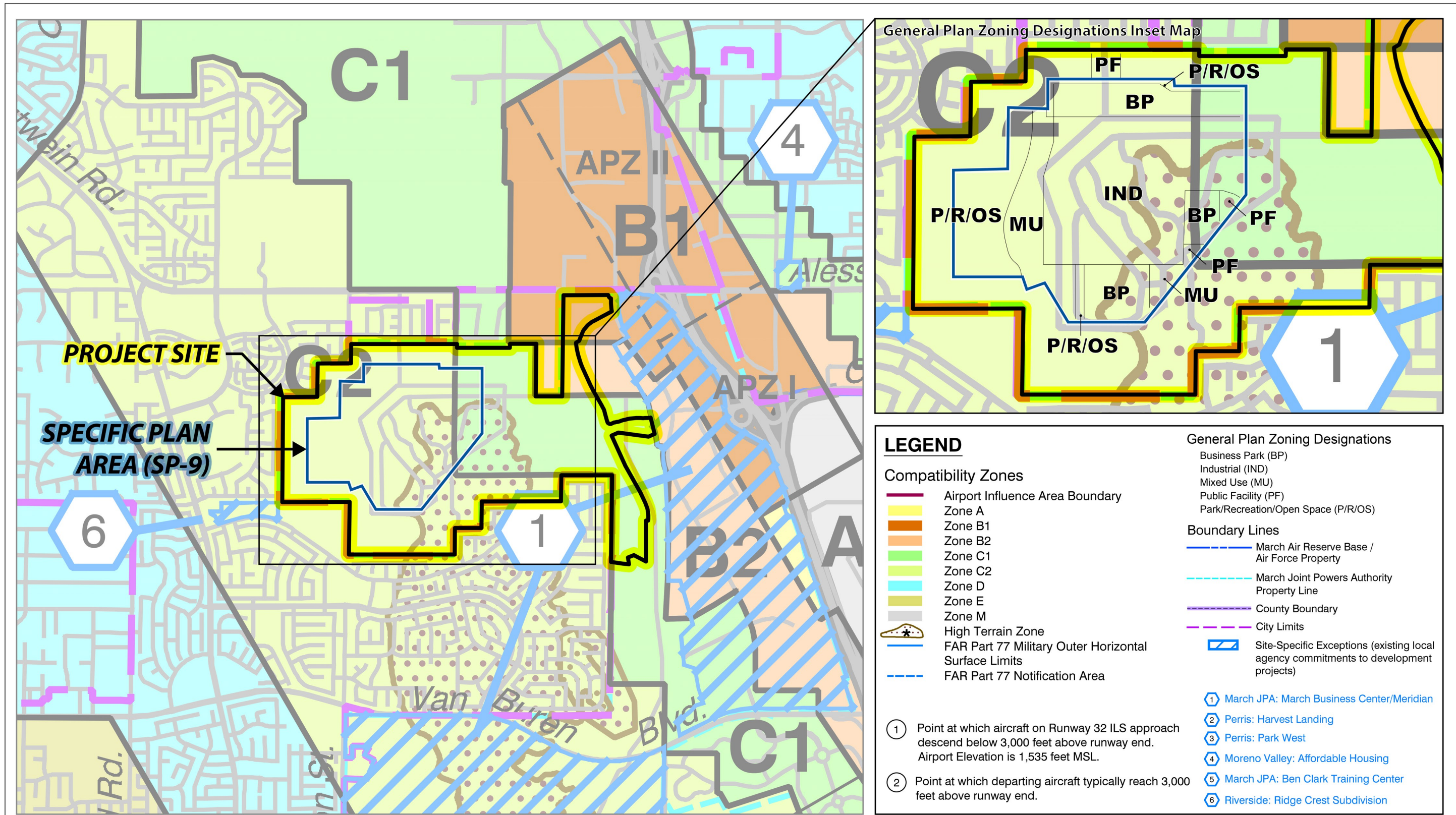
Figure 2-3, MARB Land Use Compatibility Map, shows the location of the project in relationship to the various land use compatibility zones in association with the March Air Reserve Base. The Specific Plan is within zones C1 and C2. Depending upon the compatibility zone, certain land uses are prohibited or discouraged due to their proximity to the airport. Any prohibited or discouraged uses must be reviewed by the Riverside County Airport Land Use Commission. Additional information regarding prohibited and discouraged land uses can be found in Table MA-2 as annotated with footnotes of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan.

Regulations relating to the safety of air navigation are as follows:

- The Final Map shall convey an aviation easement to the March JPA
- Lighting Plans for any development shall be reviewed and approved by the Airport Land Use Commission (ALUC) and the Air Force Reserve
- Uses that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft during initial climb or final approach shall be prohibited
- Uses that would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport are prohibited
- Use of rooftop solar panels shall be reviewed and approved by the JPA and shall include a glint and glare study to be reviewed by March Air Reserve Base Officials

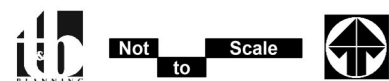
- Uses that generate smoke or water vapor which would affect safe air navigation shall be prohibited
- Uses that generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation shall be prohibited
- Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, and places of assembly are prohibited
- Highly noise-sensitive outdoor nonresidential uses such as sports stadiums, amphitheaters, concert halls, and drive-in theaters are prohibited
- New outdoor lighting that is installed shall be hooded or shielded 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
- Any proposed stormwater basins of facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storms, and remain totally dry between rainfalls
- Vegetation shall not provide food or cover for birds. Landscaping in and around the stormwater basins shall not include trees or shrubs that produce seeds, fruits, or berries.
- Any attractants to wildlife are prohibited within the West Campus Upper Plateau Specific Plan as it may cause potential flight hazards

The guidance in the Specific Plan acknowledges the Settlement Agreement that was entered into between and among the parties in 2012 (see Section 2.6.2). However, the Specific Plan is located within the Airport Influence Area for March ARB and subject to applicable policies set forth by the Riverside County Airport Land Use Commission (RCALUC) as well as regulations and guidance set forth by the U.S. Department of Defense (military operations) and the Federal Aviation Administration (civil aviation). A Bird/Wildlife Air Strike Hazard (BASH) Plan is in place for March ARB. In the event that the conditions within the Plan Area, including areas within conservation easements, are identified as attracting potentially hazardous wildlife or increasing wildlife risks to aircraft operations, the land use shall be modified to remove the hazard. In the event that the remedial action conflicts with the conservation easement and goals, aviation safety shall prevail.



Source(s): March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (11-13-2014)

Figure 2-3



2.5.2. AVIATION NOISE REGULATIONS

Uses within the West Campus Upper Plateau Specific Plan Area are primarily industrial, commercial, and open space. The associated uses are not considered as sensitive uses and will not be impacted by noise from the March ARB. Furthermore, noise sensitive uses including churches, places of assembly, museums, private clubs, fraternal organizations, and trade schools are not permitted.

2.5.3. AVIATION BUILDING HEIGHTS REGULATIONS

A further limitation on site development is the height of structures in the vicinity of the runway. Federal Aviation Regulations (FAR) Part 77 defines a variety of imaginary surfaces around airports, including a horizontal surface and a conical surface. FAR Part 77 is not an absolute height limit. Instead, it is a guideline used by the FAA to identify structures that may constitute a hazard to air navigation. Any construction or alteration of greater height than an imaginary surface extending upward and outward at a 100 to 1 slope from the nearest point of the runway (see FAR §77.13.2.i) will require the preparation of FAA Notice of Proposed Construction or Alteration (form 7460-1). If a hazard to air navigation is identified, then the FAA will issue a determination of hazard to air navigation. However, the FAA does not have the authority to prevent encroachment; it is up to the local land use authority to enforce the recommendation.

Figure A-1, MARB Airspace Protection Surfaces in Appendix A is a land use compatibility map that shows FAR Part 77 surfaces adjacent to MARB. As shown in this exhibit, terrain elevations (without structures) penetrate the conical surface on the Specific Plan Area, east of Barton Street. Depending on the elevation of the finished grade and height of the proposed structure, future development in West Campus Upper Plateau Specific Plan may penetrate the Part 77 surfaces. Development proposals in West Campus Upper Plateau will file form 7460-1 as appropriate based on §77.13.2.i.

Figure 2-3, MARB Land Use Compatibility Map, shows the location of the Height Caution Zone. This zone is defined as the area where the maximum allowable building height plus the rough grading plan elevation penetrates the Part 77 surface. Within the Height Caution Zone, ALUC review will be required for any proposed objects and buildings.

2.6. OPEN SPACE

The West Campus Upper Plateau Specific Plan reserves approximately 60 acres of Parks/Recreation/Open Space area for a future active use park. Furthermore, outside of the Specific Plan boundary, approximately 445.4 acres of Open Space – Conservation will be preserved to provide both active and passive use opportunities, as well as habitat value and aesthetic benefit to the area.

2.6.1. OPEN SPACE AREA

An Open Space area approximately 60 acres in size will be located in the western segment of the Specific Plan Area, west of and adjacent to Barton Street. This area will be designated for hiking trails and other active uses. The 60-acre active use park site will be graded with utilities stubbed at the border. A conceptual park design is provided in *Figure 2-4, Conceptual 60-Acre Park Design*. The park will provide both active and passive recreation amenities, however, the final design and amenities will be based on a Parks Feasibility Study. Trailhead locations will be provided adjacent to and west of Barton Street. Each trailhead will provide benches, information kiosks, and other amenities for trail users. This is further represented in *Figure 2-5, Typical Trailhead Concept*.

2.6.2. OPEN SPACE CONSERVATION AREA

The Project includes a Conservation Area outside the Specific Plan boundary as part of the Settlement Agreement that was entered between and among the Center for Biological Diversity, the San Bernardino Valley Audubon Society, MJPA, and LNR Riverside LLC in 2012. The Conservation Area will surround the West Campus Upper Plateau development area, providing a buffer to the surrounding residential area in the City and County of Riverside. Most of the Conservation Area is proposed east of the Specific Plan Area. The Conservation Area provides approximately 445 acres of conservation easement, that when combined with other conserved areas, will create a total of more than approximately 664 acres of conservation area. Wildlife crossings will be provided under Cactus Avenue and Brown Street. *Figure 2-6, Conceptual Wildlife Crossing Key Map*, provides the location of the proposed wildlife crossing. *Figure 2-7a, 2-7b, and 2-7c, Conceptual Wildlife Crossing Design*, shows the typical wildlife crossing designs, and *Figure 2-8, Conceptual Wildlife Crossing Cross Section*, shows the typical wildlife crossing cross sections. The proposed wildlife crossings will comply with section B.13 of the Audubon/U.S. Fish & Wildlife Services SA standards, with culverts having dimensions of at least 6' high and 20' wide. Additionally, there are several existing recreational trails throughout the open space conservation area. The Project proposes to retain many of these trails and provide for continued public use. This is further represented in Specific Plan Section 5.2.

As identified in the adopted Airport Land Use Compatibility Plan for the March ARB/Inland Port and discussed in Section 2.5.1, the creation of potentially hazardous wildlife attractants is prohibited. If conditions within the Plan Area, including areas within conservation easements, are identified as attractive to potentially hazardous wildlife, the land use or attractant shall be modified to remove or mitigate the hazardous wildlife attractant. In the event that the remedial action conflicts with the conservation easement, aviation safety shall prevail. A qualified airport wildlife biologist shall review proposed measures to remove or mitigate the hazardous wildlife attractant and any necessary changes to the Settlement Agreement or associated conservation easement.



Source(s): RHA (04-25-2024)

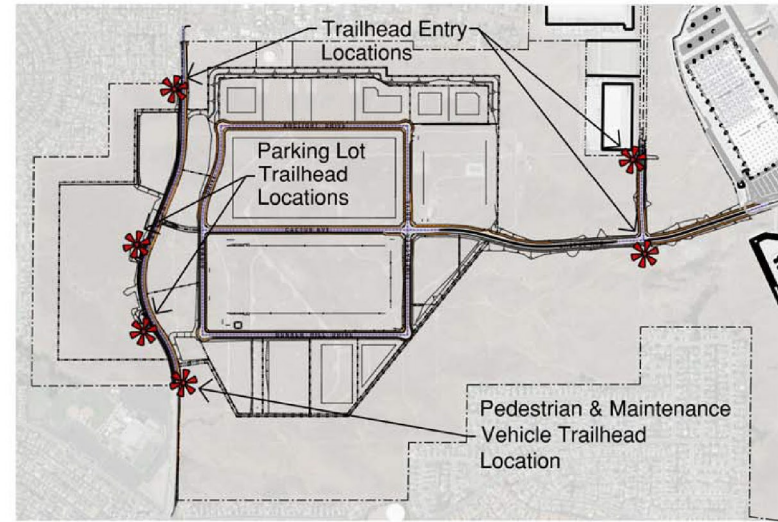
Figure 2-4



Not to Scale



Conceptual 60-Acre Park Design



Concrete Bench



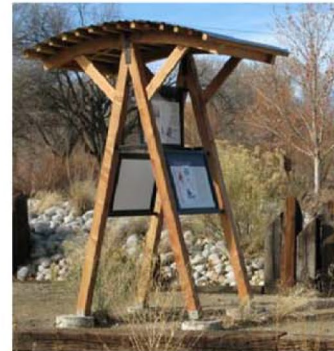
Composite Split-Rail Fencing



Waste & Recycling Receptacles



Trailhead Maintenance Vehicle Gate- Pedestrian Opening To Be Provided Adjacent to Gate (not shown)



Information Kiosk with Educational Signage



Educational Signage at Kiosks- Designed for MJPA Conservation Area



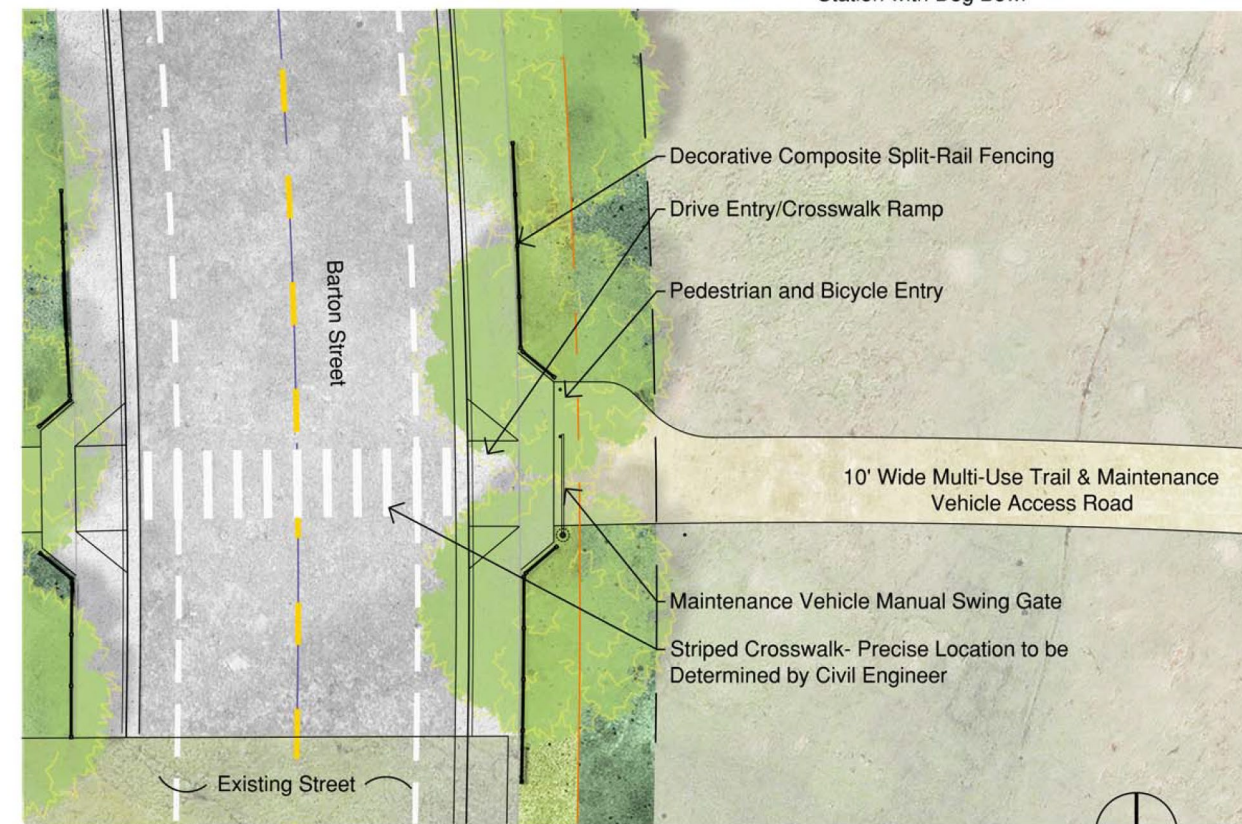
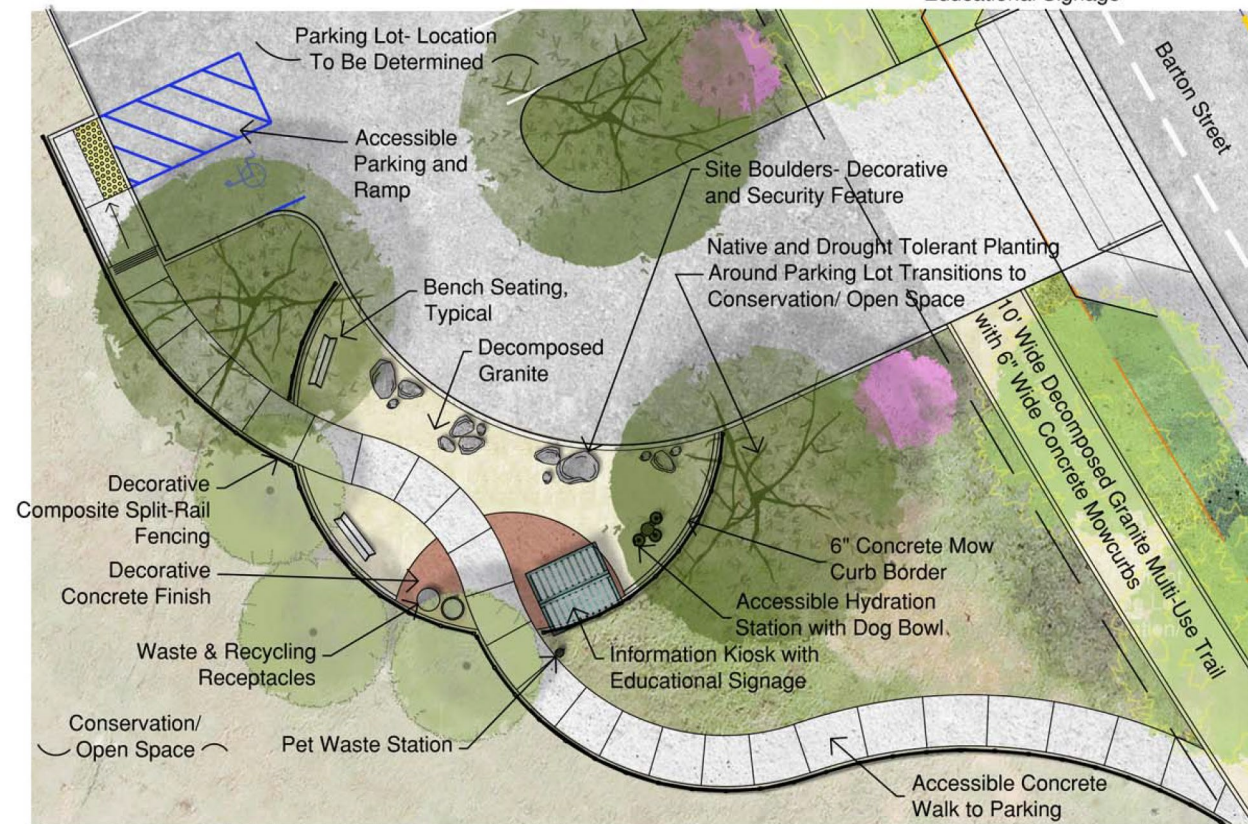
Educational Signage at All Trailhead Locations- Designed for MJPA Conservation Area



Accessible Hydration Station with Dog Bowl

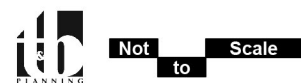


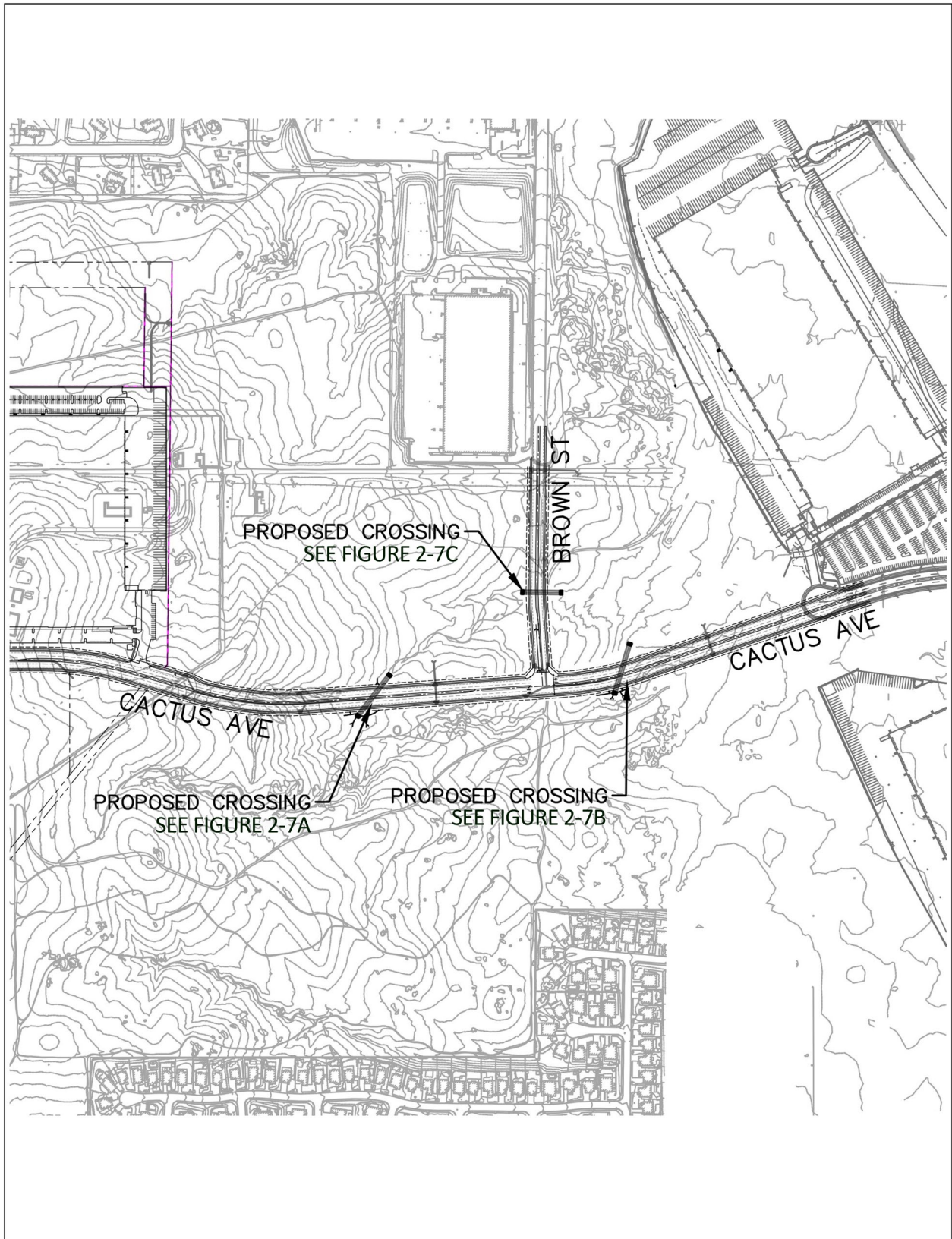
Pet Waste Station



Source(s): Hirsch & Associates, Inc. (01-24-2023)

Figure 2-5





Source(s): DRC Engineering Inc (10-17-2022)

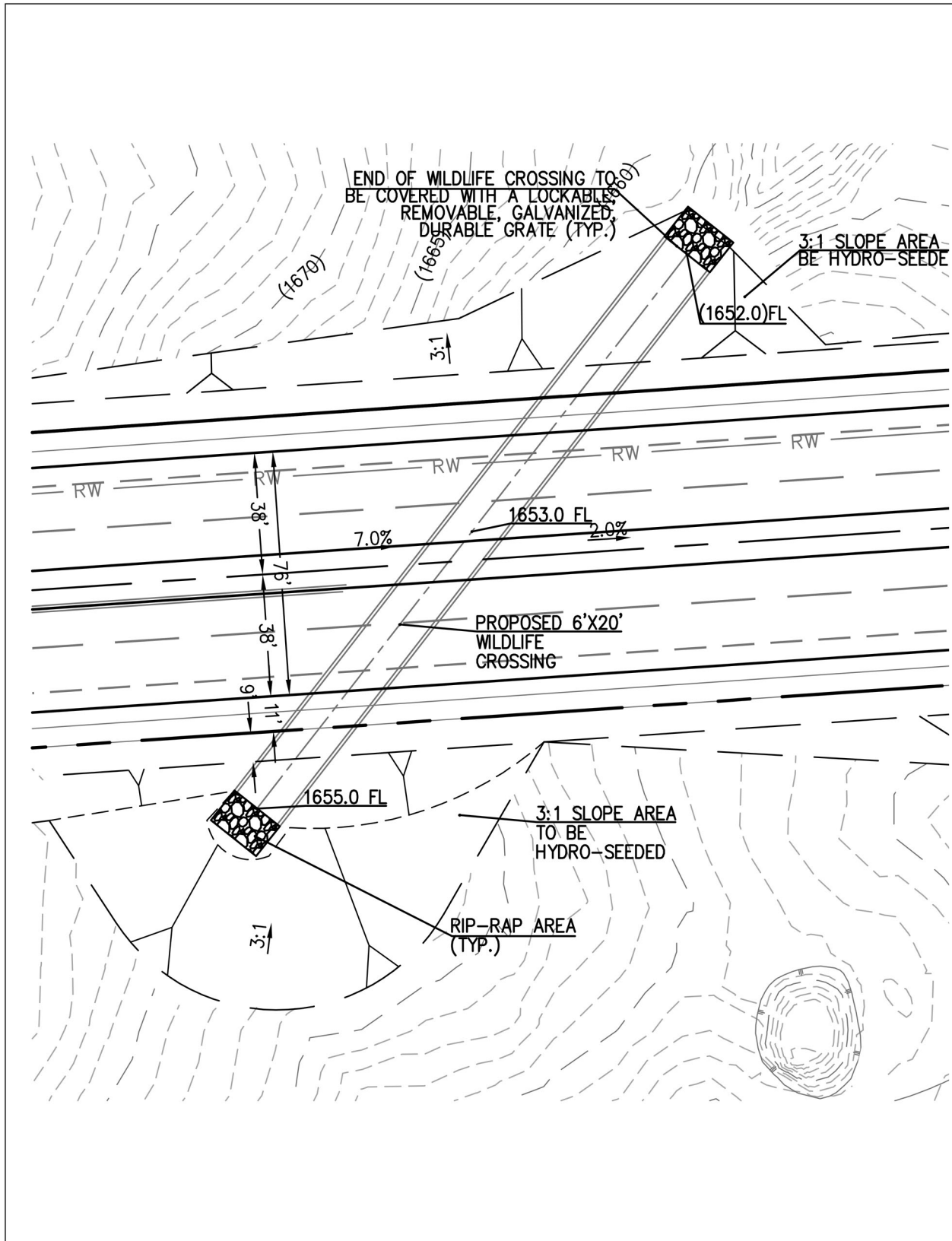
Figure 2-6



Not to Scale



Conceptual Wildlife Crossing Key Map



Source(s): DRC Engineering Inc (10-17-2022)

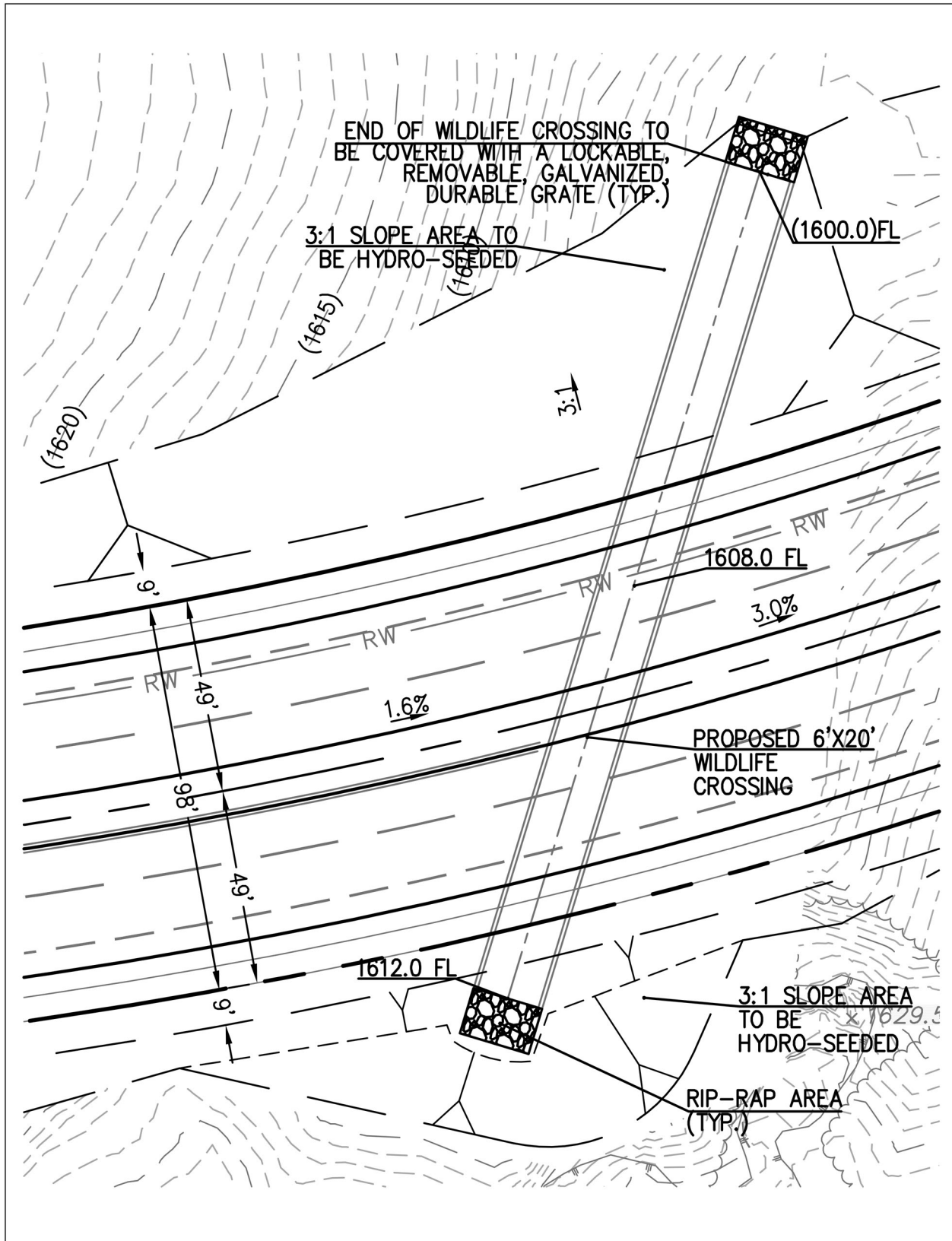
Figure 2-7A



Not to Scale



Conceptual Wildlife Crossing Design



Source(s): DRC Engineering Inc (10-17-2022)

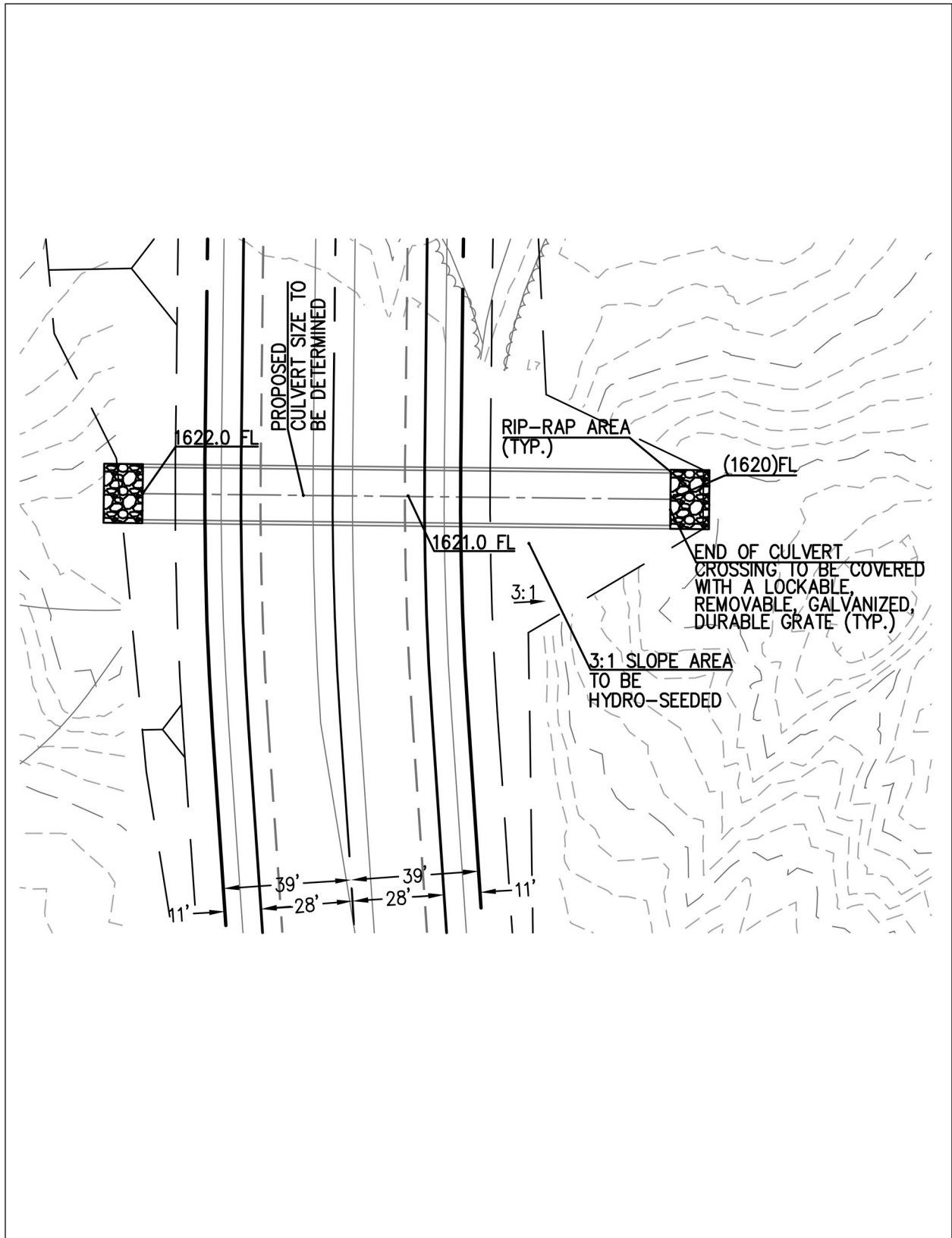
Figure 2-7B



Not to Scale



Conceptual Wildlife Crossing Design



Source(s): DRC Engineering Inc (10-17-2022)

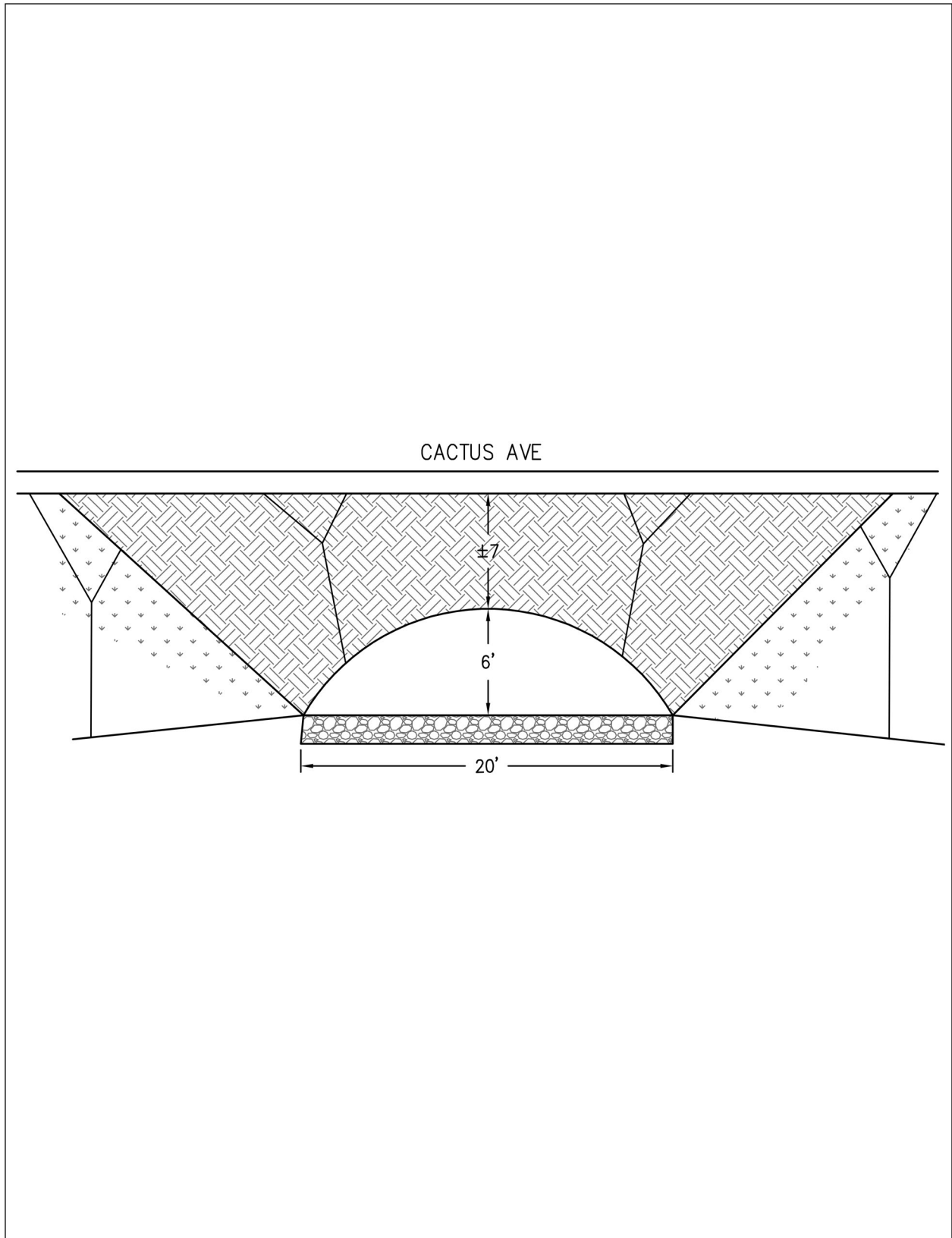
Figure 2-7C



Not to Scale



Conceptual Wildlife Crossing Design



Source(s): DRC Engineering Inc (10-17-2022)

Figure 2-8



Not to Scale

Conceptual Wildlife Crossing Cross Section

3 DEVELOPMENT REGULATIONS

3.1. PURPOSE AND INTENT

This chapter formally establishes the various uses permitted and development standards applicable to the West Campus Upper Plateau Specific Plan. The regulations provided herein work in concert with the architectural and landscape guidelines set forth in Chapter 4 (Design Guidelines) to achieve the vision of and direction for this Specific Plan.

3.2. DEFINITION OF TERMS

The meanings of words, phrases, titles, and terms shall be the same as provided for in the March Joint Powers Authority Development Code, unless otherwise identified in this Specific Plan.

3.3. APPLICABILITY

The regulations set forth in the chapter shall apply to all development plans or agreements, tract or parcel maps, site plans, or any other action requiring administrative or discretionary approval within the West Campus Upper Plateau Specific Plan Area. Whenever the development standards contained herein differ from those contained in the March Joint Powers Authority Development Code, the provisions of this Specific Plan shall take precedence. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the Development Code.

3.4. PERMITTED, CONDITIONAL AND ANCILLARY USES

The West Campus Upper Plateau Specific Plan area and structures/facilities thereon may be developed and/or used according to those activities listed in *Table 3-1, Permitted Uses*. Table 3-1 lists the permitted and conditionally permitted land uses for each land use district established by this Specific Plan (Industrial, Business Park, Mixed-Use, and Park/Recreation/Open Space and Public Facility). A use that is not listed in Table 3-1 is a prohibited use unless otherwise allowed pursuant to the procedures described in Chapter 7, *Implementation*. The entire Specific Plan Area is located within the boundary of the March Air Reserve Base Land Use Compatibility Zones (Zones C1, and C2), which may prohibit or restrict certain land uses. Refer to the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan for additional information. For definition of each use listed in Table 3-1, please refer to Appendix A, *Land Use Definitions*.

The symbols shown in Table 3-1 have the following meanings:

- “P” represents that the land use is permitted by right of being in the proper land use district, subject to the development standards applicable to that land use district.
- “C” represents that the land use is conditionally permitted, subject to the filing of a Conditional Use Permit in accordance with the requirements of the Development Code and must be approved by the March JPA before the use can be established within a particular land use district.
- “A” represents that the land use is accessory to the permitted land uses or the conditionally permitted land uses, subject to the development standards applicable to that land use district.

**Table 3-1
West Campus Upper Plateau Specific Plan Land Use Table**

P= Permitted; C= Conditional Use Permit; A=Ancillary; --- = Prohibited					
USES	BUSINESS PARK¹	INDUSTRIAL²	MIXED-USE	P/R/OS	PUBLIC FACILITY
INDUSTRIAL					
Bio-Medical Waste Treatment Facility	---	C	---	---	---
Manufacturing - Custom	P	P	C	---	---
Manufacturing - Light	P	P	C	---	---
Manufacturing - Medium	P	P	---	---	---
Manufacturing - Heavy	---	---	---	---	---
Newspaper Publishing Plants	P	P	---	---	---
Research & Development	P	P	P	---	---
Trucking/Transportation Terminals	---	---	---	---	---
STORAGE/DISTRIBUTION					
Public Storage/Mini-Warehouse (Indoor)	C	C	C	---	---
Business Enterprise	P	P	P	---	---
Warehouse – Medium	---	P	---	---	---
Warehouse – Heavy	---	P	---	---	---
High Cube Transload and Short-Term Storage Warehouse	---	P	---	---	---
High Cube Fulfillment Warehouse	---	P	---	---	---
High Cube Cold Storage Warehouse ³	---	P	---	---	---
Parcel Delivery Terminal	---	P	---	---	---
OFFICE					
Financial Institutions	P	---	P	---	---
Fire Stations	P	P	P	P	P
Government	P	P	P	---	---
Medical Clinics	P	P	P	---	---
Offices, Business & Professional	P	C	P	---	---
Police Stations and Sub-Stations	P	P	P	P	P
Regional & Corporate Headquarters	P	C	P	---	---
COMMERCIAL					
Agricultural Equipment Repair Shops	C	P	---	---	---
Agricultural/Nursery Supplies & Services	C	C	P	---	---
Alcoholic Beverage Outlets	C	C	C	---	---
Animal Care/Pet Hotels	P	P	C	---	---
Assembly & Entertainment	---	---	---	---	---
Automotive Parts & Accessory Sales	---	---	P	---	---
Automotive Fleet Storage	C	C	C	---	---
Automotive Service Stations	---	---	---	---	---
Automotive/Truck Repair - Major	C	P	---	---	---
Automotive/Truck Repair - Minor	P	P	C	---	---
Building & Site Maintenance Services	P	P	P	---	---
Building Contractor's Storage Yard	P	P	C	---	---
Building Material & Equipment Sales	P	---	P	---	---
Business Supply/Equip Sales/Rentals	C	C	C	---	---
Business Support Services	P	P	P	---	---
Food Catering	C	---	C	---	---
Child Care Facilities	---	---	---	---	---
Churches & Places of Religious Assembly	---	---	---	---	---
Communication Facilities, Antennas & Satellite Dishes	C	C	C	---	---
Consumer goods, Furniture, Appliances, Equipment Sales	C	---	P	---	---
Convenience Sales	C	---	C	---	---

P= Permitted; C= Conditional Use Permit; A=Ancillary; --- = Prohibited					
USES	BUSINESS PARK¹	INDUSTRIAL²	MIXED-USE	P/R/OS	PUBLIC FACILITY
Energy Generation & Distribution Facilities	---	---	---	---	---
Exhibit Halls & Convention Facilities	---	---	---	---	---
Fairgrounds	---	---	---	---	---
Food And Beverage Sales	C	A	C	---	---
Funeral & Mortuary Services	---	---	---	---	---
General Retail Establishments	---	---	P	---	---
Golf Courses, Driving Ranges and Pitch & Putt Courses	---	---	---	---	---
Grocery Stores	---	---	---	---	---
Health Club – Under 5,000 s.f.	C	---	C	---	---
Health Club – Larger than 5,000 s.f.	---	---	---	---	---
Heavy Equipment Sales and Rentals with Outside Merchandising	C	C	C	---	---
Horticulture Nurseries & Greenhouses	C	P	---	---	---
Hospitals, Intermediate Care Facilities & Nursing Facilities	---	---	---	---	---
Hotel/Motel	---	---	---	---	---
Instructional Studios – Under 5,000 s.f.	C	---	C	---	---
Instructional Studios – Larger than 5,000 s.f.	---	---	---	---	---
Interpretive Center	C	---	C	---	---
Laundry Services	P	P	C	---	---
Maintenance & Repair	P	P	P	---	---
Major Transmission, Relay or Communications Switching Stations	P	P	C	---	---
Museums	---	---	---	---	---
Bar & Grill, Microbrewery – Under 5,000 s.f.	---	---	C	---	---
Open Air Markets for the Sale of Agriculture-related Products & Flowers	C	---	C	C	---
Outdoor Commercial	---	---	C	---	---
Outpatient Medical Clinic	---	---	P	---	---
Parking Facilities as a <i>Primary Use</i>	C	C	C	---	---
Personal Services	---	---	P	---	---
Petroleum Products Storage	A	A	---	---	---
Pets & Pet Supplies	---	---	C	---	---
Private Clubs, Lodges & Fraternal Organizations	---	---	---	---	---
Radio & Television Studios	P	P	P	---	---
Recreational Facilities	---	---	---	---	---
Recycling Facilities (Outdoor Storage not to Exceed Building Area)	C	C	C	---	---
Repair Services	P	P	P	---	---
Restaurants (Fast Food)	C	---	C	---	---
Restaurant (Sit Down)	C	---	C	---	---
Social Service Institutions	P	P	P	---	---
Sundries, Pharmaceutical & Convenience Sales	---	---	P	---	---
Trade Schools	---	---	---	---	---
Vehicle, Boat and Trailer Sales	C	---	C	---	---
Vehicle Storage	C	C	C	---	---
Veterinary Clinics & Animal Hospitals	C	---	P	---	---
OTHER USES					
Parks and Recreational Facilities (Public)	---	---	---	P	---

P= Permitted; C= Conditional Use Permit; A=Ancillary; --- = Prohibited					
USES	BUSINESS PARK¹	INDUSTRIAL²	MIXED-USE	P/R/OS	PUBLIC FACILITY
Public Utility Stations, Yards, Wells and Similar Facilities, Excluding Offices	---	---	---	P	P

¹ Within the Business Park zone, a conditional use permit is required for uses that provide outdoor storage in excess of 10% of the primary building gross square footage.

² Within the Industrial zone, a conditional use permit is required for uses that provide outdoor storage. Outdoor storage areas shall not exceed 25% of the total building area.

³ Buildings intended for Cold Storage use shall have a maximum building area of 500,000 s.f. combined.

* Notwithstanding Table 3-1, all uses subject to the density/intensity standards and additional criteria set forth in the most current version of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as may be amended from time to time. Certain uses listed in this table may be limited in density/intensity or prohibited as a result of the Compatibility Plan standards. Development within the West Campus Upper Plateau is subject to the March ARB/IP Airport Compatibility Zone Study effect, as updated from time to time.

3.5. DEVELOPMENT STANDARDS

The following standards establish the development criteria that shall apply in the Business Park, Industrial, and Mixed-Use districts of this Specific Plan. The entire Specific Plan Area is within the boundary of the March Air Reserve Base Land Use Compatibility Zones, which may limit building height, land uses, and FAR based upon the land use. Refer to the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan for additional information.

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any legal lot or premises be used unless the legal lot or premises and building comply with the following regulations and standards:

Table 3-2 Development Standards

Dimensions	Business Park⁵	Industrial⁵	Mixed-Use⁵
Minimum Lot Size	1 acre	5 acres	1 acre
Street Frontage (minimum)	200 ft.	600 ft.	200 ft.
Lot Width (minimum)	200 ft.	600 ft.	200 ft.
Minimum Yards			
Front Yard Setback	20 ft.	20 ft.	20 ft.
Interior Side Yard Setback ¹	0 ft.	0 ft.	0 ft.
Street Side Yard Setback	20ft.	20 ft.	20 ft.
Rear Yard Setback ¹	10 ft.	10 ft.	10 ft.
Building Height – Max.	45 ft.	50 ft.	45 ft.
Screen Wall – Max.	14 ft. ²	14 ft. ²	14 ft. ²
Floor Area Ratio - Max. ³	0.45	0.50	0.35
Site Landscaping – Min.	10%	10%	20%
Building Setback from Residential Property Line (minimum)	800 feet for buildings greater than 100,000SF in size/300 feet for buildings 100,000SF or less ⁴	1,000 feet	800 feet for buildings greater than 100,000 SF in size/300 feet for buildings 100,000 SF or less ⁴

¹Structure shall be constructed on the property line or a minimum of 3 feet from the property line.

²Screen wall height allowed to exceed maximum when required for noise attenuation or grade differences requiring additional screen height from public right-of-way.

³Based upon building net floor area, excluding stairwells and elevator shafts, equipment rooms, lofts or mezzanines of warehouse buildings use for equipment and conveyor systems, and floors below

the first or ground floor, except when used for human habitation. Such non-habitable areas are still subject to school and TUMF fees.

⁴Loading docks, doors and bays shall be located and be facing away from residences for all industrial buildings located less than 1,000 feet from a residential property line.

⁵Buildings within 800 feet of a residential zone or sensitive receptors shall be limited to a maximum square footage of 100,000 SF.

3.5.1. Lot Development

- 1) Two adjoining lots which have a common interior side or rear lot line may be developed with zero side yard setbacks on the common lot line, provided that the opposite side yard setback is not less than 30 feet.
- 2) Any construction or alteration of building lots within the Specific Plan Area will require the preparation of FAA Notice of Proposed Construction or Alteration (form 7460-1).
- 3) Construction of any buildings and objects in the Height Caution Zone will require review by the Airport Land Use Commission.

3.5.2. Landscaping

Landscaping design for development in the West Campus Upper Plateau Specific Plan shall be consistent with the West Campus Upper Plateau Design Guidelines. Any proposed designs that include materials that are not specifically identified in Appendix C or do not comply with landscape guidance provided by or referenced in the Specific Plan must be reviewed by an FAA-Qualified Airport Wildlife Biologist. A 15-foot landscaped setback, measured from the Landscaping and Lighting Maintenance District (LLMD) or the public right-of-way, will be required for all front and side yards adjacent to public streets.

3.5.3. Driveway Widths and Locations

Driveway width and spacing shall either be in conformance with the Riverside County Road Standards and Specifications (Ord. 461, as amended) or as approved by the MJPA Civil Engineer.

3.5.4. Off-Street Loading Facilities

Loading or unloading facilities shall be sized and located so that they do not require trucks to be located in required front or street side yards during loading and unloading activities. Loading and unloading facilities shall be fully screened from view of any residential zone or property through building orientation and/or fully opaque screen walls. Signage shall be posted to restrict parking and maintenance of all trucks within the loading and unloading facilities and provide direction to designated service areas. Additionally, adequate queuing distance shall be provided on-site in front of security gates to avoid the circumstance of trucks stacking on public streets waiting to enter at gates.

Any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices shall not exceed 55 dBA at any one time beyond the boundaries of the property. Sounds emitting from any of the aforementioned devices, including live or recorded music, shall cease between the hours of 10:00 p.m. and 7:00 a.m. if the sound therefrom creates a noise disturbance across the property line of a residential use.

3.5.5. Special Regulations

All uses, except for storage, loading, and outdoor work, shall be conducted entirely within an enclosed building. Outdoor work, storage of merchandise, material, and equipment is permitted in interior side or rear yards, provided the area is completely enclosed by sight obscuring walls,

fences, or a combination thereof. Outdoor storage of materials is limited to 25% of the building area in the Industrial designation, and 10% of the building area in the Business Park designation. See criteria and footnotes in Table 3-1 for additional information on permitted uses.

Fences and Walls: The design and location of fences and walls shall be the same as set forth in the West Campus Upper Plateau Design Guidelines (Chapter 4 herein).

In addition to the above, the following regulations apply:

- 1) Chain link fences shall not be used within 100 feet of a public right-of-way. Where used, chain link fences shall be vinyl coated.
- 2) Coiled, spiraled, or rolled fencing such as razor wire or concertina wire shall not be permitted.
- 3) All walls or fences within 100 feet of public right-of-way or visible from residential development shall be painted to be consistent with the project building color (higher walls may be necessary to screen trucks and outdoor storage, consistent with the approved screening plan).
- 4) Perimeter screen walls enclosing the Specific Plan Area, where used, shall comply with the project theme wall design.



3.5.6. Off-street Parking

It is the intent of the West Campus Upper Plateau Specific Plan to provide minimum off-street parking requirements for passenger vehicles that appropriately accommodate parking demand. Furthermore, the MJPA General Plan represents in Transportation Element Policy 2.7 that on-street parking should be de-emphasized to both increase vehicle capacity and to accommodate bicycle access lanes. Furthermore, on-site speed bumps are prohibited unless required due to pedestrian safety concerns at the discretion of the Planning Director. As a result, *Table 3-3, Minimum Parking Space Requirements*, identifies minimum off-street parking requirements for general industrial, manufacturing, general warehousing, and distribution operations.

Table 3-3 Minimum Passenger Vehicle Parking Space Requirements

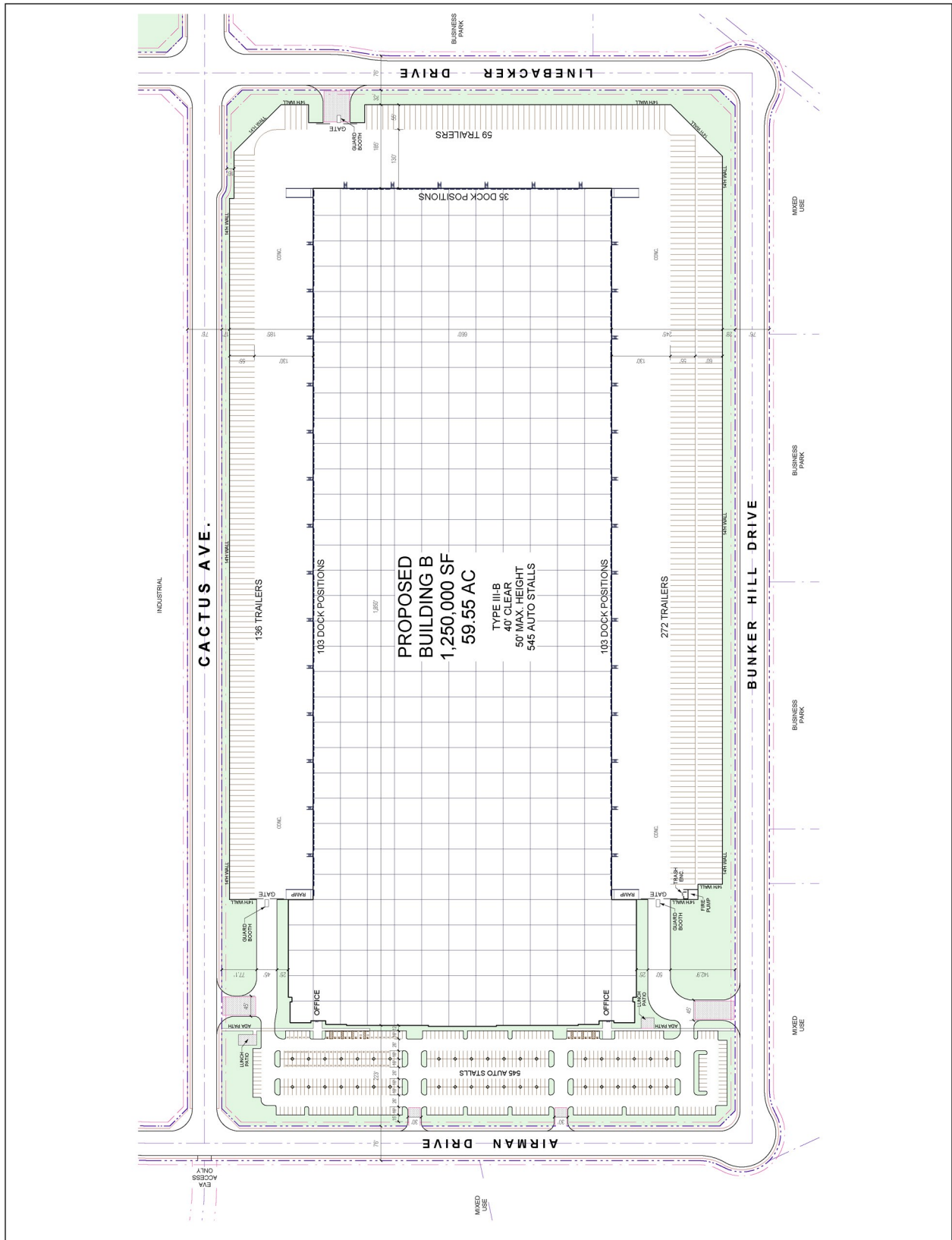
Use	Parking Spaces (per sq. ft. of Gross Floor Area) ¹
Light, Medium & Heavy Manufacturing First 10,000 sq. ft. 10,001-100,000 sq. ft. Over 100,000 sq. ft. Office space	1 space per 500 sq. ft. 1 space per 1,000 sq. ft. 1 space per 3,000 sq. ft. 1 space per 300 sq. ft.
Research & Development	1 space per 500 sq. ft.
Warehouse and Distribution First 20,000 sq. ft. 20,001 – 100,000 sq. ft. Over 100,000 sq. ft. Office space	1 space per 1,000 sq. ft. 1 space per 2,000 sq. ft. 1 space per 5,000 sq. ft. 1 space per 300 sq. ft.
Office Medical Clinics and Hospitals Other Office	4 spaces per 1,000 sq. ft. 3.3 spaces per 1,000 sq. ft.
Commercial Restaurant, Bar & Grill, and Microbrewery Other Commercial	8 spaces per 1,000 sq. ft. 3.5 spaces per 1,000 sq. ft.

¹Truck trailer parking spaces may count as passenger vehicle parking spaces if so noted on an implementing development's site plan

Uses not identified above shall adhere to the March Joint Powers Authority Development Code off-street parking requirements as represented in Section 9.11.040 of the March Joint Powers Authority Development Code. It is acknowledged that certain land uses will have unique parking characteristics, based on building utilization, workforce composition, and other considerations. In these cases, the MJPA Commission may review a conditional use permit application to reduce required parking through a detailed parking analysis.

3.5.7. Conceptual Building Layouts

Figure 3-1, *Conceptual Building Layout (Bldg B)*, and Figure 3-2, *Conceptual Building Layout (Bldg C)*, depict a preliminary layout of two sample, conceptual industrial buildings for the West Campus Upper Plateau Specific Plan. The figures show a conceptual first phase of development within the Specific Plan area and are representative of the development standards for the West Campus Upper Plateau Specific Plan.



Source(s): RGA (06-13-2022)

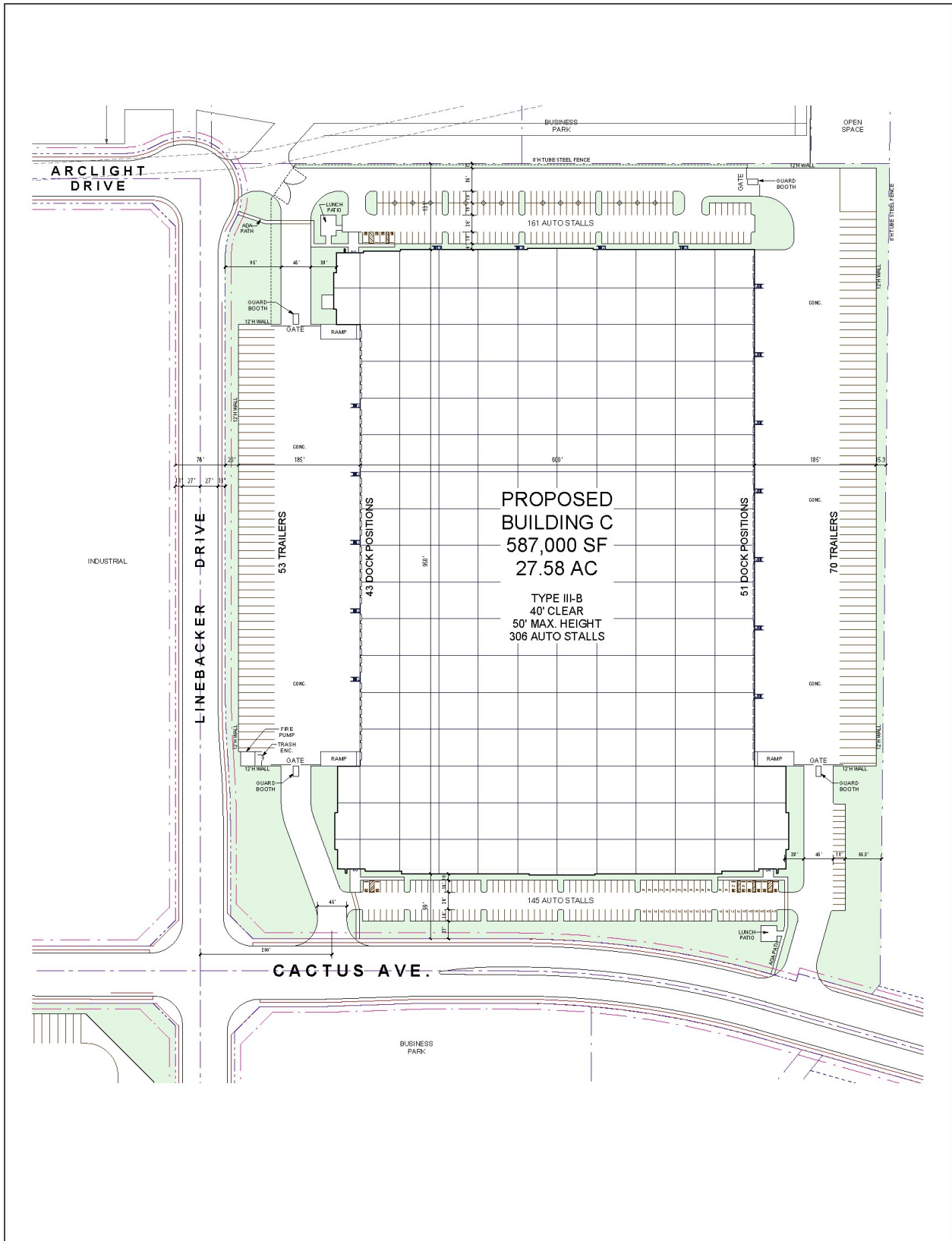
Figure 3-1



Not to Scale



Conceptual Building Layouts (Bldg B)



Source(s): RGA (05-09-2024)

Figure 3-2



Not to Scale



Conceptual Building Layouts (Bldg C)

4 DESIGN GUIDELINES AND STANDARDS

4.1. PURPOSE AND INTENT

This chapter is intended to describe the quality and character of the built environment expected for the West Campus Upper Plateau Specific Plan. The guidelines and standards provide criteria for architecture, energy efficiency, lighting, signage, and landscaping.

The visual identity of the West Campus Upper Plateau Specific Plan will be primarily represented through the hardscape, landscape, and signage elements of the various developments. The architectural design guidelines contained herein are represented in a manner that ensures consistent architectural expression throughout the Specific Plan Area.

The Design Guidelines objectives are as follows:

- To provide the MJPAA with the assurance that the West Campus Upper Plateau will develop in accordance with the quality and character described within this Specific Plan.
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals to achieve and maintain the desired design quality.
- To provide an aesthetic benchmark for MJPAA staff and all other decision makers in their review of the design of future implementing development projects in the Specific Plan Area.
- To provide guidelines that convey a contemporary aesthetic theme and character while allowing for practical application and creative expression.
- To encourage energy efficiency measures that can be incorporated into the site planning, design, and construction phases of the Specific Plan's implementation.
- To ensure that the Specific Plan implements the intent of the March Joint Powers Authority General Plan and Development Code.
- To encourage screening of potential negative visual and aesthetic impacts of future development within the Specific Plan Area to surrounding sensitive uses.
- To protect surrounding sensitive uses, including residential neighborhoods, parks, open space and recreation areas, schools and places of worship, from the aesthetic impacts of future development within the Specific Plan Area.



4.2. DESIGN THEME

The West Campus Upper Plateau Specific Plan is a contemporary commerce center containing Industrial, Business Park, Mixed-Use, Parks and Open-Space, and Public Facility land uses. It will provide businesses with easy access to an existing regional transportation network, be in proximity to workers, as well as proximity to the Ports of LA and Long Beach (approximately 65 miles to the southwest of the project site).

The design theme for the development areas of the specific plan features an overall contemporary aesthetic, which provides architectural styling with attractive detailing, steel accents, a light-toned color palette, and timeless features. Sign designs are to be modern, landscaping colorful and drought-tolerant, project lighting focused and directed, and design features intended to lower energy use demands while encouraging efficient building operations. Development areas are surrounded by permanently preserved open space.

4.3. ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

The architectural style of the West Campus Upper Plateau Specific Plan emphasizes building massing over structural articulation. Buildings are characterized by simple and distinct cubic masses with interlocking wall planes, colors, and materials that work together to create visual appeal. Exterior building colors are light and gray tones with use of stone, glass, or steel materials to establish focal points, such as around building entrances and near outdoor gathering spaces. Additionally, architectural designs shall mix colors, materials, and textures on building sides that face public roads or publicly accessible viewing areas to articulate façades and create visual appeal.

Design elements have been selected to be compatible in character, massing, and materials that result in a clean and contemporary feel. Design integrity and overall design compatibility must be maintained among all buildings and planning areas to reinforce a unified image and campus-like setting within the Specific Plan Area.



4.3.1. Building Form

Building form is one of the primary elements of architecture. Numerous design aspects, including shape, mass (size), scale, proportion, and articulation, are elements of a building's "form." Building forms are especially important for building façades that are visible from Cactus Avenue at the easterly entrance into the industrial building campus area, along Barton Street, as well as from surrounding residential uses.

The following guidelines apply to buildings within the West Campus Upper Plateau Specific Plan Area to ensure that development is visually consistent, appealing, and inviting. Note that building facades not visible from public roads, or publicly accessible viewing areas, are not required to adhere to the below building form guidelines.

- a. Articulate and vary building facades to add scale and avoid monotonous walls, and incorporate different textures, colors, materials, and distinctive architectural treatments that add visual interest.
- b. Horizontal wall planes visible from a public street and surrounding residences shall include periodic changes in exterior building materials, color, decorative accents, and articulated features.
- c. Modulation, shift and variation of building masses and walls visible from public streets and nearby residential uses shall occur at minimum of every 500 feet.
- d. Incorporate varying rooflines to break monotony in building design. Consider roof and parapet design as an important component of the architectural design theme.
- e. Main pedestrian entrances to buildings (with the exception of service doors and emergency exit doors) shall be obvious through changes in massing, color, and/or building materials.
- f. Pedestrian and ground-level building entries intended for visitor use shall be recessed or covered by architectural projections, roofs, or arcades in order to provide shade and visual relief. Projections shall be treated with anti-perching devices to discourage wildlife (e.g., birds) from perching, roosting, and nesting. Recessed areas shall be screened or equipped with bird slides to prevent nesting.
- g. Architectural and trim detailing on building façades shall be clean, simplistic, and not overly complicated. Apply quality metal, canopy, stone and other accents that convey a harmonious design and sense of permanence.
- h. Materials applied to any elevations shall turn the corner of the building to a logical termination point in relation to architectural features or massing.

4.3.2. Building Materials, Colors and Textures

Building materials and colors play a key role in creating a clean, contemporary visual environment. Therefore, the selected exterior materials, colors, and textures shall complement one another throughout the West Campus Upper Plateau Specific Plan. Subtle variations are permitted to provide visual interest.

- a. Appropriate primary exterior building materials include concrete and similar materials, as well as tilt-up panels. Primary materials shall be accented by secondary materials including but not limited to natural or fabricated stone, Fire resistant wood siding (horizontal or vertical), and metal.
- b. Trim details shall include metal finished in a consistent color, plaster, or concrete elements finished consistently with the building treatment. Use of overly extraneous “themed” detailing, like



oversized or excessive foam cornice caps, foam molding and window detailing is prohibited.

- c. Material changes shall occur at intersecting planes, preferably at the inside corners of change of wall planes, or where architectural elements intersect.
- d. Primary exterior building colors shall be light earth, neutral, or gray tones. Darker and/or more vibrant accent colors are allowed in focal point areas, such as around building entrances and near outdoor gathering spaces. Use of colors other than light and gray tones are allowed specific to branding and being limited to not more than 3% of the exterior building surface area.
- e. Bright primary colors, garish use of color, and arbitrary patterns or stripes that will clash with this color palette are prohibited, except in signage logos.
- f. Exposed downspouts, service doors and mechanical screen colors may be the same color as the adjacent wall. As a design option, architecturally integrate exposed industrial systems.
- g. Non-industrial buildings are required to have internal downspouts.
- h. Any color banding shall be vertical and not horizontal across the length of a building to de-emphasize the building length and width. Short horizontal color bands are acceptable but long bands across the entire length or width of a building are prohibited.
- i. Incorporate white, low reflectivity rooftops or "green roofs" to reduce heat accumulation and the need for mechanical cooling.

4.3.3. Windows and Doors

The patterns of window and door openings shall correspond with the overall rhythm of the building and shall be consistent in form, pattern, and color within each planning area. Guidelines for windows and doors within the West Campus Upper Plateau Specific Plan are as follows:

- a. The positioning of doors and windows on individual building façades shall occur in a symmetrical and repetitive pattern to create continuity.
- b. Material or color banding shall be limited in horizontal dimension in order to de-emphasize building length.
- c. Window styles and trims shall be of similar form and finished in a consistent color on each building.

- d. Unfinished/untreated metal window or door frames are prohibited. Clear silver anodized frames are allowed.
- e. Glass shall be clear or colored with subtle reflectiveness. Silver/reflective glass is prohibited.
- f. Reflective glazing, if used, shall not exceed a 25% reflectivity.
- g. Pedestrian entry doors to buildings shall be clearly defined by features such as overhangs, awnings, and canopies or embellished with decorative framing treatments – including but not limited to accent trim. Dark and confined entries, flush doorways (except emergency exit and service doors) and tacked-on entry alcoves are prohibited.



4.4. SITE FEATURES

Several key components play a critical role in the overall project design. The design of loading dock areas, placement of equipment, and screen wall and fence placement are all integral to operations and critically important to overall site aesthetics as well.

4.4.1. Walls and Fences

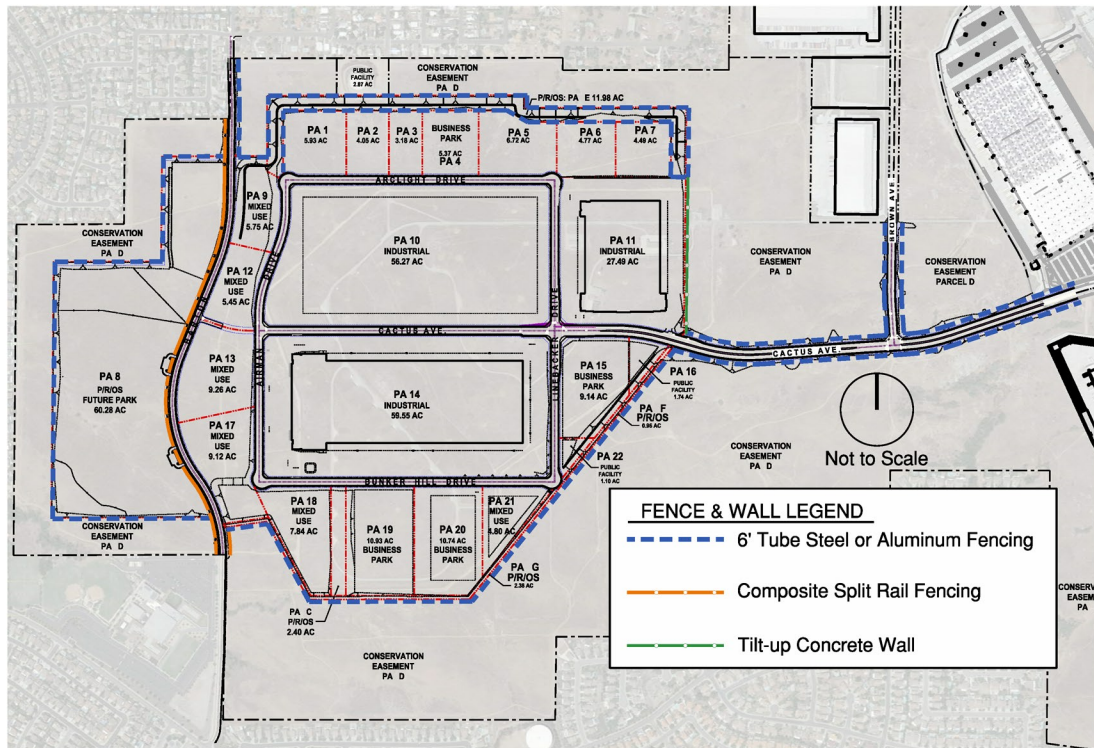
Due to the nature of the land uses and substantial amount of open space and conservation area identified for the West Campus Upper Plateau Specific Plan, a tube steel fencing design is preferred for the fencing to be placed along the conservation/open space interface boundaries where no direct view from surrounding residential lots is provided of truck courts or truck loading areas. Tilt-up concrete screen wall and masonry wall with wall cap will also be utilized to screen the industrial campus from the Open Space Conservation land use in the eastern portion of the campus. Additionally, one split rail fencing designs is identified for use along the Barton Street multi-purpose trail. The conceptual fencing and wall plan are represented in *Figure 4-1, Landscape Fence & Wall Plan*.

Additionally, fences and walls are anticipated to be proposed in conjunction with the development of the individual project sites. Along building site perimeters and interior to building sites, fences and walls will be necessary. The final locations and details of these fences and walls will be determined when project sites and buildings are designed and oriented during implementation of the Specific Plan.

Screen walls shall be provided around the perimeters of individual buildings sites and around loading and dock areas, trailer parking areas, and parking lots to screen on-site industrial uses from public views and public roads. The maximum height for these walls is expected to not exceed 14 feet (unless acoustical attenuation, truck court screening, or grade differences from truck dock areas to public right-of-way necessitates greater height) and include landscaping in association with the wall when facing or viewed from a public street. In addition, landscaping within roadway rights-of-way and outside of rights-of-way serve as additional screening between on-site land uses and public roads.

The following guidelines for walls and fencing will ensure that these features complement the overall design theme of the West Campus Upper Plateau Specific Plan, are attractive from public viewing areas, scaled appropriately, durable, and integrated consistently within the Specific Plan Area.

- a. Freestanding walls and fences shall not exceed a height of 14 feet, measured from the base of the wall/fence to the top of the wall/fence. Walls and fences shall be allowed to exceed 14 feet in height when screening industrial and warehouse activities from residential uses.
- b. Truck docks facing the residential uses shall be screened with 14-foot-high tilt-up concrete screen walls.
- c. Walls and fences in public view shall be built with attractive, durable materials.
- d. Chain-link fencing is not permitted within 100 feet of a public right-of-way and surrounding residential uses and shall be vinyl coated when used.
- e. Along public street frontages, long expanses of freestanding wall surfaces shall be offset and/or architecturally treated to prevent monotony. Techniques to accomplish this include, but are not limited to openings, material changes, pilasters and posts, and staggered sections.
- f. Wall and fencing materials interior of the development shall be compatible with the design characteristics of the primary building for the site in which the wall or fence is located.
- g. Perimeter walls surrounding the Specific Plan Area, where used, shall be the project theme wall.
- h. Walls and fencing facing the public view shall be uniformly painted to Basket Beige (SW6143) for easier maintenance and graffiti control.



Plan View- Fence and Wall Locations

Note: Truck court and dock screening wall locations per Plot Plan Review



TILT-UP CONCRETE SCREEN



CONSERVATION / OPEN SPACE PERIMETER FENCING- BLACK TUBE STEEL OR ALUMINUM



SPLIT-RAIL FENCING ALONG BARTON STREET MULTI-PURPOSE TRAIL & TRAILHEAD LOCATIONS- COMPOSITE, MATTE FINISH

Source(s): Hirsch & Associates, Inc. (05-17-2024)

Figure 4-1



Not to Scale

Landscape Fence and Wall Plan

4.4.2. Truck Courts, Loading Docks, and Parking Lots

- a. Loading doors, service docks, and equipment areas shall be oriented or screened to reduce visibility from public roads, publicly accessible locations within the West Campus Upper Plateau Specific Plan and surrounding residential properties. Screening shall be accomplished with solid walls that are compatible with the architectural expression of the building.
- b. No loading or unloading activity is permitted to take place from public streets/view or in any location having a direct line of sight from surrounding residential land uses.
- c. Truck and service vehicle entries shall be designed to provide clear and convenient access to truck courts and loading areas such that passenger vehicle, pedestrian, and bicycle circulation is not adversely affected by truck movements.
- d. Loading bays that are utilized by refrigerated trailers shall have dock seals and be equipped with plug-in electrical outlets.
- e. 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.
- f. Parking lots and structures shall be functionally connected and visually integrated with the building(s), site, and surrounding developments.

4.4.3. Ground or Wall-Mounted Equipment

- a. Ground-mounted equipment, including but not limited to mechanical or electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, shall be screened from public viewing areas including adjacent public roads. Screening shall be accomplished with solid walls, or landscaping that complies with the Riverside County ALUC guidance, "Landscape Near Airports".
- b. Electrical equipment rooms shall be located within the building envelope. Pop-outs or shed-like additions are prohibited.
- c. Wall-mounted items, such as electrical panels, shall not be located on the building façade facing adjacent public roads/views. Wall-mounted items shall be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas.

4.4.4. Rooftop Equipment

- a. Rooftop equipment, including but not limited to mechanical equipment, electrical equipment, storage tanks, wireless telecommunication facilities, satellite dishes, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened by rooftop screens or parapet walls so as not to be visible by the public.
- b. Integrate rooftop screens (i.e. parapet walls) into the architecture of the main building. Wood finished rooftop screens are prohibited.

- c. Building rooftops shall be designed to support the future installation of solar panels. Solar rooftop systems shall be reviewed and approved by the March JPA and March ARB with full consideration given to any potential glint and glare impacts upon aviation operations.
- d. Roof access (via roof ladders or other means) must be located interior to the building.

4.4.5. Trash Enclosures

- a. All outdoor refuse containers shall be screened within a permanent, lockable, and durable enclosure and shall be oriented to not be visible from public roads/views. The trash enclosure design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.
- b. All outdoor trash enclosures shall be constructed with solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted stormwater runoff from these structures. Trash enclosures must accommodate dumpsters and waste receptacles with dimensions allowing for the opening and closing of the dumpster and receptacle lids and doors. Dumpster and waste receptacle lids and doors are to remain closed, except when items are deposited, and containers are being serviced.
- c. Refuse collection areas shall be located behind or to the side of buildings, away from the building's main entrance and public view.
- d. Buildings shall be designed to meet all applicable state, regional and local government solid waste disposal requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

4.4.6. Outdoor Lighting

Outdoor lighting within the West Campus Upper Plateau Specific Plan is an essential architectural component that provides aesthetic appeal, enhances safe pedestrian and vehicular circulation, and adds to security. Lighting on private property within the Specific Plan shall adhere to the following:

- a. All exterior lighting shall minimize glare and "spill over" light onto public streets, adjacent properties, and Conservation Area by using downward-directed lights and/or cutoff 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.
- b. Limit light spillover or trespass to one-quarter foot-candle or less, measured from within five feet of any adjacent property line for development adjacent to the Conservation Easement.



- c. For both street lighting and site lighting within 100' of the conservation area, lights shall include lenses, louvers, snoots, barn doors, or other technologies to reduce light trespassing into the Conservation Easement.
- d. 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 other development sites.
- e. Lighting fixtures shall have a similar design, materials, fixture color, and light color. Use of LED lighting is permitted.
- f. LED lighting shall be required for parking lot lighting, and parking lot lighting shall be within 100 Kelvin of 2700 Kelvin; other lighting techniques for accent lighting shall be allowed.
- g. Lights shall be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
- h. Neon and similar types of lighting are prohibited in all areas within the Specific Plan Area.
- i. Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plant materials.
- j. 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.
- k. Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian-scaled, are permitted.
- l. Lighting poles and light fixtures must be equipped with anti-perching devices to discourage wildlife (e.g., bird) use.
- m. All exterior light poles and walls packs to be mounted no higher than 25' from ground level. LED lighting shall be within 100 Kelvin of 2700 Kelvin with full cut-off shoebox light features.
- n. Use exterior lights to accent entrances, plazas, activity areas, and special features.
- o. High-Pressure Sodium (HPS) light fixtures are prohibited for site lighting.
- p. 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.
- q. All exterior on-site light fixtures shall be fully shielded with no light emitted above the horizon.
- r. Maximum on-site lighting fixture wattage is 750.
- s. Sports fields lighting may have a maximum height of 50 feet and shall be located no closer than 450 feet from residences.

4.4.7. Signage Guidelines

Signage within the Specific Plan Area serves a variety of purposes. Signs will identify the West Campus Upper Plateau Specific Plan and its building occupants and ensure the efficient circulation of vehicle traffic within the site by identifying vehicular entry points and directing vehicles to their on-site destinations. Also, signage will enhance the vehicular and pedestrian

experience through the design of wayfinding components: directories, directional signage, and destination identifiers.

As such, clear, concise, and easy-to-understand signage that is also visually appealing is vitally important for a positive worker and visitor experience. General signage design standards are as follows:

- a. Signage in association with development projects shall be compatible with and complementary to the building's exterior materials, colors, and finishes.
- b. The dimensions and shape of free-standing signs and sign panels or elements mounted on building façades or marquees shall be scaled proportionately to the architecture.
- c. All signs shall be contained within the parcel to which it is applicable and shall be so oriented as to preclude hazardous obstructions to person and/or vision of pedestrians and/or vehicle operators.
- d. Building occupant identification signage shall be in keeping with the character established for the Specific Plan with variations allowed to accommodate individual user identities/corporate branding standards.
- e. All signs are expected to be of the highest quality to pass eye-level examination and scrutiny.
- f. Prohibited sign components include the following:
 - i. Letters with exposed fastening and unfinished edges (unless architecturally consistent);
 - ii. Paper, cardboard, Styrofoam or untreated cloth;
 - iii. Visible moving parts or simulated moving parts by means of fluttering, rotation, or reflecting devices; and
 - iv. Flashing or strobing signage
- g. Wall mounted sign cans shall be limited to logo and have a maximum of 6 square feet in area.
- h. Monument sign cans are allowed but limited to illumination of sign copy.
- i. All conductors, transformers, cabinets, housing, and other equipment for the illumination of signs shall be concealed and/or incorporated into the building architecture.
- j. Signs shall be constructed to not have exposed wiring, raceways, ballasts, conduit, transformers, or the like, and shall be equipped with anti-perching devices to discourage wildlife (e.g., bird) use.
- k. Direction signs shall be located at any vehicular or pedestrian decision point.
- l. Vehicular direction signs shall clearly direct to destination anchors within the West Campus Upper Plateau Specific Plan, on-site parking areas, and truck routes.
- m. Vehicular direction signs shall be consistent in size, shape, and design throughout the West Campus Upper Plateau Specific Plan.

- n. Typography on vehicular direction signs shall be legible and have enough contrast to be read from an appropriate windshield viewing distance.
- o. Vehicular direction signs shall incorporate reflective vinyl copy for night-time illumination and shall comply with Section 9.12 of the March JPA Development Code.
- p. All traffic control signs, whether on public or private property, shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD).
- q. All multi-tenant developments shall receive approval of a Uniform Sign Program prior to issuance of any sign permits within the development.
- r. All signs shall comply with the Signs Regulations Chapter of the March JPA Development Code.

4.4.8. Conservation Easement Protection

Development within the West Campus Upper Plateau Specific Plan Area shall have minimal effects on the Conservation Easement. Mitigation efforts and protection to the Conservation Easement shall implement the following provision of the Audubon and U.S. Fish & Wildlife Services SA Terms:

- a. All streetlights, parking lot lights, wall packs, and other site lighting within 100' of the Conservation Easement areas shall incorporate a defined optical system to minimize light pollution. Devices include lenses, louvers, barn doors, and snoots.
- b. Interior and exterior lights within 100' of the Conservation Easement shall be extinguished no later than one half hour after the close of business. Additional motion sensor activated lighting can be used for emergency access.
- c. All lighting within 100' of the Conservation Easement shall be in compliance with the Dark Sky parameters established by the Dark Sky Society (www.darkskysociety.org).
- d. An approved WQMP shall ensure effective operations of runoff control systems and no chemical discharge to the Conservation Easement.
- e. Perimeter walls shall be used in development near the Conservation Easement to minimize the effects of noise.
- f. Landscaping within the Specific Plan Area shall avoid using the species listed on the MSHCP invasive species table, provided in Table 6-2 of the Western Riverside County Multiple Species Habitat Conservation Plan.
- g. Land uses adjacent to the Conservation Easement shall incorporate barriers to minimize unauthorized public access, domestic animal predation, illegal trespassing, and dumping. Barriers include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- h. Manufactured slopes shall not extend to the Conservation Easement areas.

4.5. LANDSCAPE DESIGN GUIDELINES

The West Campus Upper Plateau Specific Plan Landscape Design Guidelines establish landscape principles and standards that apply to all planning areas within the Specific Plan. The intent is to

ensure that plant materials, monuments and entries, streetscapes, and other features are compatible with the overall design theme and that all implementing development projects are united under a common landscape design vocabulary. These Landscape Design Guidelines, when taken with the companion Architectural Design Guidelines provided herein, establish an identity for the Specific Plan that is contemporary, visually appealing, and contextually sensitive to the surrounding area.

The West Campus Upper Plateau Landscape Design Guidelines will comply with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and associated guidance, including the RCALUC guidance entitled "Landscaping Near Airports." Landscape plans shall not include plant materials that could attract potentially hazardous wildlife or provide food, shelter, roosting, or nesting habitat for wildlife. The density and placement/configuration of plant materials must also be considered. Any deviation from the Landscape Design Guidelines must be reviewed by a Qualified Airport Wildlife Biologist prior to approval.

The landscaping plan serves the dual purpose of providing visual appeal while also being sensitive to the environment and climate by using drought-tolerant materials that will comply with the MJPA's low water use landscape efficiency ordinance. Landscaping occurs throughout the developed areas of the Specific Plan, being most prominent at main entry point, along roadways, and at building entrances and in passenger vehicle parking lots.

Entry Treatments welcome employees and visitors to the West Campus Upper Plateau Specific Plan. A major entry treatment will be provided on Cactus Avenue at the entrance to the developed project area. Secondary entry treatments will be provided on Barton Street near the northern and southern entry points to the Specific Plan Area.

Streetscape landscaping is proposed for all streets within the Specific Plan boundary, presenting a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists. In areas adjacent to the Conservation Easement, only native and non-invasive landscaping are allowed.

4.5.1. Plant Palette

The plant palette for the West Campus Upper Plateau Specific Plan includes colorful shrubs and groundcovers, ornamental grasses and succulents, and evergreen and deciduous trees that are commonly used throughout Southern California and the Inland Empire region, complementing the Specific Plan's design theme and setting. Many of the plant materials are water-efficient species native to the region or naturalized to the arid Southern California climate.

A list of plant materials approved for use in the Specific Plan is provided in *Appendix C – Landscape Plant Palette*. The plants listed establish a base palette for the landscape design. Other similar plant materials may be substituted for species listed in Appendix C, provided the alternative plants are drought-tolerant and complement the Specific Plan design theme. Additionally, the Landscape Plant Palette will comply with the Multiple Species Habitat Plan and will not include any listed invasive species. Landscape plans with deviation from the species listed in Appendix C shall be reviewed by a Qualified Airport Wildlife Biologist prior to approval.

To prevent or reduce wildlife hazards to aircraft operations in association with the March Air Reserve Base, plant palette priority shall be given to plants listed in the Riverside County Airport

Land Use Commission's "Landscaping Near Airports" brochure, which can be found on the Commission's website (www.rcaluc.org/Resources). Additionally, the general planting guidelines represented in this brochure shall also be considered and incorporated into the landscape design of projects within the West Campus Upper Plateau Specific Plan.

The plant palette provided in Appendix C shall also restrict food and roosting locations per the Bird and Wildlife Airstrike Safety Hazard Report, restrict water use per the March JPA water efficiency ordinance, and restrict available fuel per the Fire Protection Plan.

4.5.2. Irrigation

The following general irrigation concepts shall be considered in the design and installation of irrigation systems within the West Campus Upper Plateau Specific Plan:

- a. All landscaped areas shall be equipped with a permanent, automatic, underground irrigation system. Drip systems are permitted in all areas needing irrigation. Irrigation controllers must be "smart" and able to receive and program irrigation, based on daily weather data.
- b. Irrigation systems shall be designed to apply water slowly, allowing plants to be deep soaked and to reduce run-off.
- c. Connect the irrigation system to the recycled water conveyance system, when possible.
- d. "Pop-up" type sprinkler heads may be used adjacent to all walks, drives, curbs (car overhangs), parking areas and public right-of-way but must be designed to prevent all run-off and overspray. Stream spray pop-up sprinklers are only allowed to irrigate grasses and groundcover that does not reach a mature height of more than 12".
- e. The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment (e.g., backflow prevention devices), shall be incorporated into the overall landscaping design. Where aboveground equipment is provided, it shall be screened or not placed in public view.
- f. All landscape and irrigation must be designed in accordance with the March JPA Water Efficiency Ordinance #JPA 16-03.

4.5.3. Streetscapes

Streetscape landscaping plays an important role in helping to create a sense of place. Streetscapes serve functional purposes, including screening undesirable views from public view. Within the West Campus Upper Plateau Specific Plan, streetscapes are planted with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists.

Figure 4-2, *Exhibit Key Map*, provides the location of landscape improvements, and the following provides conceptual streetscape landscape treatment details within Specific Plan Area:

a. *Cactus Avenue East Streetscape:*

Within the Specific Plan boundary, Cactus Avenue East has two street designs, though both utilize the same landscape plant palette as shown in Figure 4-3, *Cactus Avenue East Plant Palette*. The easterly streetscape segment runs between the eastern edge of the Specific Plan through the open space conservation area into the industrial campus. This segment consists of 4.5-foot-wide landscaped parkways on both sides of the street. Parkway design includes a curb-adjacent park strip planted with deciduous or evergreen

trees, and low flowering groundcovers and succulents, as well as a 6-foot-wide sidewalk. Figure 4-4, *Cactus Avenue East Streetscape*, provides a typical landscaped cross section of Cactus Avenue east of the industrial campus.

The second segment of Cactus Avenue is entirely within the industrial campus, between Airman and Linebacker Drive. Parkway design includes 4.5-foot-wide landscaped parkways on both sides of the street planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 6-foot-wide sidewalk. As shown in Figure 4-5, *Cactus Avenue West Plant Palette*, Evergreen and deciduous trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk with additional opportunities for shade. Figure 4-6, *Cactus Avenue West Streetscape*, provides a typical landscaped cross section of Cactus Avenue within the industrial campus.

b. *Barton Street Streetscape:*

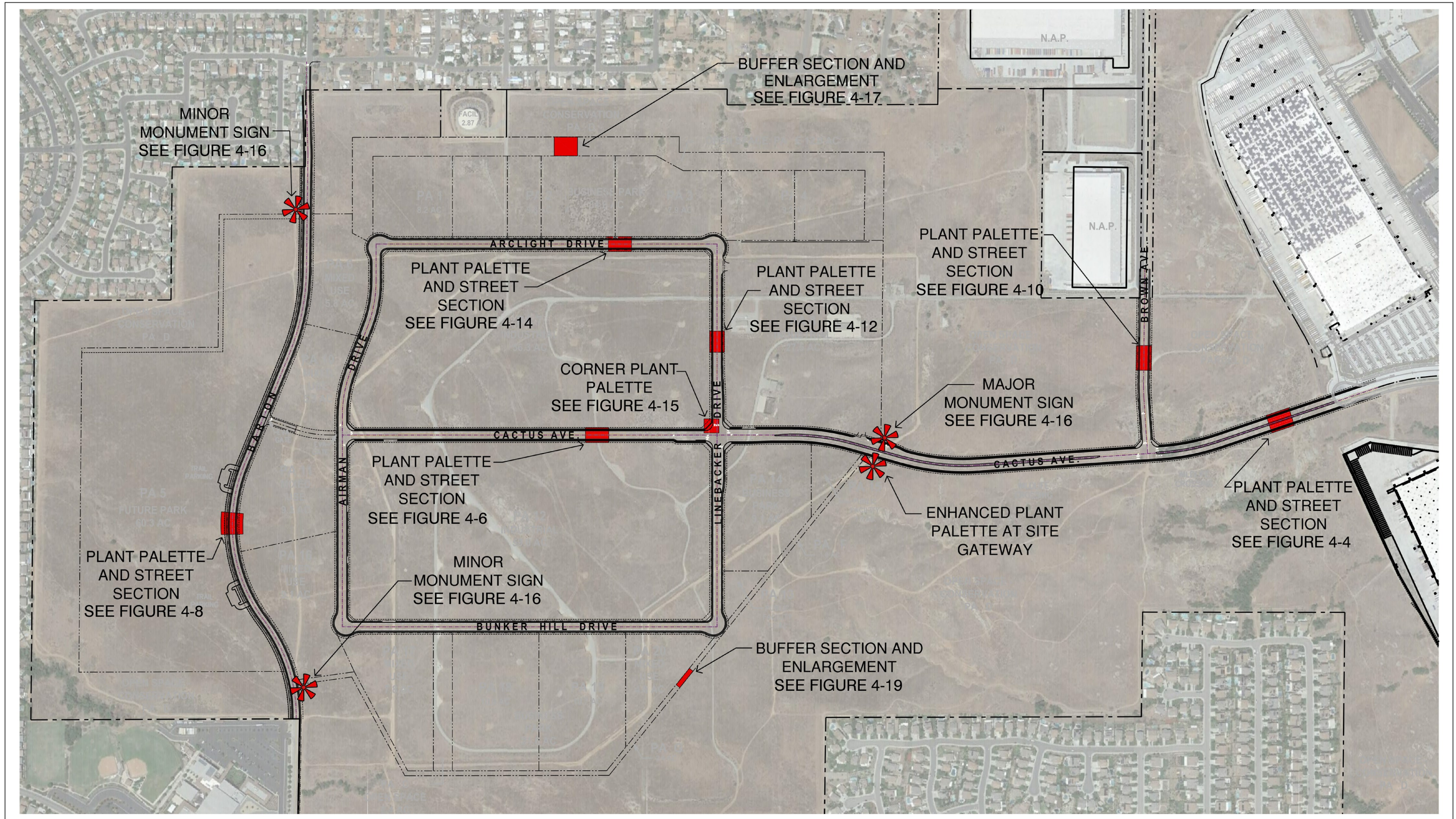
The Barton Street streetscape design includes a landscape plant palette as shown in Figure 4-7, *Barton Street Plant Palette*. As shown in Figure 4-8, *Barton Street Streetscape*, parkway design includes curb-adjacent 6-foot-wide sidewalks on both sides. A 10-foot-wide multi-purpose trail is provided along the western side of Barton Street allowing for passive recreational opportunities and connecting neighboring residential areas to the park site and open space area. A 5-foot-wide landscape area is designed between the sidewalk and multi-purposed trail, which will be planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents. A similar landscape treatment is designed along the east side of the street between the sidewalk and edge of right-of-way. Both sides of Barton Street will be maintained by the MJPA.

c. *Brown Street Streetscape:*

The Brown Street streetscape design includes a landscape plan palette represented in Figure 4-9, *Brown Street Plant Palette*. As shown in Figure 4-10, *Brown Street Streetscape*, parkway design includes a curb-adjacent 6-foot-wide sidewalks on both sides of the street. The remaining area between the edge of right-of-way and the Landscape and Lighting Maintenance District (LLMD) buffer will be planted with deciduous or evergreen trees, and low flowering groundcovers and succulents.

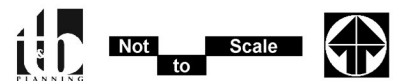
d. *Interior Streets:*

Interior streets include those within the industrial campus area, which are Arclight Drive, Cactus Avenue, Bunker Hill Drive, Airman Drive, and Linebacker Drive. Two plant palettes apply to these streets and apply depending upon north-south or east-west orientation. Thus, Arclight Drive, Cactus Avenue and Bunker Hill Drive are represented by the east-west (EW) plant palette represented in Figure 4-13, *Interior Street EW Plant Palette*, while Airman Drive and Linebacker Drive are represented by the north-south (NS) plant palette in Figure 4-11, *Interior Street NS Plant Palette*. Parkway design includes 5-foot-wide landscaped parkways on both sides of the street planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 6-foot-wide sidewalk. Figure 4-14, *Interior Street EW Streetscape*, and Figure 4-12, *Interior Street NS Streetscape*, provide typical landscaped cross sections of the interior streets.



Source(s): Hirsch & Associates, Inc. (06-06-2022)

Figure 4-2



TREES



Tuscarora Crape Myrtle
Lagerstroemia x 'Tuscarora'
Deciduous



Ulmus parvifolia 'True Green'
True Green Evergreen Elm
Semi-Evergreen



Brisbane Box
Lophostemon confertus

SHRUBS & GRASSES



Pink Fairy Duster
Calliandra eriophylla



Adam's Needle 'Color Guard'
Yucca filamentosa 'Color Guard'



Silver Carpet
Dymondia margaretae



California Fuchsia
Epilobium Canum



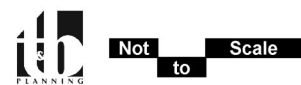
Deer Grass
Muhlenbergia rigens



Coast Rosemary
Westringia fruticosa 'Grey Box'

Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-3

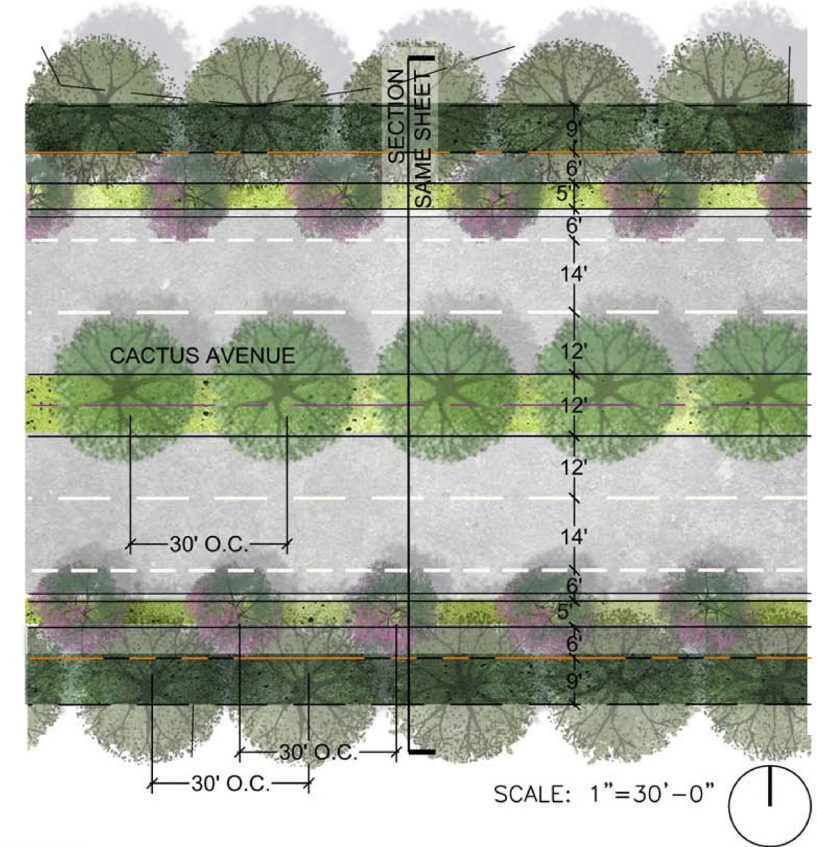


PLANTING LEGEND (WUCOLS REGION 4)

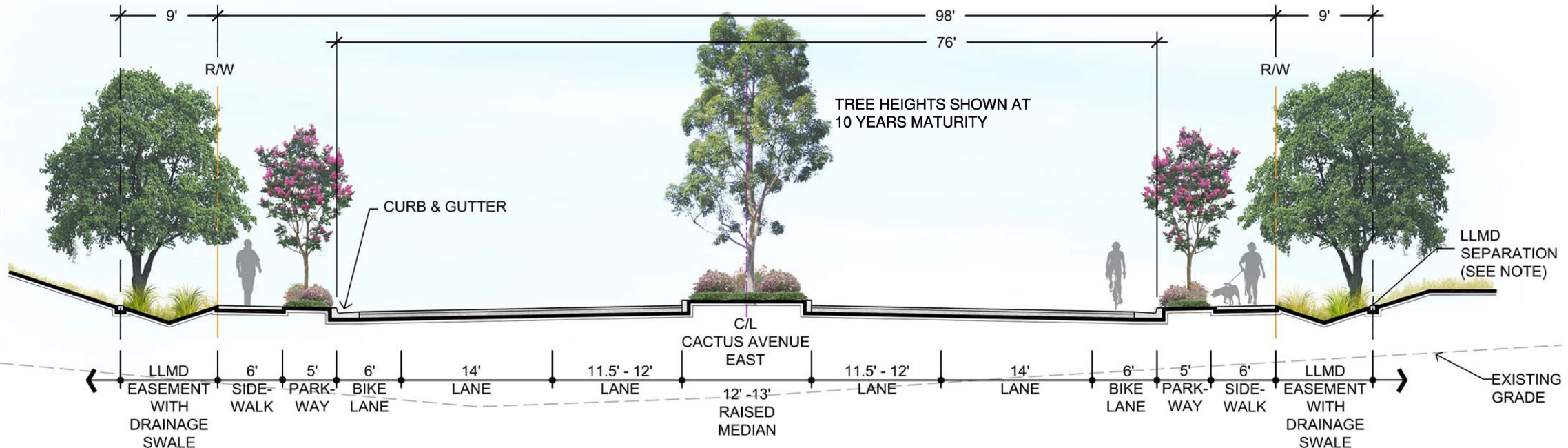
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WATER USE
TREES						
	LAG IND	LAGERSTROEMIA i. 'Tuscarora'	CRAPE MYRTLE	24" BOX	STANDARD	MOD/50%
	ULM PAR	ULMUS parvifolia 'True Green'	TRUE GREEN EVERGREEN ELM	24" BOX	STANDARD	LOW/30%
MEDIAN TREES						
	LOP CON	LOPHOSTEMON confertus	BRISBANE BOX	24" BOX	STANDARD	LOW/30%
SHRUB PLANTING						
	CAL ERI	CALLIANDRA eriophylla	PINK FAIRY DUSTER	5 GALLON MIN.		LOW/20%
	DYM MAR	DYMONDIA margaretae	SILVER CARPET	1 GALLON MIN.		LOW/20%
	EPI CAN	EPILOBIUM canum	CALIFORNIA FUCHSIA	5 GALLON MIN.		LOW/20%
	MUH RIG	MUHLENBERGIA rigens	DEER GRASS	1 GALLON MIN.		LOW/20%
	WES FRU	WESTRINGIA 'Grey Box'	DWARF COAST ROSEMARY	5 GALLON MIN.		LOW/20%
	YUC FIL	YUCCA filamentosa 'Color Guard'	COLOR GUARD ADAM'S NEEDLE	5 GALLON MIN.		LOW/20%

NOTES

1. NEW SHRUB PLANTING SHALL MATCH EXISTING PLANTING ALONG CACTUS AVENUE FOR CONTINUITY ALONG STREET FRONTAGE.
2. CONSERVATION EASEMENT LANDSCAPE DAMAGED DURING CONSTRUCTION OF ROAD SHALL BE REPLANTED WITH NATIVE PLANT HYDROSEED. SPECIES TO BE DETERMINED BY RESTORATION ECOLOGIST AND SHALL MATCH EXISTING PLANT SPECIES FOUND WITHIN CONSERVATION EASEMENT.



NOTE:
ALL LLMD'S SHALL HAVE A 6"x6" CONCRETE MOW CURB AT THE BOUNDARY BETWEEN THE LLMD AND PRIVATE PROPERTY INSTALLED WHEN THE ON-SITE PROPERTY IS DEVELOPED. AT OPEN-SPACE/ CONSERVATION AREAS, THE 6"x6" CONCRETE MOW CURB SHALL BE INSTALLED AT THE TIME THE LLMD IS DEVELOPED. A TEMPORARY PLASTIC HEADER SHALL BE INSTALLED AT THE LLMD BOUNDARY IF THE LLMD IS DEVELOPED BEFORE THE ON-SITE PROJECT.

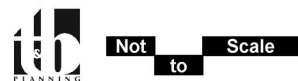


CACTUS AVENUE EAST SECTION

SCALE: 1"=10'-0"

Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-4



TREES



Brisbane Box
Lophostemon confertus

SHRUBS & GRASSES



Blonde Ambition Blue Grama Grass
Bouteloua gracilis 'Blonde Ambition'



Upright Rosemary
Rosmarinus officinalis 'Tuscan Blue'



Pink Australian Fuchsia
Correa pulchella



Purple Three-Awn
Aristida purpurea



California Gray Rush
Juncus patens



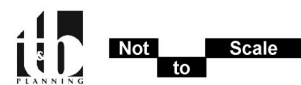
Deer Grass
Muhlenbergia rigens



Blue Chalk Stick
Senecio serpens

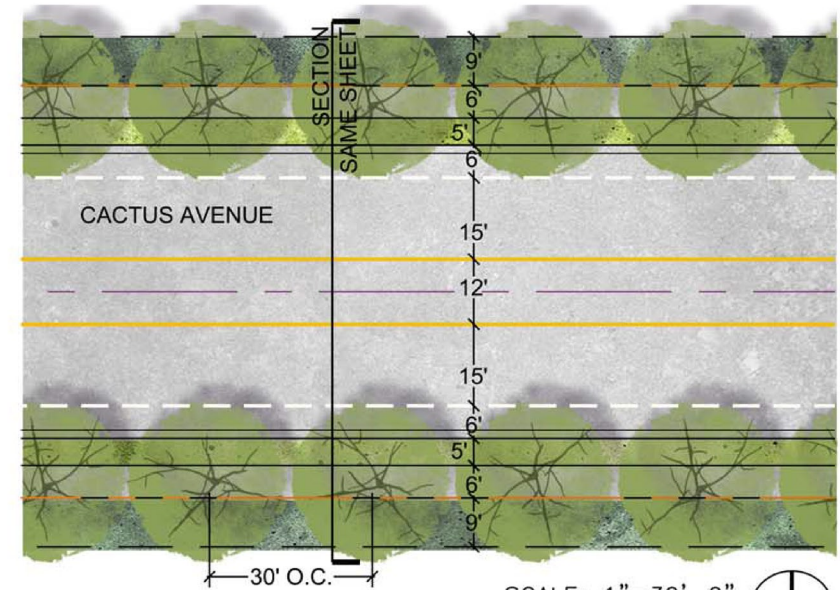
Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-5



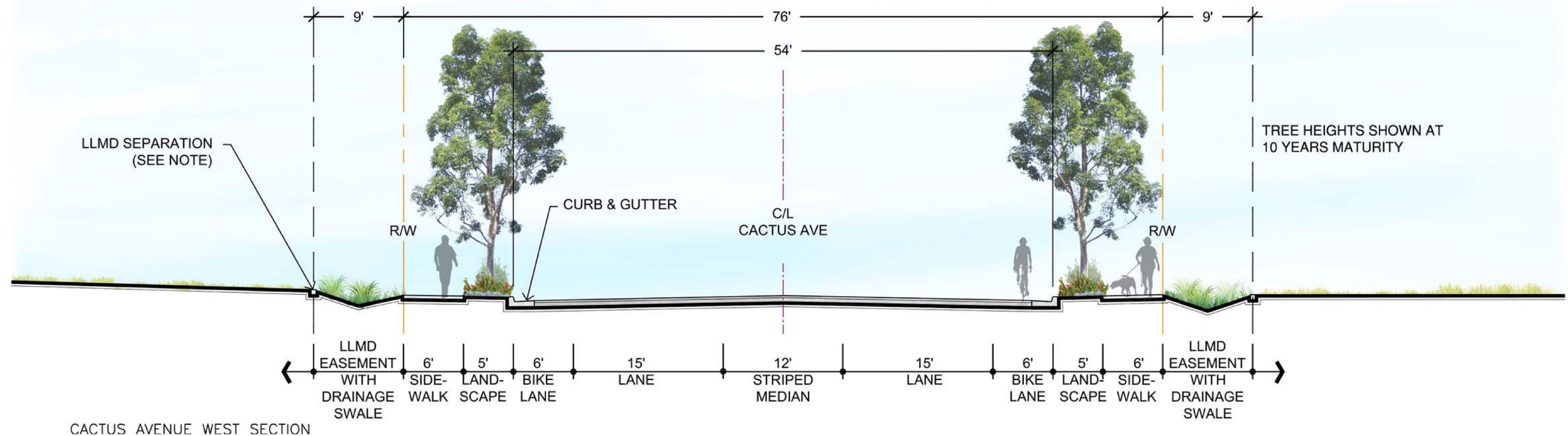
PLANTING LEGEND (WUCOLS REGION 4)

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WATER USE
TREES						
	LOP CON	LOPHOSTEMON confertus	BRISBANE BOX	24" BOX	STANDARD	LOW/30%
SHRUBS						
	COR PUL	CORREA pulchella	PINK AUSTRALIAN FUCHSIA	5 GALLON MIN.		LOW/20%
	MUH RIG	MUHLENBERGIA rigens	DEER GRASS	1 GALLON MIN.		LOW/20%
	ROS OFF	ROSMARINUS officinalis 'Tuscan Blue'	UPRIGHT ROSEMARY	5 GALLON MIN.		LOW/20%
	SEN SER	SENECIO serpens	BLUE CHALK STICKS	1 GALLON MIN.		LOW/20%
DRAINAGE SWALE GRASSES						
	ARI PUR	ARISTIDA purpurea	PURPLE THREE-AWN	5 GAL		LOW/20%
	BOU GRA	BOUTELOUA gracilis	BLUE GRAMA GRASS	5 GAL		LOW/20%
	JUN PAT	JUNCUS patens	GRAY RUSH	5 GAL		LOW/20%



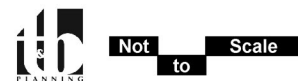
SCALE: 1"=30'-0"

NOTE: ALL LLMD'S SHALL HAVE A 6"x6" CONCRETE MOW CURB AT THE BOUNDARY BETWEEN THE LLMD AND PRIVATE PROPERTY INSTALLED WHEN THE ON-SITE PROPERTY IS DEVELOPED. AT OPEN-SPACE/CONSERVATION AREAS, THE 6"x6" CONCRETE MOW CURB SHALL BE INSTALLED AT THE TIME THE LLMD IS DEVELOPED. A TEMPORARY PLASTIC HEADER SHALL BE INSTALLED AT THE LLMD BOUNDARY IF THE LLMD IS DEVELOPED BEFORE THE ON-SITE PROJECT.



Source(s): Hirsch & Associates, Inc. (04-09-2023)

Figure 4-6



TREES



Goldenrain Tree
Koelreuteria paniculata
Deciduous

SHRUBS & GRASSES



Blue Grama Grass
Bouteloua gracilis



Stalked Bulbine
Bulbine frutescens



Chalk LiveForever
Dudleya pulverulenta



Purple Three-Awn
Aristida purpurea



Golden Yarrow
Eriophyllum confertiflorum



Deer Grass
Muhlenbergia rigens



Gray Rush
Juncus patens



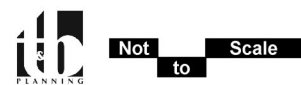
Parry's Bear Grass
Nolina parryi





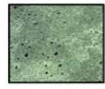
Creeping Rosemary
Rosmarinus officinalis 'Prostrate'

Source(s): Hirsch & Associates, Inc. (10-12-2022)

Figure 4-7



PLANTING LEGEND (WUCOLS REGION 4)

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WATER USE
TREES						
		KOELREUTERIA paniculata	GOLDENRAIN TREE	24" BOX	STANDARD	MOD/50%
SHRUBS— ADJACENT TO PARKS AND CONSERVATION EASEMENT						
	BUL FRU	BULBINE frutescens	STALKED BULBINE	1 GALLON MIN.		LOW/20%
	DUD PUN	DUDLEYA pulverulenta	CHALK LIVEFOREVER	5 GALLON MIN.		LOW/20%
	ERI CON	ERIOPHYLLUM confertiflorum	GOLDEN YARROW	1 GALLON MIN.		LOW/20%
	MUH RIG	MUHLENBERGIA rigens	DEER GRASS	1 GALLON MIN.		LOW/20%
	NOL PAR	NOLINA parryi	PARRY'S BEAR GRASS	5 GALLON MIN.		LOW/20%
	ROS OFF	ROSMARINUS officinalis 'Prostrate'	CREeping ROSEMARY	1 GALLON MIN.		LOW/20%
DRAINAGE SWALE GRASSES						
	ARI PUR	ARISTIDA purpurea	PURPLE THREE-AWN	5 GAL		LOW/20%
	BOU GRA	BOUTELOUA gracilis	BLUE GRAMA GRASS	5 GAL		LOW/20%
	JUN PAT	JUNCUS patens	GRAY RUSH	5 GAL		LOW/20%

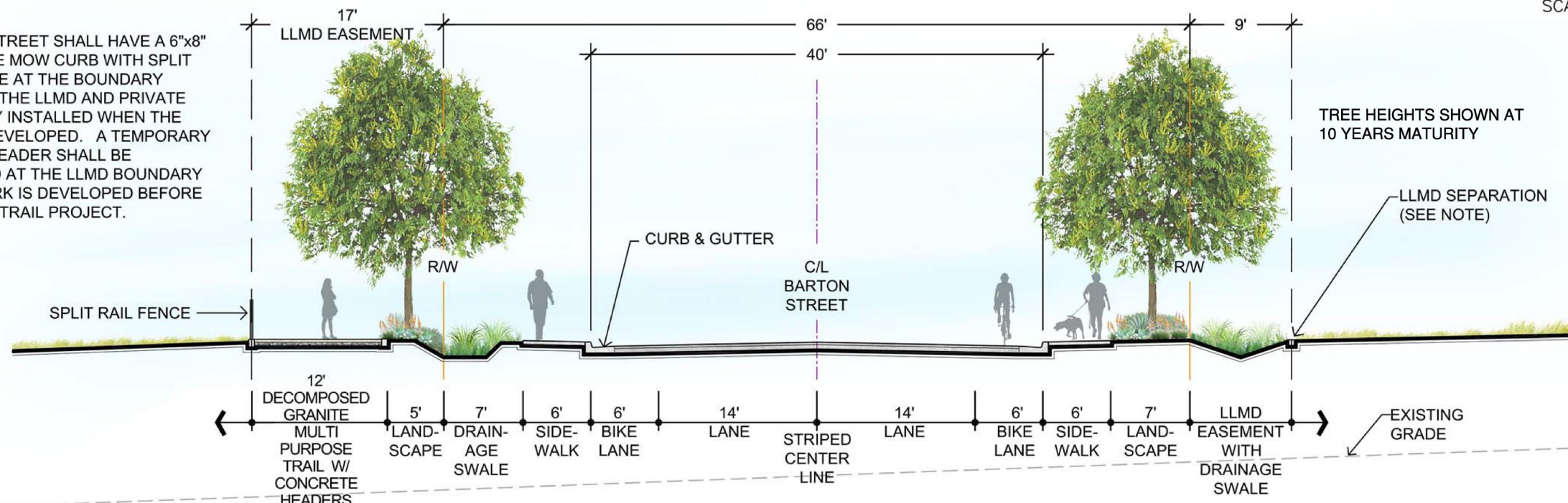
NOTES

1. CONSERVATION EASEMENT LANDSCAPE DAMAGED DURING CONSTRUCTION OF ROAD SHALL BE REPLANTED USING NATIVE PLANT HYDROSEED. SPECIES TO BE DETERMINED BY RESTORATION ECOLOGIST AND SHALL MATCH EXISTING PLANT SPECIES FOUND WITHIN CONSERVATION EASEMENT.



SCALE: 1"=30'-0"

NOTE: BARTON STREET SHALL HAVE A 6"x8" CONCRETE MOW CURB WITH SPLIT RAIL FENCE AT THE BOUNDARY BETWEEN THE LLMD AND PRIVATE PROPERTY INSTALLED WHEN THE LLMD IS DEVELOPED. A TEMPORARY PLASTIC HEADER SHALL BE INSTALLED AT THE LLMD BOUNDARY IF THE PARK IS DEVELOPED BEFORE THE LLMD TRAIL PROJECT.

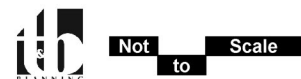


SCALE: 1"=10'-0"

BARTON STREET SECTION

Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-8



TREES



London Plane Tree
Platanus x acerifolia
Deciduous

SHRUBS & GRASSES



Purple Three-Awn
Aristida purpurea



Blonde Ambition Blue Grama Grass
Bouteloua gracilis 'Blonde Ambition'



Silver Carpet
Dymondia margaretae



California Gray Rush
Juncus patens



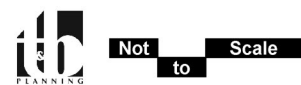
California Fuchsia
Epilobium Canum



Coast Rosemary
Westringia fruticosa 'Grey Box'

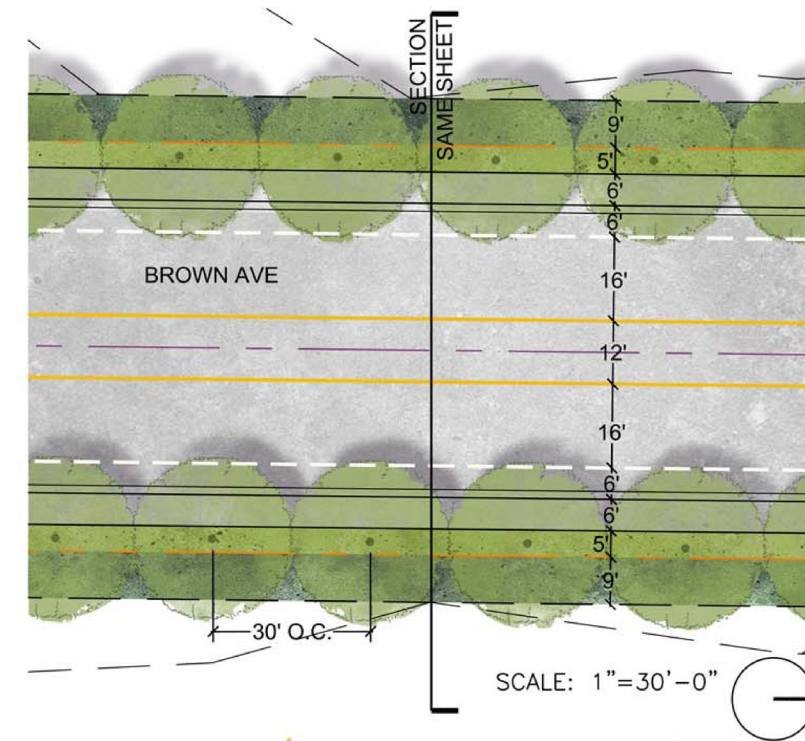
Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-9

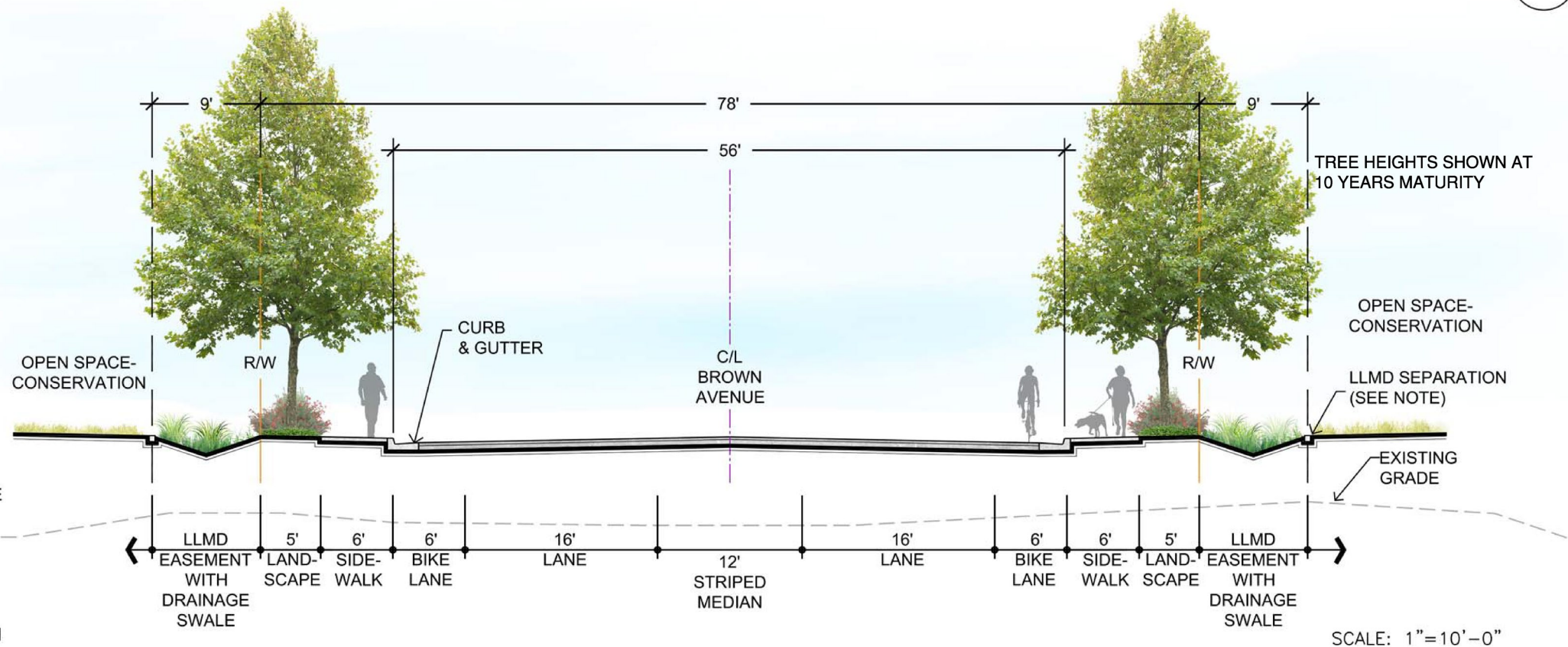


PLANTING LEGEND (WUCOLS REGION 4)

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WATER USE
TREES						
	PLA ACE	PLATANUS x acerifolia	London Plane Tree	24" BOX	STANDARD	MOD/50%
SHRUBS						
	DYM MAR	DYMONDIA margaretae	SILVER CARPET	1 GALLON MIN.		LOW/20%
	EPI CAN	EPILOBIUM cannum	CALIFORNIA FUCHSIA	5 GALLON MIN.		LOW/20%
	ROS OFF	ROSMARINUS officinalis 'Prostrate'	CREEPING ROSEMARY	5 GALLON MIN.		LOW/20%
DRAINAGE SWALE GRASSES						
	ARI PUR	ARISTIDA purpurea	PURPLE THREE-AWN	5 GAL		LOW/20%
	BOU GRA	BOUPELLOUA gracilis	BLUE GRAMA GRASS	5 GAL		LOW/20%
	JUN PAT	JUNCUS patens	GRAY RUSH	5 GAL		LOW/20%



NOTE: ALL LLMD'S SHALL HAVE A 6"x6" CONCRETE MOW CURB AT THE BOUNDARY BETWEEN THE LLMD AND PRIVATE PROPERTY INSTALLED WHEN THE ON-SITE PROPERTY IS DEVELOPED. AT OPEN-SPACE/ CONSERVATION AREAS, THE 6"x6" CONCRETE MOW CURB SHALL BE INSTALLED AT THE TIME THE LLMD IS DEVELOPED. A TEMPORARY PLASTIC HEADER SHALL BE INSTALLED AT THE LLMD BOUNDARY IF THE LLMD IS DEVELOPED BEFORE THE ON-SITE PROJECT.



Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-10

TREES



Crape Myrtle- White
Lagerstroemia indica 'Natchez'
Deciduous

SHRUBS & GRASSES



Purple Three-Awn
Aristida purpurea



Blue Grama Grass
Bouteloua gracilis



Hairy Adam's Needle
Yucca filamentosa 'Excaliber'



California Gray Rush
Juncus patens



Otto Quast Spanish Lavender
Lavandula stoechas 'Otto Quast'



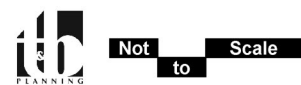
Feathery Cassia
Senna artemisioides




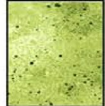
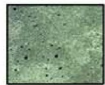
Deer Grass
Muhlenbergia rigens

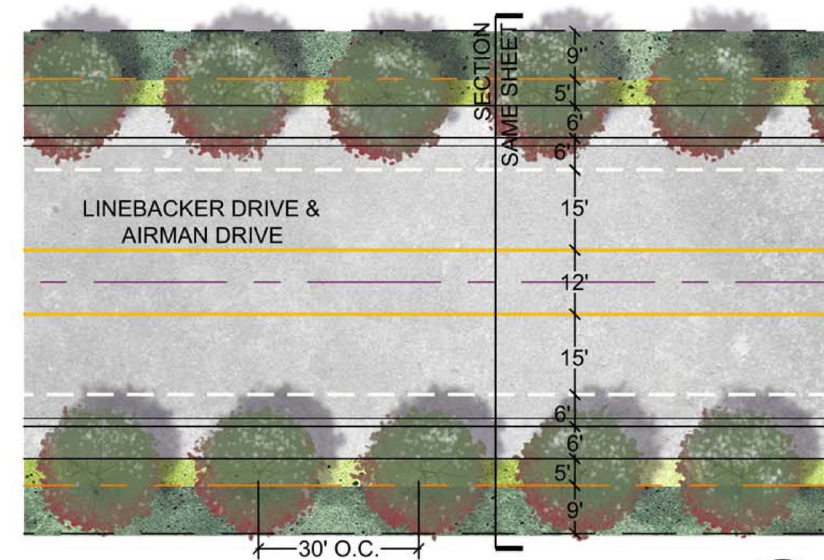
Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-11



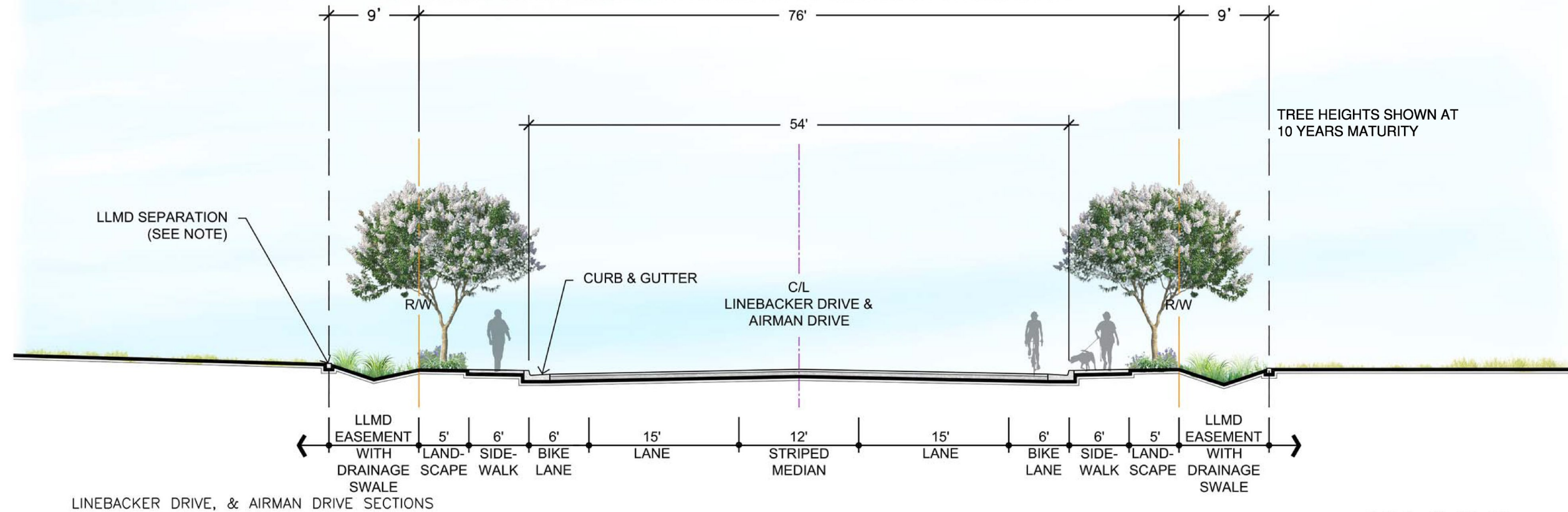
PLANTING LEGEND (WUCOLS REGION 4)

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WATER USE
TREES						
	LAG IND	LAGERSTROEMIA indica 'Natchez'	GRAPE MYRTLE-WHITE	24" BOX	STANDARD	MOD/50%
SHRUBS						
	LAV STO	LAVANDULA s. 'Otto Quast'	SPANISH LAVENDAR	5 GALLON MIN.		LOW/20%
	MUH RIG	MUHLENBERGIA rigens	DEER GRASS	1 GALLON MIN.		LOW/20%
	SEN ART	SENNA artemisioides	FEATHERY CASSIA	5 GALLON MIN.	HEDGE	LOW/20%
	YUC FIL	YUCCA filamentosa 'Excaliber'	HAIRY ADAM'S NEEDLE	5 GALLON MIN.		LOW/20%
DRAINAGE SWALE GRASSES						
	ARI PUR	ARISTIDA purpurea	PURPLE THREE-AWN	5 GAL		LOW/20%
	BOU GRA	BOUPELLOUA gracilis	BLUE GRAMA GRASS	5 GAL		LOW/20%
	JUN PAT	JUNCUS patens	GRAY RUSH	5 GAL		LOW/20%



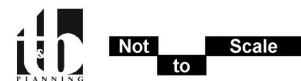
SCALE: 1"=30'-0"

NOTE: ALL LLMD'S SHALL HAVE A 6"x6" CONCRETE MOW CURB AT THE BOUNDARY BETWEEN THE LLMD AND PRIVATE PROPERTY INSTALLED WHEN THE ON-SITE PROPERTY IS DEVELOPED. AT OPEN-SPACE/CONSERVATION AREAS, THE 6"x6" CONCRETE MOW CURB SHALL BE INSTALLED AT THE TIME THE LLMD IS DEVELOPED. A TEMPORARY PLASTIC HEADER SHALL BE INSTALLED AT THE LLMD BOUNDARY IF THE LLMD IS DEVELOPED BEFORE THE ON-SITE PROJECT.



Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-12



TREES



True Green Evergreen Elm
Ulmus parvifolia 'True Green'
Semi-Evergreen

SHRUBS & GRASSES



Blonde Ambition Blue Grama Grass
Bouteloua gracilis 'Blonde Ambition'



Upright Rosemary
Rosmarinus officinalis 'Tuscan Blue'



Pink Australian Fuchsia
Correa pulchella



Purple Three-Awn
Aristida purpurea



California Gray Rush
Juncus patens



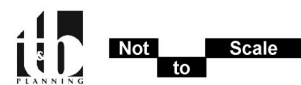
Deer Grass
Muhlenbergia rigens




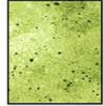
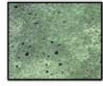
Blue Chalk Stick
Senecio serpens

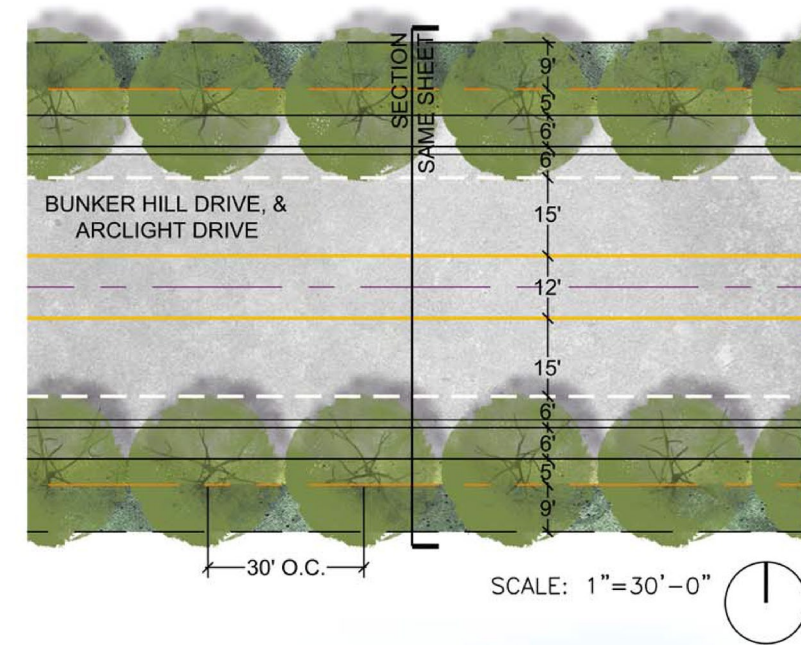
Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-13

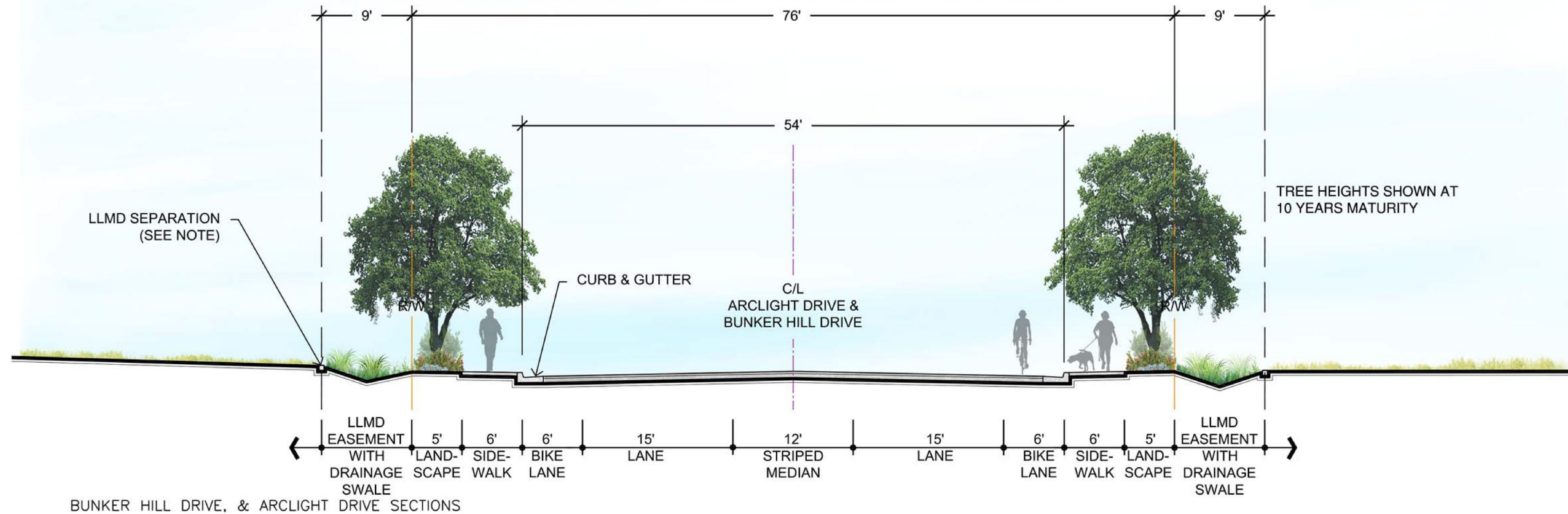


PLANTING LEGEND (WUCOLS REGION 4)

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WATER USE
TREES						
	ULM PAR	ULMUS parvifolia 'True Green'	TRUE GREEN EVERGREEN ELM	24" BOX	STANDARD	LOW/30%
SHRUBS						
	COR PUL	CORREA pulchella	PINK AUSTRALIAN FUCHSIA	5 GALLON MIN.		LOW/20%
	MUH RIG	MUHLENBERGIA rigens	DEER GRASS	1 GALLON MIN.		LOW/20%
	ROS OFF	ROSMARINUS officinalis 'Tuscan Blue'	UPRIGHT ROSEMARY	5 GALLON MIN.		LOW/20%
	SEN SER	SENECIO serpens	BLUE CHALK STICKS	1 GALLON MIN.		LOW/20%
DRAINAGE SWALE GRASSES						
	ARI PUR	ARISTIDA purpurea	PURPLE THREE-AWN	5 GAL		LOW/20%
	BOU GRA	BOUPELLOUA gracilis	BLUE GRAMA GRASS	5 GAL		LOW/20%
	JUN PAT	JUNCUS patens	GRAY RUSH	5 GAL		LOW/20%

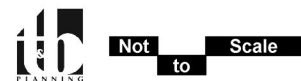


NOTE: ALL LLMD'S SHALL HAVE A 6"x6" CONCRETE MOW CURB AT THE BOUNDARY BETWEEN THE LLMD AND PRIVATE PROPERTY INSTALLED WHEN THE ON-SITE PROPERTY IS DEVELOPED. AT OPEN-SPACE/CONSERVATION AREAS, THE 6"x6" CONCRETE MOW CURB SHALL BE INSTALLED AT THE TIME THE LLMD IS DEVELOPED. A TEMPORARY PLASTIC HEADER SHALL BE INSTALLED AT THE LLMD BOUNDARY IF THE LLMD IS DEVELOPED BEFORE THE ON-SITE PROJECT.



Source(s): Hirsch & Associates, Inc. (06-09-2023)

Figure 4-14



4.5.4. Entries and Monuments

The West Campus Upper Plateau Specific Plan provides for a standard street corner planting design and two-tiered hierarchy of monument signage. The entry and corner treatments are designed to provide distinctive visual statements and encourage the Specific Plan's contemporary aesthetic. All hardscape and landscape features at entry and monument locations shall provide adequate line of sight for motorists. Monumentation shall not be located within the public street right-of-way.

The typical corner landscape planting design represented in *Figure 4-15, Typical Corner Planting*, is designed to be a prominent representation of the quality and distinctiveness of the West Campus Upper Plateau Specific Plan and reinforce the general architecture and landscape theme. Entry and corner treatments shall provide design to respond to physical contexts and unique circumstances of specific tenants. However, all entry and corner treatments within the Specific Plan shall be consistent with the overall theme and character. *Figure 4-16, Monument Signage*, provides examples of typical major and minor monuments.

a. Major Monument:

A single Major Entry Monument is to be located on the north side of Cactus Avenue at the entrance to the industrial campus, providing entry identity for those entering the campus. The monument sign will stand approximately six feet at its highest point and be approximately 30 feet in width, including wing walls. Sign design is a contemporary theme and will include finish and colors complementary to the overall design theme of the Specific Plan. Associated landscaping will be consistent with the Cactus Avenue planting plan, ensuring that plantings provide appropriate visual draw and support to the entry monument sign. Additionally, on-site granite boulders may be used in the foreground to enhance the monument signage.

b. Minor Monument:

Two minor monuments are to be located on Barton Street with one place on the east side of Barton Street just north of and inside the Specific Plan boundary and the other placed on the east side of Barton Street just south of and inside the boundary. Each monument sign is to identify arrival into the Specific Plan Area. Monument sign design will be generally consistent with the major monument sign, being contemporary in appearance and of finish and colors complementary to the overall design theme of the Specific Plan. The signs will stand approximately five feet in height and 12 feet in width. Associated landscaping will be consistent with the Barton Street planting plan, ensuring that plantings provide appropriate visual draw and support to the entry monument sign. Additionally, on-site granite boulders may be used in the foreground to enhance the monument signage.

4.5.5. Trees

Trees within the West Campus Upper Plateau Specific Plan area shall adhere to the following provisions:

- a. All trees planted within the public ROW shall be a minimum size of 24" box.
- b. Onsite landscape shall be a minimum size of 60% 24" box trees and 40% 15-gallon trees.
- c. All trees at entry features and project monuments shall be a minimum size of 36" box.
- d. Onsite trees shall be a minimum of 80% evergreen species, and no more than 20% deciduous trees.

- e. Parking lots must have 40% tree coverage for office and 30% tree coverage for BP or industrial.

TREES



Western Redbud
Cercis occidentalis



True Green Evergreen Elm
Ulmus parvifolia 'True Green'

SHRUBS & GRASSES



Purple Three-Awn
Aristida purpurea



Blonde Ambition Blue Grama Grass
Bouteloua gracilis 'Blonde Ambition'



Pink Fairy Duster
Calliandra eriophylla



Joyce Coulter California Lilac
Ceanothus 'Joyce Coulter'



Foxtail Agave
Agave attenuata



California Gray Rush
Juncus patens



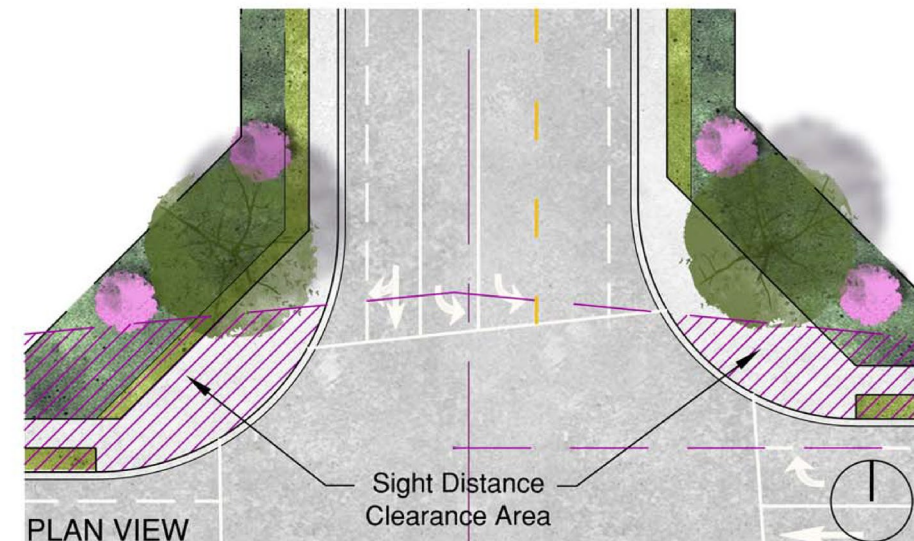
Yucca 'Colorguard'
Colorguard Yucca

Intersection Sight Distance will vary based on street alignment. All obstructions over 30 inches high within Sight Distance area are prohibited, per County of Riverside Standard Drawing No. 821

PLANTING LEGEND (WUCOLS REGION 4)

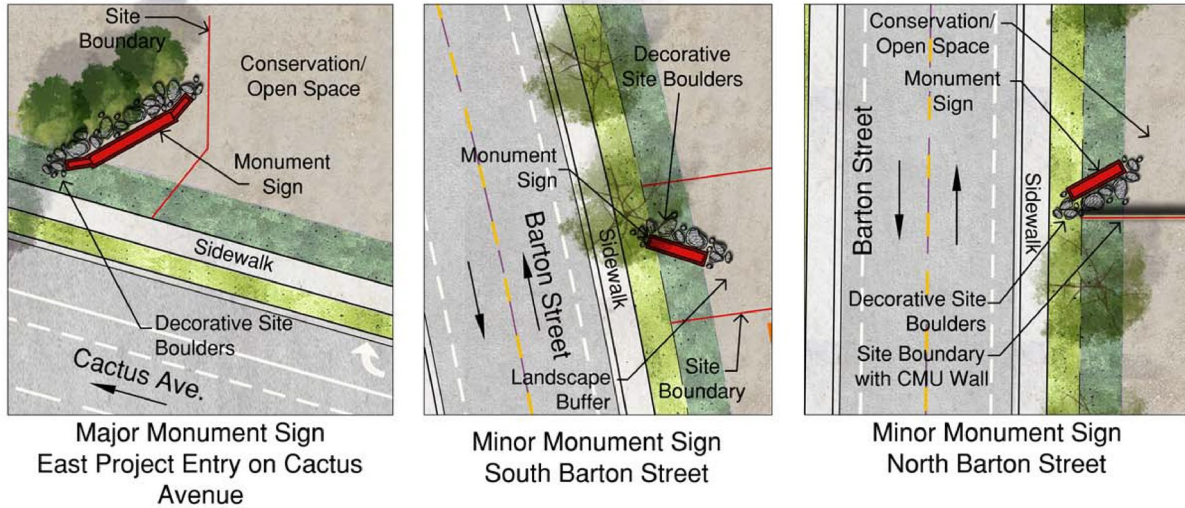
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WATER USE
TREES						
		CERCIS occidentalis	WESTERN REDBUD	36" BOX	MULTI-TRUNK	LOW/30%
		ULMUS parvifolia 'True Green'	TRUE GREEN EVERGREEN ELM	36" BOX	STANDARD	LOW/30%
SHRUBS						
	AGA ATT	AGAVE attenuata	FOXTAIL AGAVE	5 GALLON MIN.		LOW/20%
	CAL ERI	CALLIANDRA eriophylla	PINK FAIRY DUSTER	5 GALLON MIN.		LOW/20%
	CEA JOY	CEANOTHUS 'Joyce Coulter'	CALIFORNIA LILAC	5 GALLON MIN.		LOW/20%
	YUC COL	YUCCA filamentosa 'Colorguard'	YUCCA COLORGUARD	5 GALLON MIN.		LOW/20%
DRAINAGE SWALE GRASSES						
	ARI PUR	ARISTIDA purpurea	PURPLE THREE-AWN	5 GALLON		LOW/20%
	BOU GRA	BOUPELOUA gracilis	BLUE GRAMA GRASS	5 GALLON		LOW/20%
	JUN PAT	JUNCUS patens	GRAY RUSH	5 GALLON		LOW/20%

NOTE: SALVAGE BOULDERS FOUND DURING CONSTRUCTION TO USE AS DECORATIVE ELEMENTS AT ALL CORNER PLANTERS.

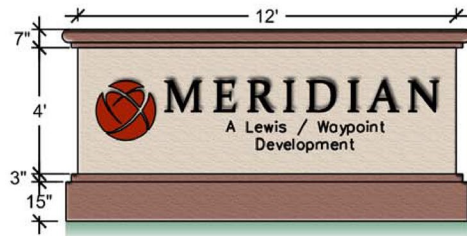


Source(s): Hirsch & Associates, Inc. (06-09-2023)

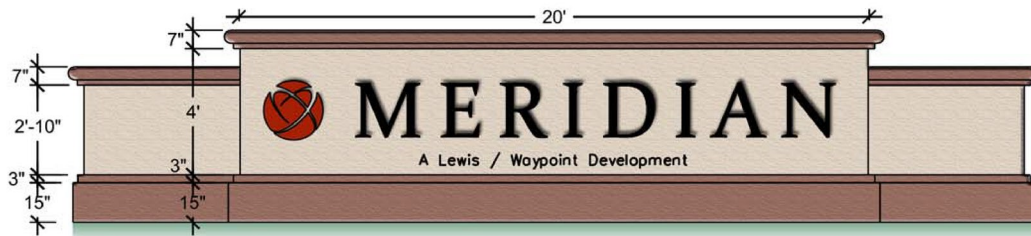
Figure 4-15



Note: Monument signs shall be located within LLMD limits. LLMD can be adjusted to work around monument signs as needed due to site constraints. Signs shall be located in general vicinity as shown in above exhibits and Key Map, Figure 4-2.



12' Long Minor Monument Signs along Barton Street, North and South Site Entries



20' Long Major Monument Sign with Wing Walls at Cactus Avenue Site Entry

Source(s): Hirsch & Associates, Inc. (08-10-2022)

Figure 4-16



Not to Scale

Monument Signage

4.5.6. Open Space Areas

The West Campus Upper Plateau Specific Plan provides open space for a park as well as buffer to the Conservation Easement. The 60-acre park space is intended for a future active recreational park and will be roughly graded with utilities stubbed at its border. Prior to the construction of the 60-acre park, the Open Space area are primarily intended to be maintained with an aesthetic consistent with the current undeveloped environment while considering aviation safety in accordance with the Landscape Design Guidance, the Riverside County ALUCP, and ALUC guidance "Landscaping Near Airports".

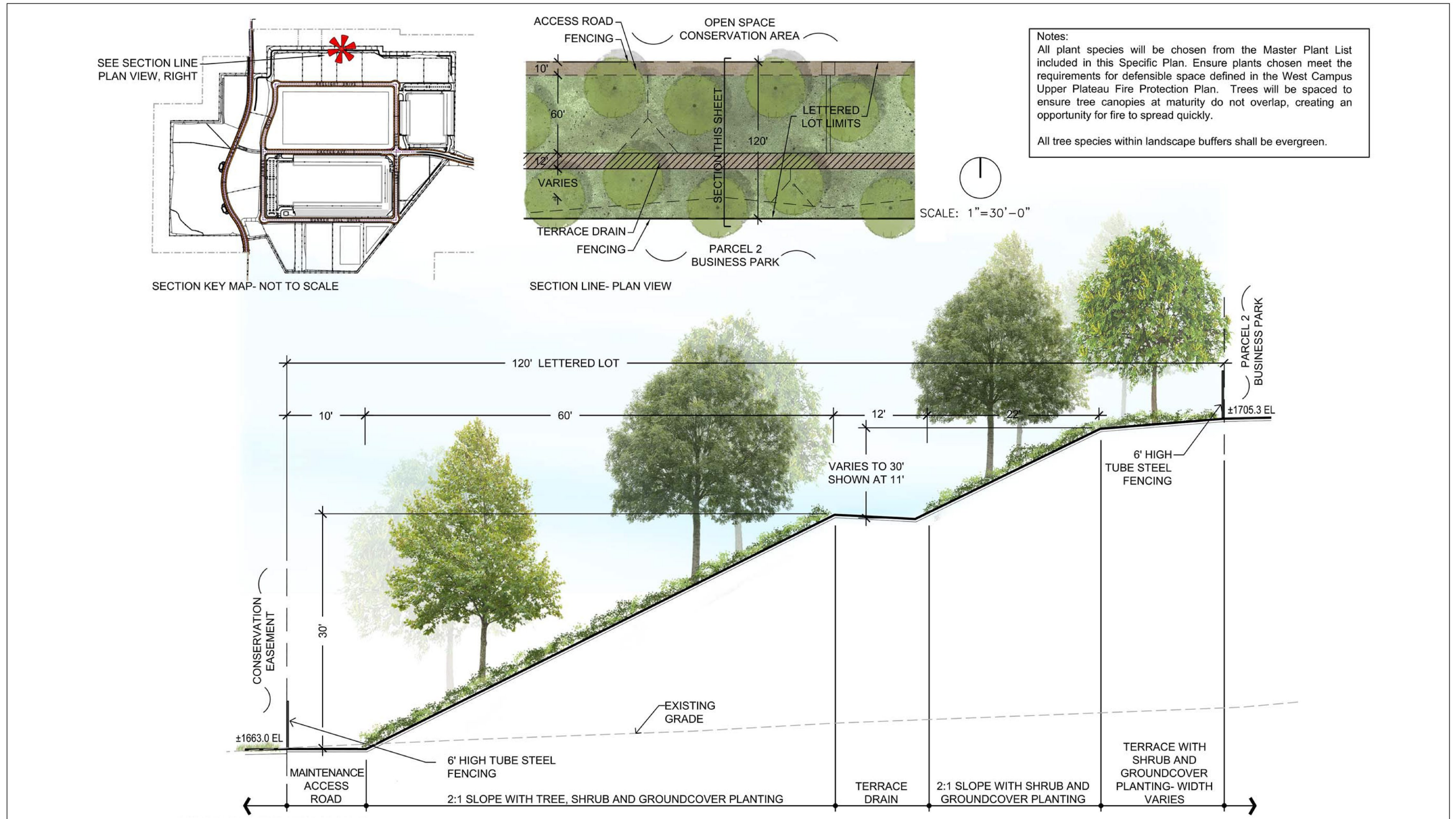
Open Space land use in the northern and southern portion of the industrial campus is provided to create a buffer between the proposed buildings and the Conservation Easement. As shown in Figure 4-17, *Northern Landscape Buffer Interface*, the landscape buffer provides a 2:1 slope easement with trees, shrubs, groundcover plantings, one (1) maintenance access roads, one (1) terrace drain and tube steel fencing. Figure 4-18, *Typical Screen Wall*, provides an example of the potential screen wall that screen the industrial campus from the conservation area. In Figure 4-19, *Southeastern Landscape Buffer Interface*, the landscape buffer provides a 2:1 slope easement with shrub/groundcover planting as well as a 10-foot-wide access road with maintenance access and a pedestrian trail.

For properties that abut the LLMD, all LLMD must have a 6" wide concrete mow curb at the boundary between the LLMD and private property installed when onsite property is developed. A temporary plastic header must be installed at the LLMD boundary if the LLMD is developed before the onsite project.

Active use to be provided for and encouraged in the 60-acre park west of Barton Street is of benefit to the neighboring residents, employees, and visitors to the Specific Plan Area. A limited number of amenities are to be provided initially, namely consisting of two trail parking areas and meandering decomposed granite or native material walkways and trails, which is further described in Section 2.6.

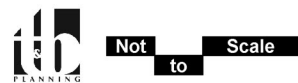
4.5.7. Development Photo Simulation

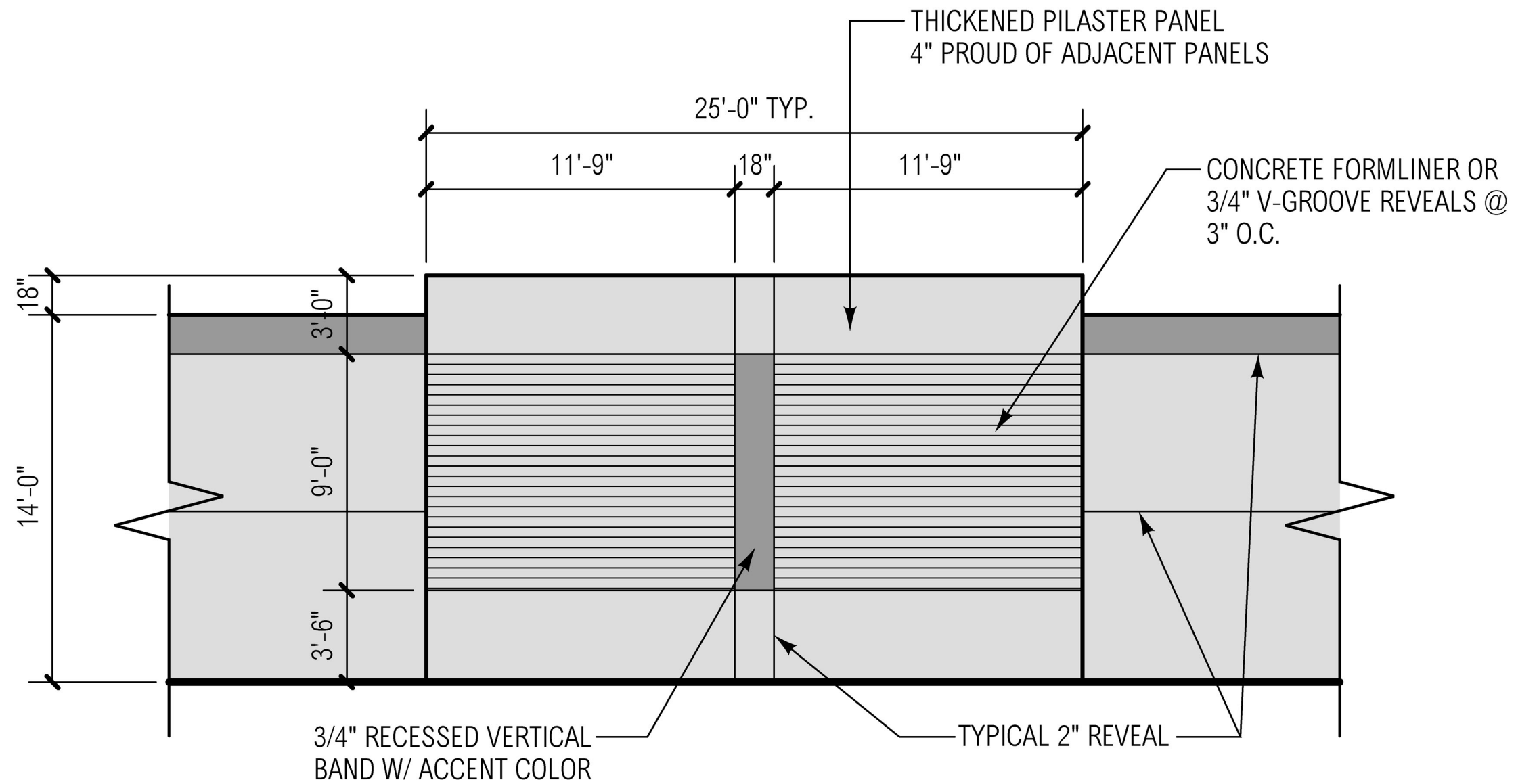
The West Campus Upper Plateau Specific Plan provides development standards and design guidelines that promote quality development and extensive landscaping throughout the areas to be developed. Figures 4-20, *Photo Simulation Key Map*, provides the location of photo simulation of future buildout within the West Campus Upper Plateau Specific Plan Area, and Figures 4-21A to Figures 4-21E provides photo simulation at each location.



Source(s): Hirsch & Associates, Inc. (05-17-2024)

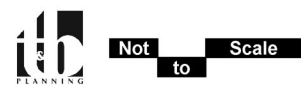
Figure 4-17



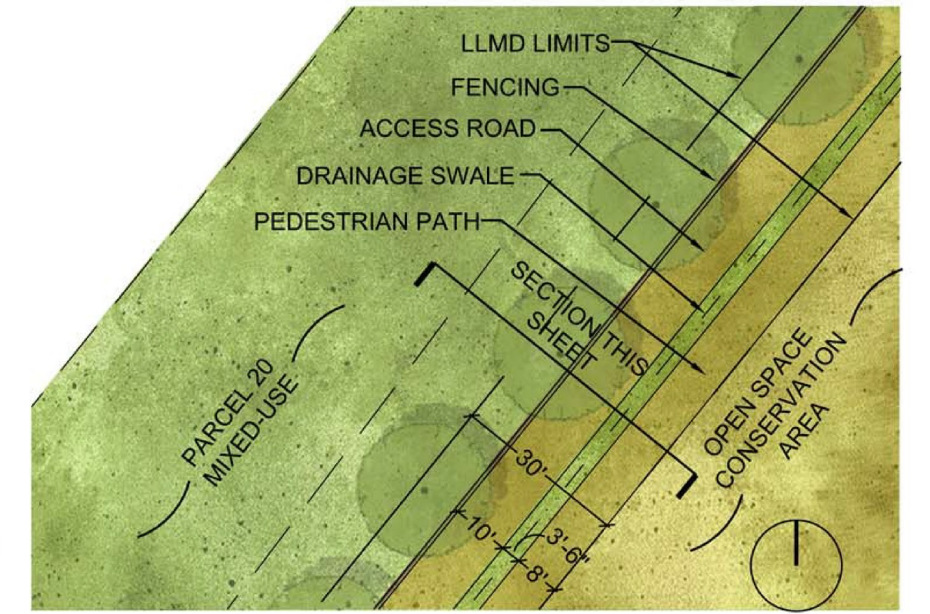
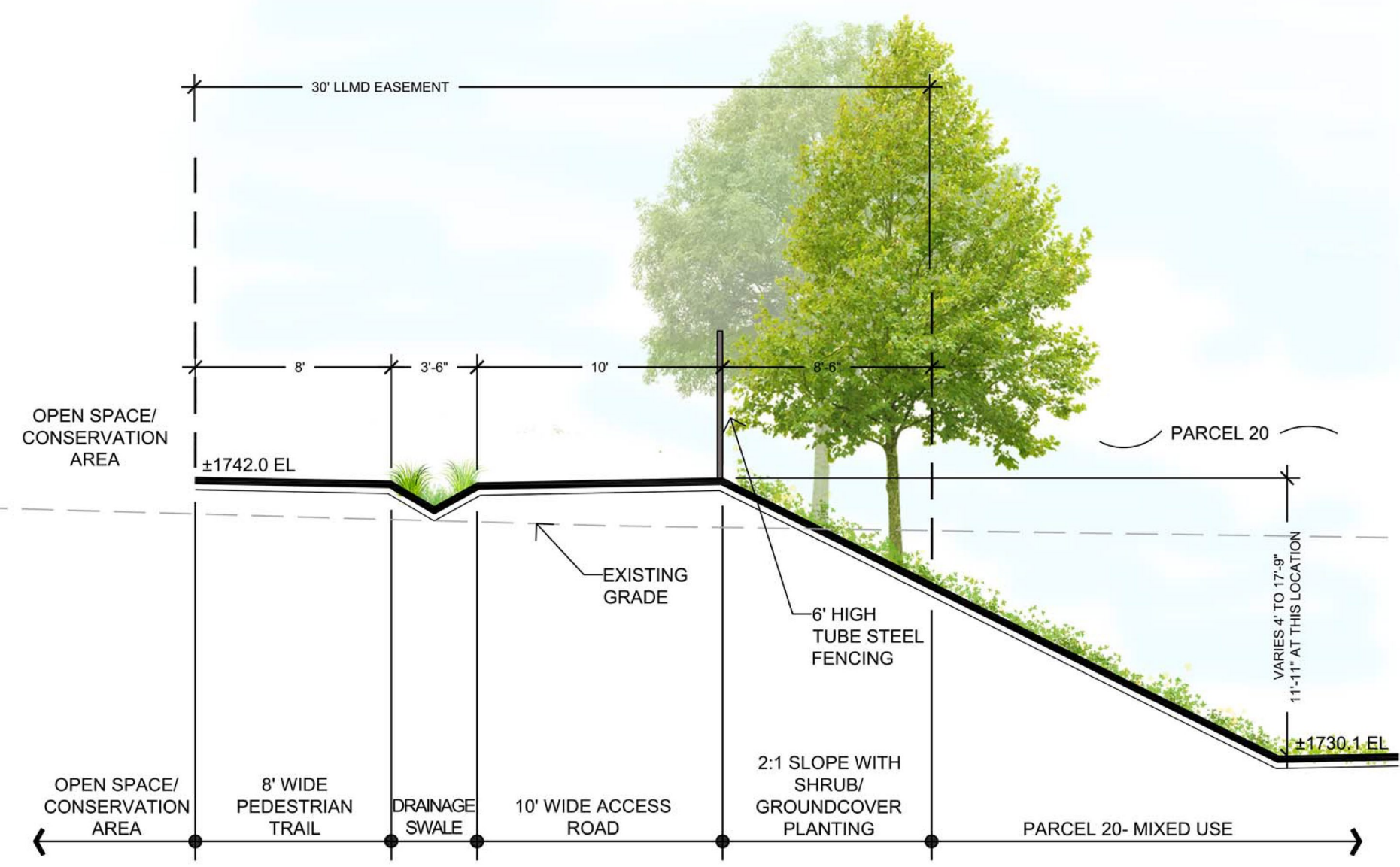


Source(s): RGA (06-15-2022)

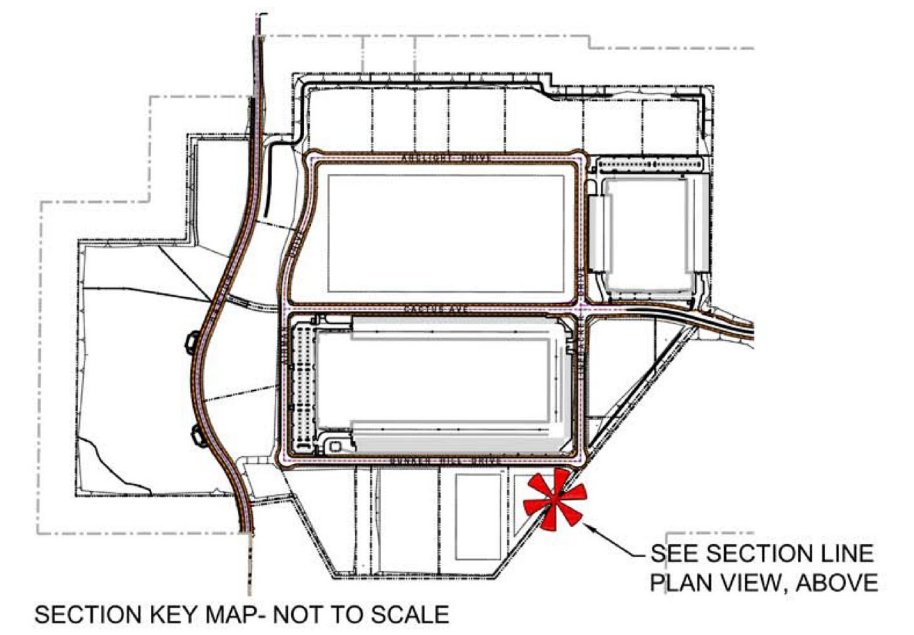
Figure 4-18



Note:
 All plant species will be chosen from the Master Plant List included in this Specific Plan. Ensure plants chosen meet the requirements for defensible space defined in the West Campus Upper Plateau Fire Protection Plan. Trees will be spaced to ensure tree canopies at maturity do not overlap, creating an opportunity for fire to spread quickly.

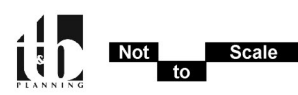


SECTION LINE- PLAN VIEW SCALE: 1"=30'-0"



Source(s): Hirsch & Associates, Inc. (05-17-2024)

Figure 4-19



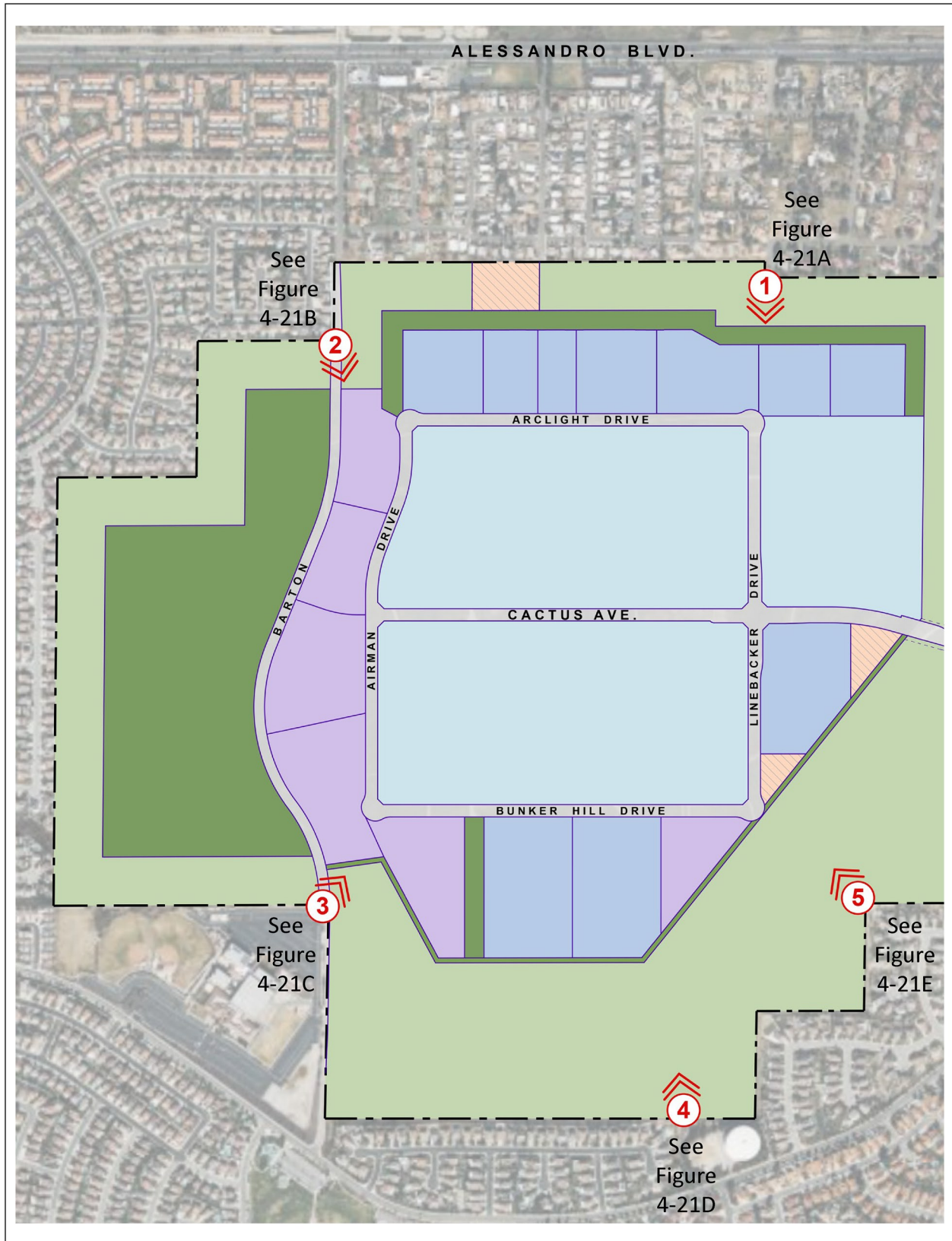


Figure 4-20



Not to Scale



Photo Simulation Key Map



PROPOSED



EXISTING

Figure 4-21A



Not to Scale

Location 1 Photo Simulation



PROPOSED



EXISTING

Figure 4-21B



Not to Scale

Location 2 Photo Simulation



PROPOSED



EXISTING

Figure 4-21C



Not to Scale

Location 3 Photo Simulation



PROPOSED



EXISTING

Figure 4-21D



Not to Scale

Location 4 Photo Simulation



PROPOSED



EXISTING

Figure 4-21E



Not to Scale

Location 5 Photo Simulation

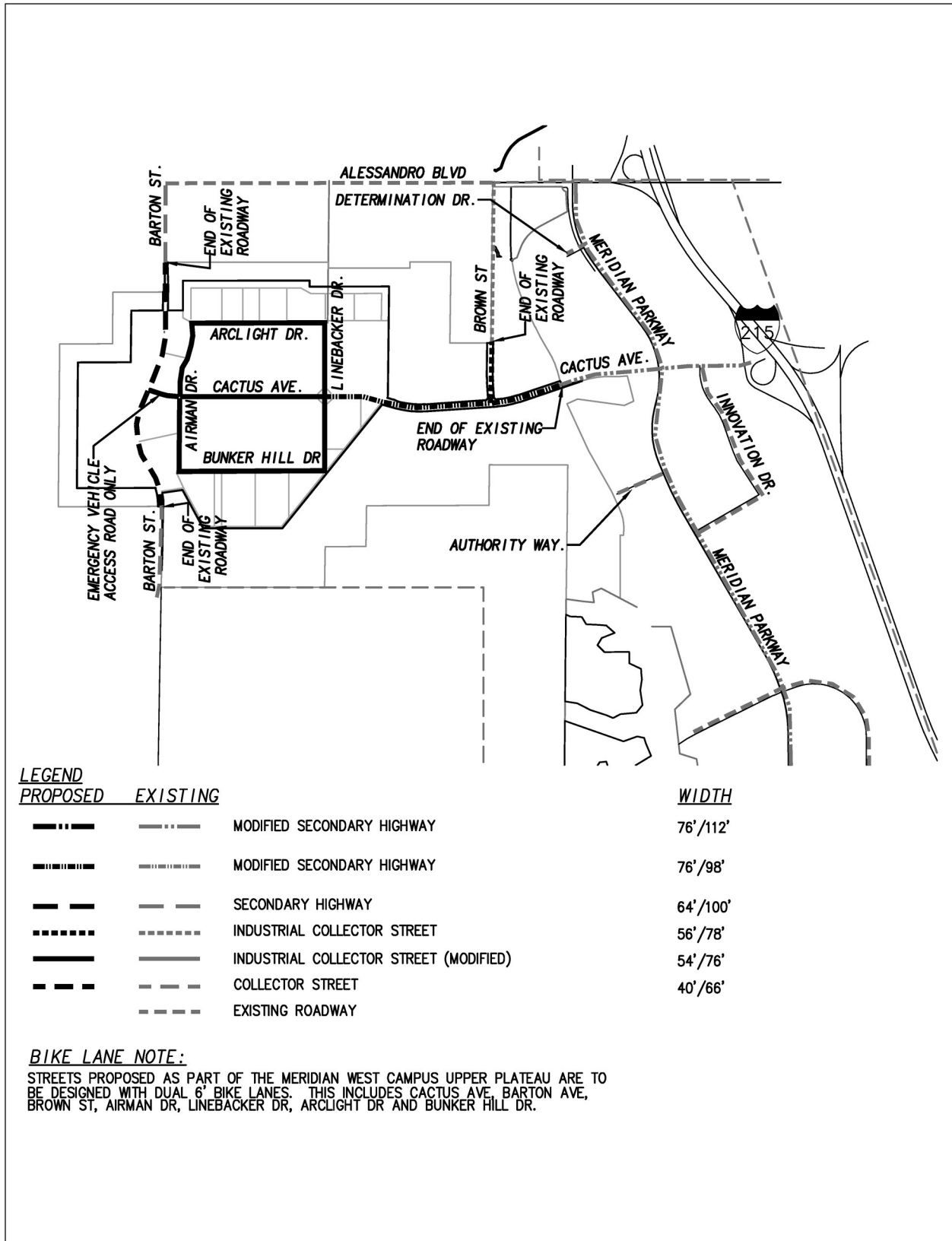
5 TRANSPORTATION

5.1 TRAFFIC CIRCULATION PLAN

The West Campus Upper Plateau Circulation Plan provides convenient, direct, and safe access for employees, visitors, and goods movement to and from the Specific Plan Area. This is achieved through a roadway network consisting of a hierarchy of local, collector and arterial streets providing access to and from the parcels comprising the West Campus Upper Plateau Specific Plan Area. The internal street network will consist of public roadways maintained by the County of Riverside. Off-site transportation improvements will be provided as deemed necessary by the MJPA to ensure there is sufficient capacity to accommodate future traffic. Improvements associated with each development phase will be assured to the satisfaction of the MJPA prior to the occupancy of that phase.

5.1.1 VEHICULAR CIRCULATION

Access to and from the West Campus Upper Plateau Specific Plan Area will be provided via three roadways: Cactus Avenue, Brown Street and Barton Street. This is depicted in *Figure 5-1, Circulation Plan*. Cactus Avenue will serve as the primary serving roadway, connecting with I-215 located approximately 1 mile east of the Specific Plan boundary. Brown Street will serve as a secondary access to the industrial center, connecting with Alessandro Boulevard to the north. Barton Street will be restricted to providing access only to the park on the west side of Barton Street. Barton Street will connect with the existing street network to the north and south of the Specific Plan boundary, serving as a local connector pursuant to the City of Riverside General Plan Circulation Element. To prevent truck trips from impacting neighboring residential streets, Barton Street will not have any connection with Cactus Avenue, strategically preventing direct vehicular access to the industrial campus area, except for the inclusion of an emergency vehicle access road between Cactus Avenue and Barton Street. To further prevent truck traffic on Barton Street, the mixed-use lots on the west side of Barton Street will not have access to Barton Street.



Source(s): DRC Engineering, Inc. (11-07-2023)

Figure 5-1



Not to Scale



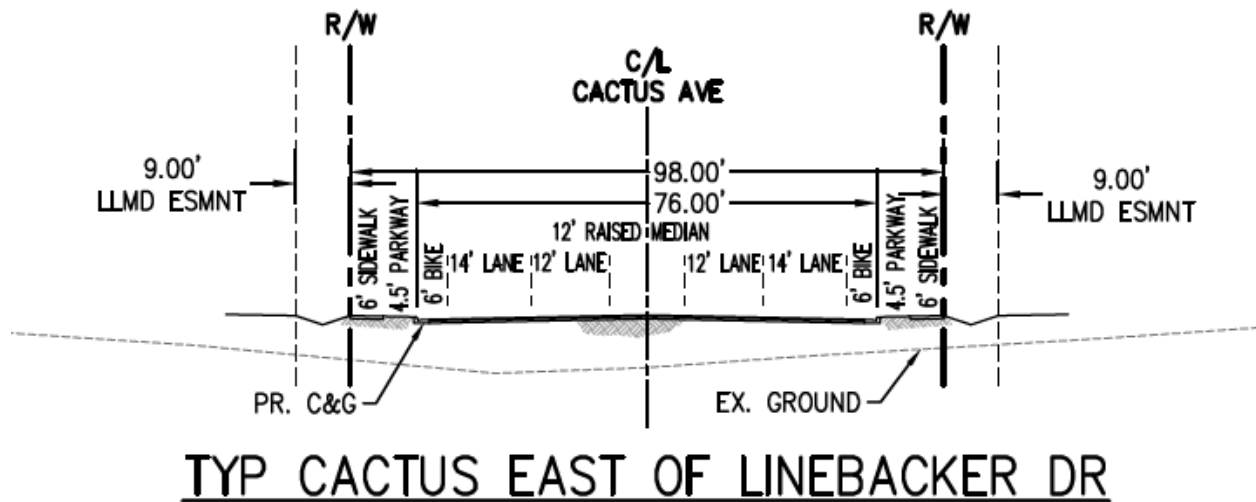
The following information further describes and illustrates the vehicular circulation network.

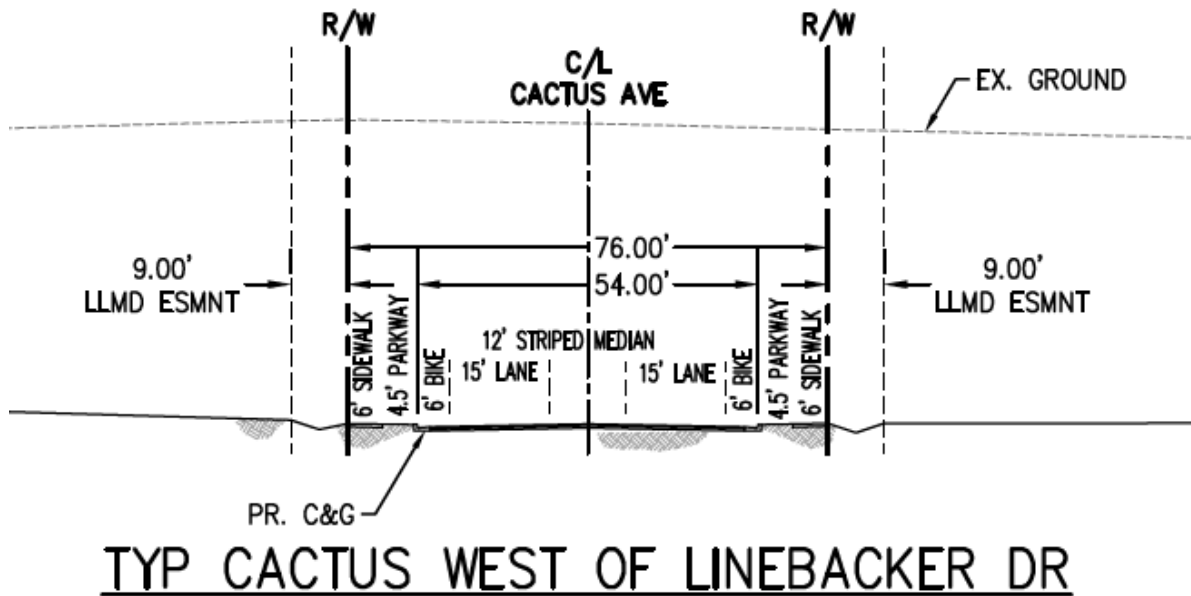
a. *Cactus Avenue:*

Cactus Avenue serves as the main access to the West Campus Upper Plateau Specific Plan. The public roadway will connect directly with the existing segment of Cactus Avenue to the east of the Specific Plan boundary, providing direct access to Meridian Parkway, I-215, and points further east. This roadway will consist of two design segments, serving as a modified secondary highway from the Specific Plan boundary westerly to Linebacker Drive, then serving as a modified industrial collector street within the industrial campus area.

The modified secondary highway segment east of Linebacker Drive will consist of a 98-foot wide right of way and 76 feet of curb-to-curb pavement width providing for a 14-foot and 12-foot travel lane in each direction, and a 6-foot bike lane in each direction. Additionally, a 6-foot sidewalk and 4.5-foot landscape parkway will also be provided within the street right of way.

The modified industrial collector segment of Cactus Avenue west of Linebacker Drive will consist of a 76-foot wide right of way with 54 feet of curb-to-curb pavement width providing for a single 15-foot travel lane in each direction, a 12-foot striped median, and a 6-foot bicycle lane in each direction. A 6-foot sidewalk and 4.5-foot landscape parkway will be provided on each side of the street. The remaining right-of-way and an abutting 9-foot Lighting and Landscaping Maintenance District (LLMD) easement will provide for an 18-foot-wide abutting landscape parkway buffer.

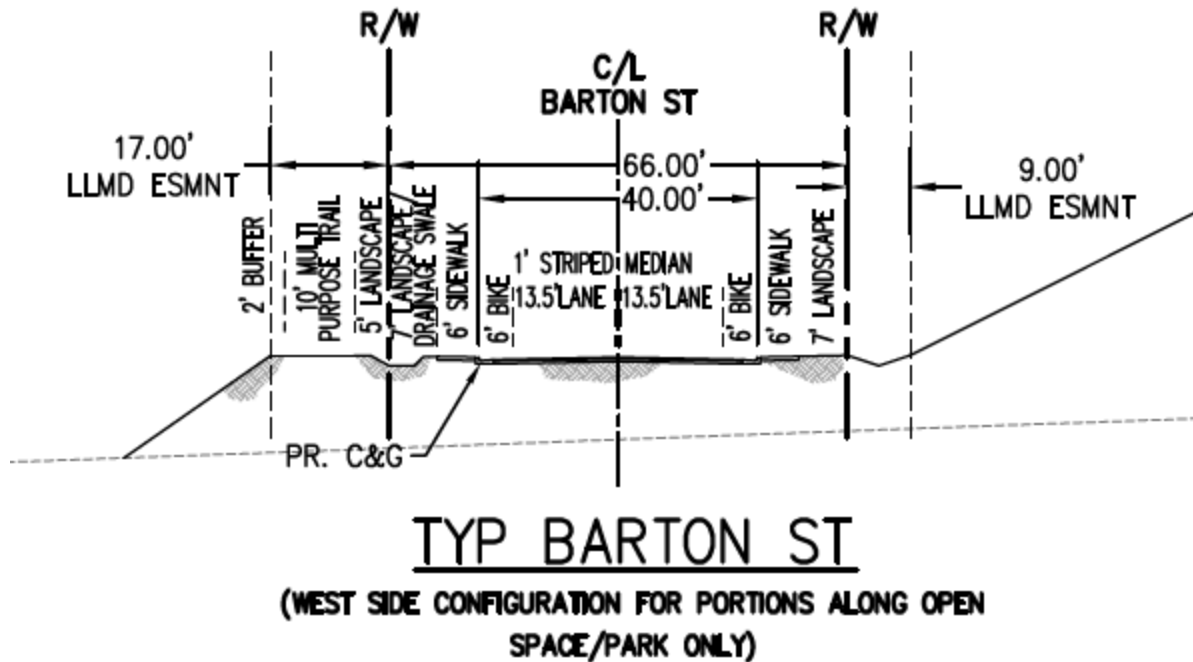




b. Barton Street:

Barton Street provides access to the westerly segment of the Specific Plan Area, serving the park. Barton Street will connect with the existing City of Riverside street network to the north and south of the Specific Plan boundary. This will allow for local access between the established residential neighborhoods and commercial areas in the Mission Grove community to the north and Orangecrest community to the south. Barton Street will not connect with Cactus Avenue, preventing direct vehicular access to and from the industrial campus area, except for emergency vehicles.

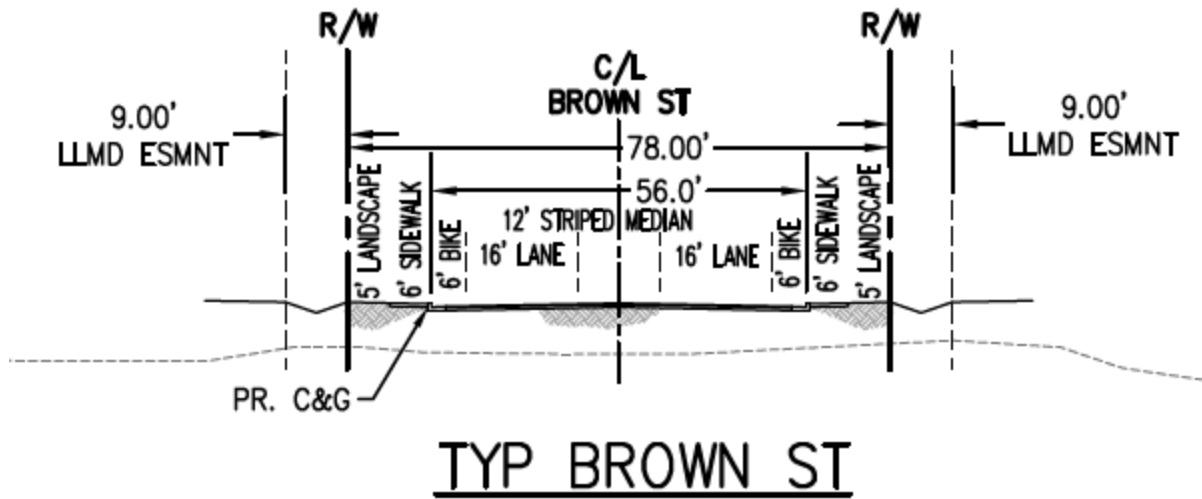
This roadway will be a 66-foot Collector design classification pursuant to the City of Riverside General Plan Circulation Element, consisting of a 66-foot wide right of way with 40 feet of curb-to-curb pavement width providing for a single 13.5-foot travel lane, a 1' striped median, and a 6-foot bicycle 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-purposed 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. The multi-purpose trail is consistent with the City of Riverside's Trails Master Plan. Barton Street within the West Campus Upper Plateau Specific Plan Area will be maintained by the MJPA.



c. Brown Street:

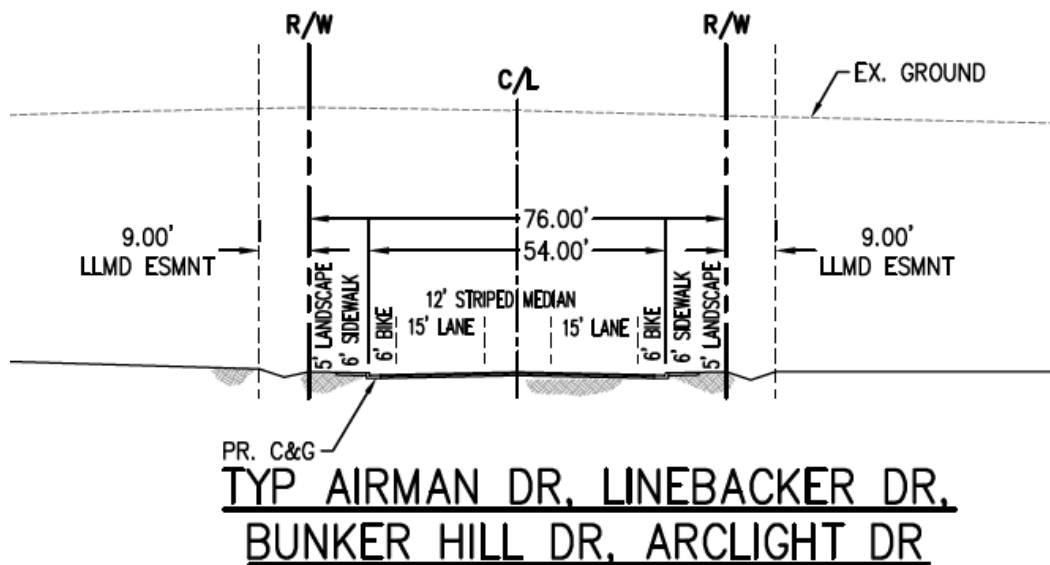
Brown Street serves as a secondary access to the Specific Plan Area, providing connection between Cactus Avenue and Alessandro Boulevard to the north. Though most vehicular trips serving the industrial campus area of the Specific Plan are expected to utilize Cactus Avenue and connect with Meridian Parkway and I-215, Brown Street will provide an alternative ingress/egress point to these connections, as well as westerly connections via Alessandro Boulevard.

The roadway will be an industrial collector street design, consisting of a 78-foot-wide right-of-way with 56 feet of curb-to-curb pavement width providing for a single 16-foot travel lane in each direction, a 12-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. The remaining right-of-way and an abutting 9-foot LLMD easement will provide for an 18-foot-wide abutting landscape parkway buffer.



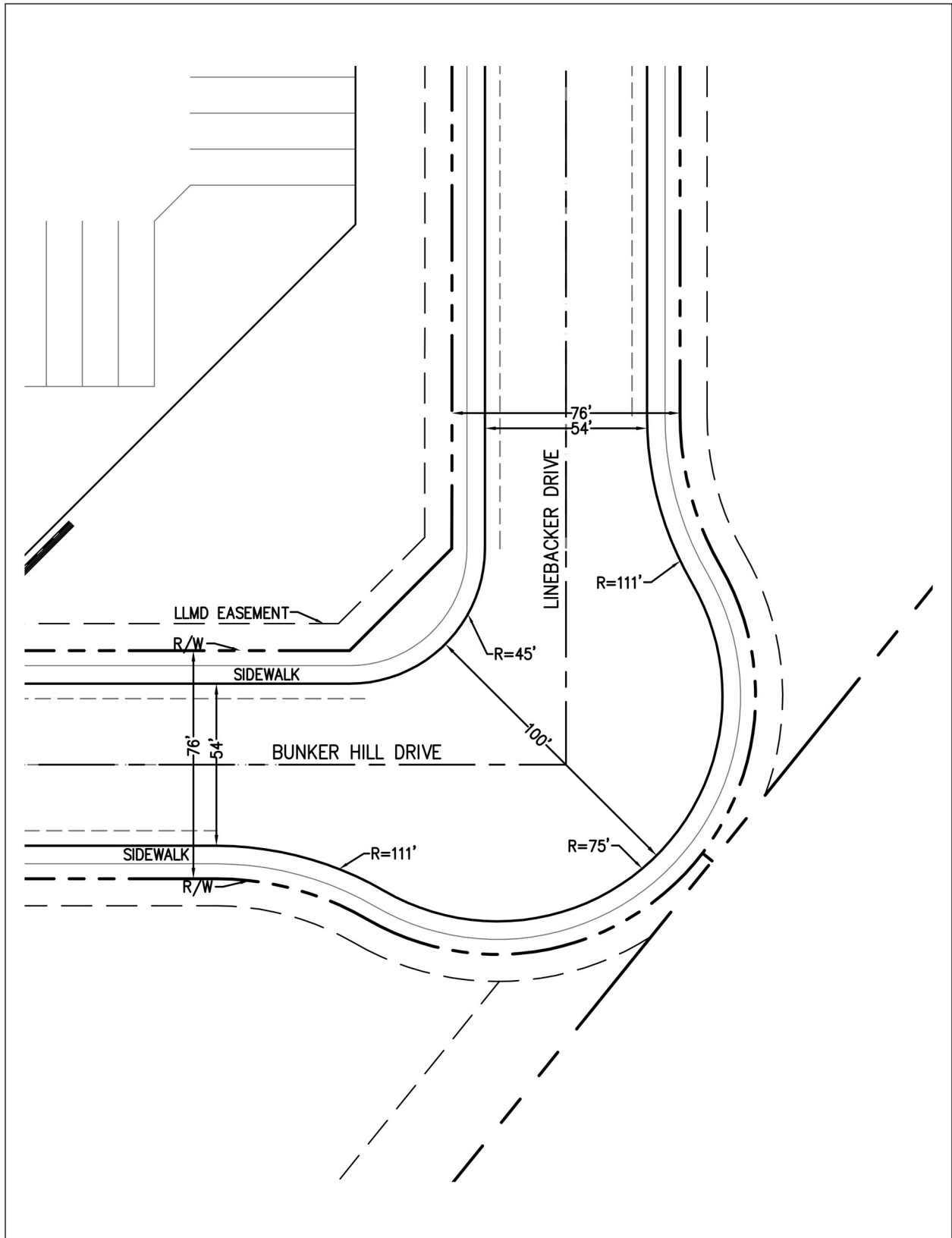
d. Industrial Campus Interior Streets (Arclight Drive, Airman Drive, Bunker Hill Drive, Cactus Avenue, Linebacker Drive):

The industrial campus interior streets provide direct access between the industrial campus area and Cactus Avenue. The roadway will be a modified industrial collector street design, consisting of a 76-foot-wide right-of-way with 54 feet of curb-to-curb pavement width providing for a single 15-foot travel lane in each direction, a 12-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. The remaining right-of-way and an abutting 9-foot LLMD easement will provide for an 18-foot-wide abutting landscape parkway buffer.



e. Industrial Campus Interior Knuckle Design:

The industrial campus interior knuckle represents the condition at the north to south and east to west roadway transition points between the campus interior streets. The interior knuckles will provide a 100-foot-wide knuckle radius to accommodate for truck turning. For example, *Figure 5-2, Knuckle Concept Designs*, provides a conceptual knuckle design between Linebacker Drive and Bunker Hill Drive.



Source(s): DRC Engineering (01-21-2022)

Figure 5-2



Not to Scale

Knuckle Concept Designs

5.1.2 SCAQMD – MOBILE SOURCE EMISSIONS REDUCTION

While the West Campus Upper Plateau will provide a regional transportation benefit, much of the traffic accessing the site will be concentrated in peak commuting hours causing potential congestion. The South Coast Air Quality Management District (SCAQMD) Rule 2022 will be implemented to reduce mobile source emissions generated from employee commutes and to comply with federal and state Clean Air Acts requirements. This is accomplished through various on-road vehicle mitigation options listed in Subdivision (f) of the SCAQMD Rule 2022.

5.1.3 TRUCK TRAFFIC

Industrial, business park, warehousing, and related uses typically generate a higher volume of truck traffic than other types of uses. The large size and acceleration/deceleration characteristics of trucks have a disproportionate impact on transportation capacity, as compared to passenger vehicles. To reduce the impacts of trucks on neighboring residential serving streets, Cactus Avenue will serve as the project site access for trucks. Truck traffic is prohibited from using Barton Street with no direct vehicular connection to Cactus Avenue being provided. Additionally, trucks are prohibited from turning left on Brown Street to access Alessandro Boulevard. *Figure 5-3, Truck Route*, represents streets identified for truck activity.

The project will cooperate with the City of Riverside to support measures to restrict the use of residential collector streets and secondary highways by trucks. Design of pavement sections will provide a structural depth sufficient for anticipated truck traffic. Key access intersections shall be designed to accommodate truck turns.

5.2 NON-AUTOMOBILE CIRCULATION

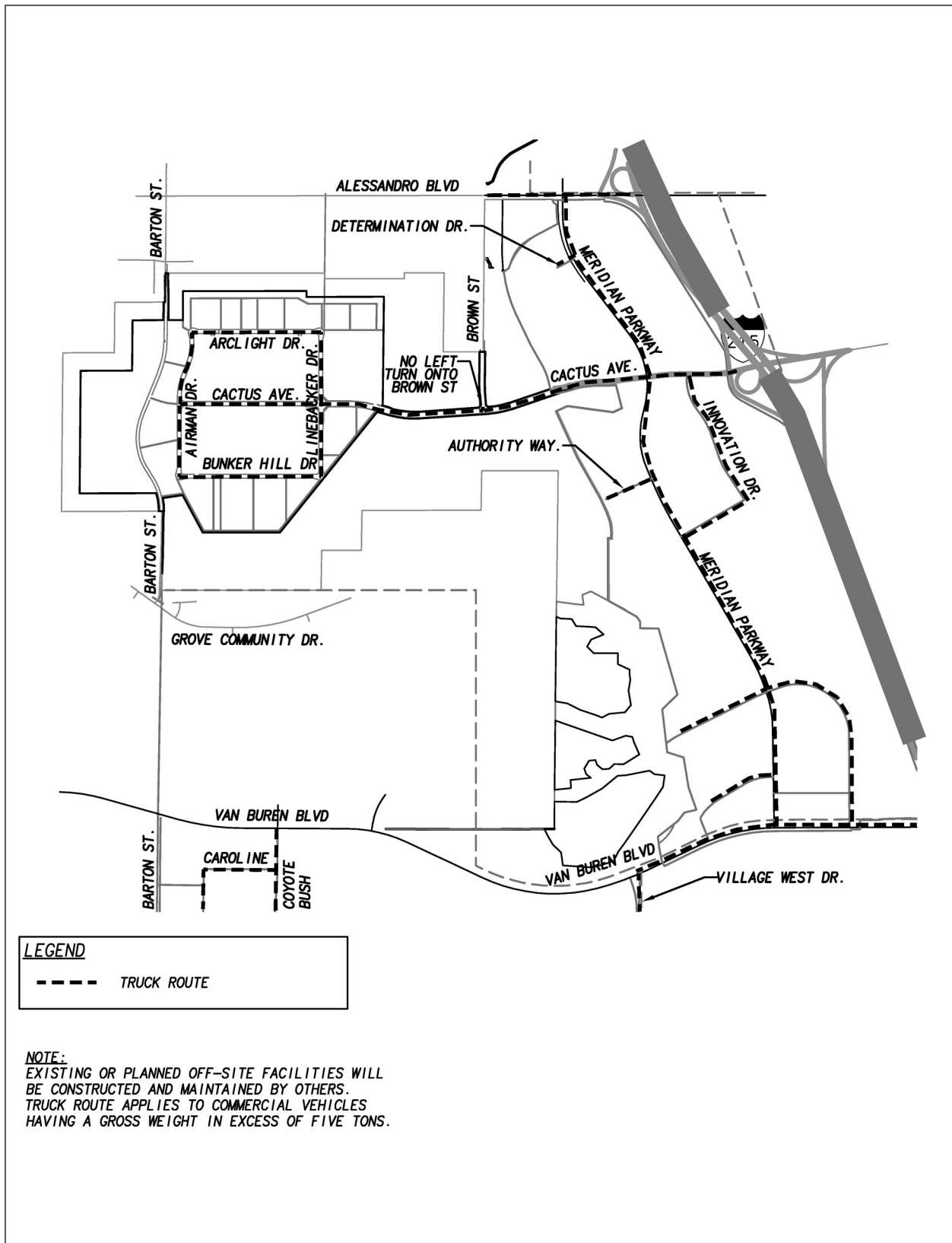
5.2.1 TRANSIT SERVICE

The West Campus Upper Plateau Specific Plan Area is within the Riverside Transit Agency service boundary. Bus transit service is currently provided near the Specific Plan, along Alessandro Boulevard, Orange Terrace Parkway, and Van Buren Boulevard. Additionally, a Metrolink rail station is located on Meridian Parkway approximately 1.5 miles from the industrial campus area. As a result of the proximity to existing rail transit service and the anticipation of future bus transit service within the Specific Plan Area, bus improvements, such as bus turnouts, bus stops, and terminals should be considered as part of the conditions of development for land uses that have a large number of employees.

5.2.2 BICYCLE/PEDESTRIAN ACCESS

Bicycle and pedestrian linkages will provide an alternative mode of transportation as well as provide recreational opportunities for employees and visitors to the Project. The proposed network will consist of Bike Lanes (Class II facilities), which are designated by signs and traverse the shoulder of the roadway, a 10-foot-wide multi-purpose trail, and recreational trails. All roads within the Specific Plan Area will all contain striped 6' wide Class II bicycle lanes and 6' wide sidewalks. A 10-foot-wide multi-use trail will be built along the western side of Barton Street. Additionally, several existing recreational trails will be retained and maintained throughout the open-space and open-space conservation areas. *Figure 5-4, Non-motorized Path of Travel Schematic*, shows the path of travel for bikes, sidewalks, and trails throughout the Specific Plan Area. The linkages were identified based on the following criteria:

1. The network was defined based on 1) connectivity to the Metrolink station east of the project area, and 2) likely routes of travel between West Campus Upper Plateau recreational amenities and existing residential development in proximity to the project area.
2. The proposed routes will provide linkages to bicycle and pedestrian facilities identified by adjacent jurisdictions.
3. Class II facilities should be provided on internal streets to facilitate access to project land uses.



Source(s): DRC Engineering (11-07-2023)

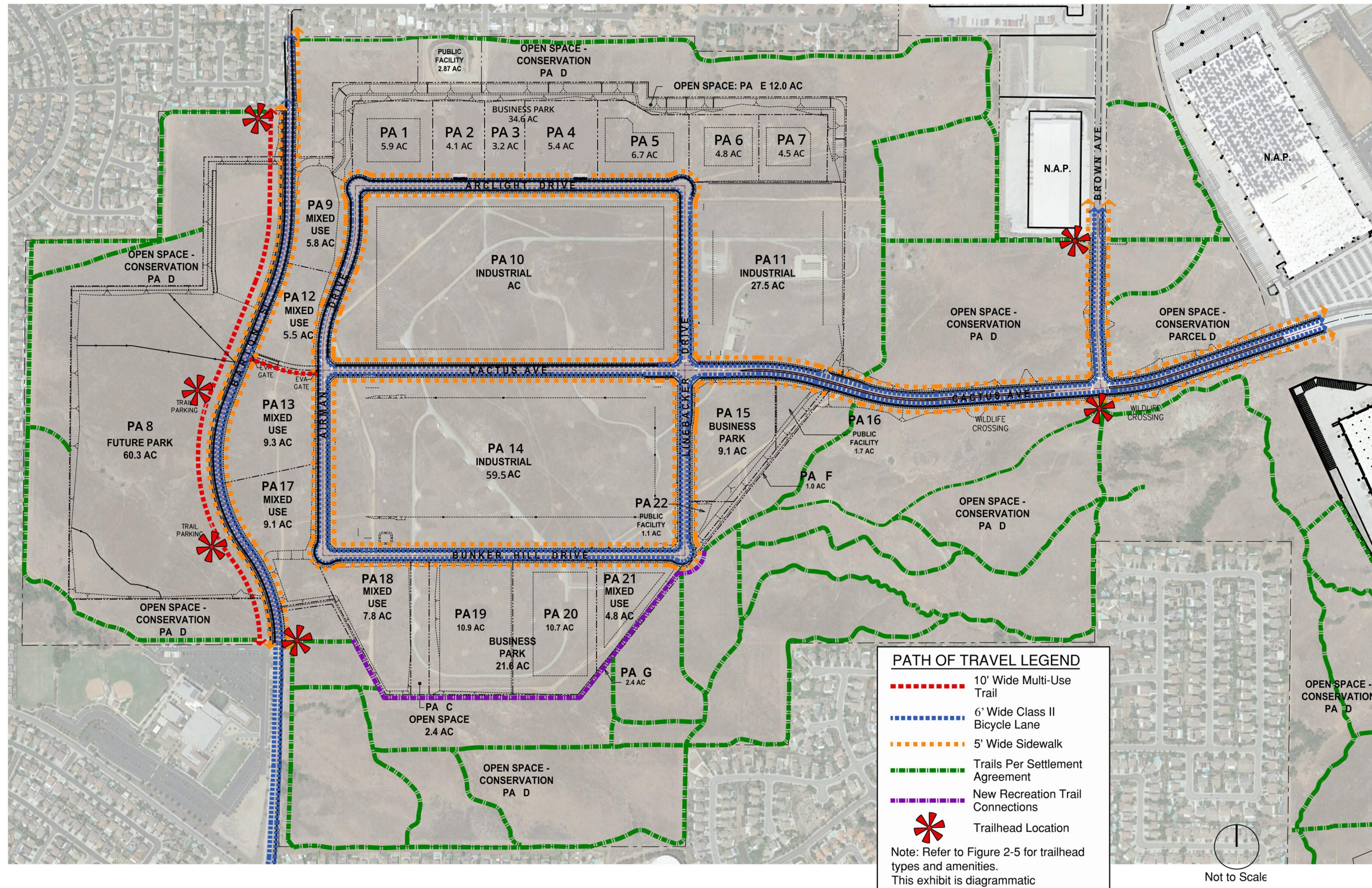
Figure 5-3



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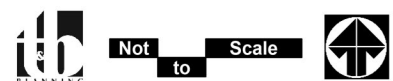


Truck Route



Source(s): Hirsch & Associates, Inc. (08-19-2022)

Figure 5-4



6 INFRASTRUCTURE AND GRADING

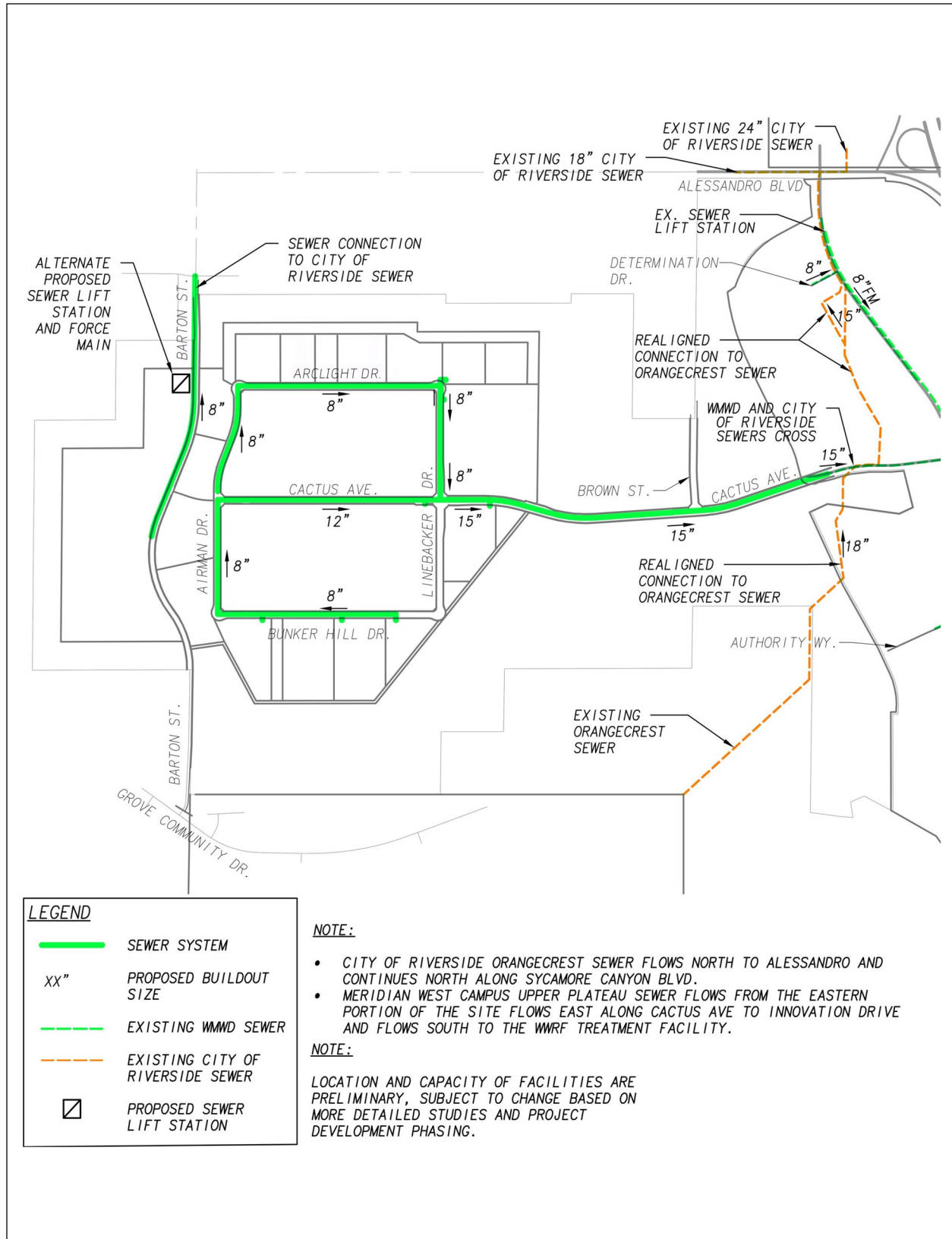
6.1 EXISTING INFRASTRUCTURE

The West Campus Upper Plateau Specific Plan area consists of vacant land with minimal municipal utilities or services. Public facilities, services, and infrastructure will be provided concurrently with the appropriate phase of project development.

6.2 SEWER SERVICE AND FACILITIES

Sanitary sewer service for the Specific Plan Area is provided by the Western Municipal Water District (WMWD). Currently, existing 15-inch City of Riverside Sewer lines are located within the Cactus Avenue right-of-way to the east of the Specific Plan boundary, which connects to an 8-inch force main sewer line in Meridian Parkway. The proposed sewer service plan represents the primary sewer connection being provided via Cactus Avenue and flowing to the east. A sewer connection is also identified via Barton Street to the north to the City of Riverside Sewer system, which would serve as an alternative should the park and open space lot be infeasible to sewer to the east to Cactus due to grade elevations. *Figure 6-1, Sewer System*, shows sewer facilities improvements for the Specific Plan area.

The Specific Plan area requires the planning, design, and construction of the sewer systems, which include: installing an 8-inch sewer line in Arclight Drive, Airman Drive, and Bunker Hill Drive; installing a 12-inch sewer line in Cactus Avenue east of Airman Drive and west of Linebacker Drive; installing a 15-inch sewer line in Cactus Avenue east of Linebacker Drive; and installing an 8-inch sewer line in Linebacker Drive north of Cactus Avenue to connect with the 15-inch sewer line in Cactus Avenue. An alternative sewer lift station and force main are proposed to be installed in the northwestern portion of the Specific Plan Area, west of Barton Street. The 15-inch WMWD sewer lines currently stubbed at the terminus of the Cactus Avenue cul-de-sac.



LEGEND

	SEWER SYSTEM
xx"	PROPOSED BUILDOUT SIZE
	EXISTING WMD SEWER
	EXISTING CITY OF RIVERSIDE SEWER
	PROPOSED SEWER LIFT STATION

NOTE:

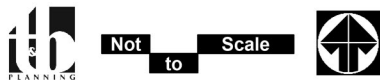
- CITY OF RIVERSIDE ORANGECREST SEWER FLOWS NORTH TO ALESSANDRO AND CONTINUES NORTH ALONG SYCAMORE CANYON BLVD.
- MERIDIAN WEST CAMPUS UPPER PLATEAU SEWER FLOWS FROM THE EASTERN PORTION OF THE SITE FLOWS EAST ALONG CACTUS AVE TO INNOVATION DRIVE AND FLOWS SOUTH TO THE WWRF TREATMENT FACILITY.

NOTE:

LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.

Source(s): DRC Engineering (09-17-2022)

Figure 6-1

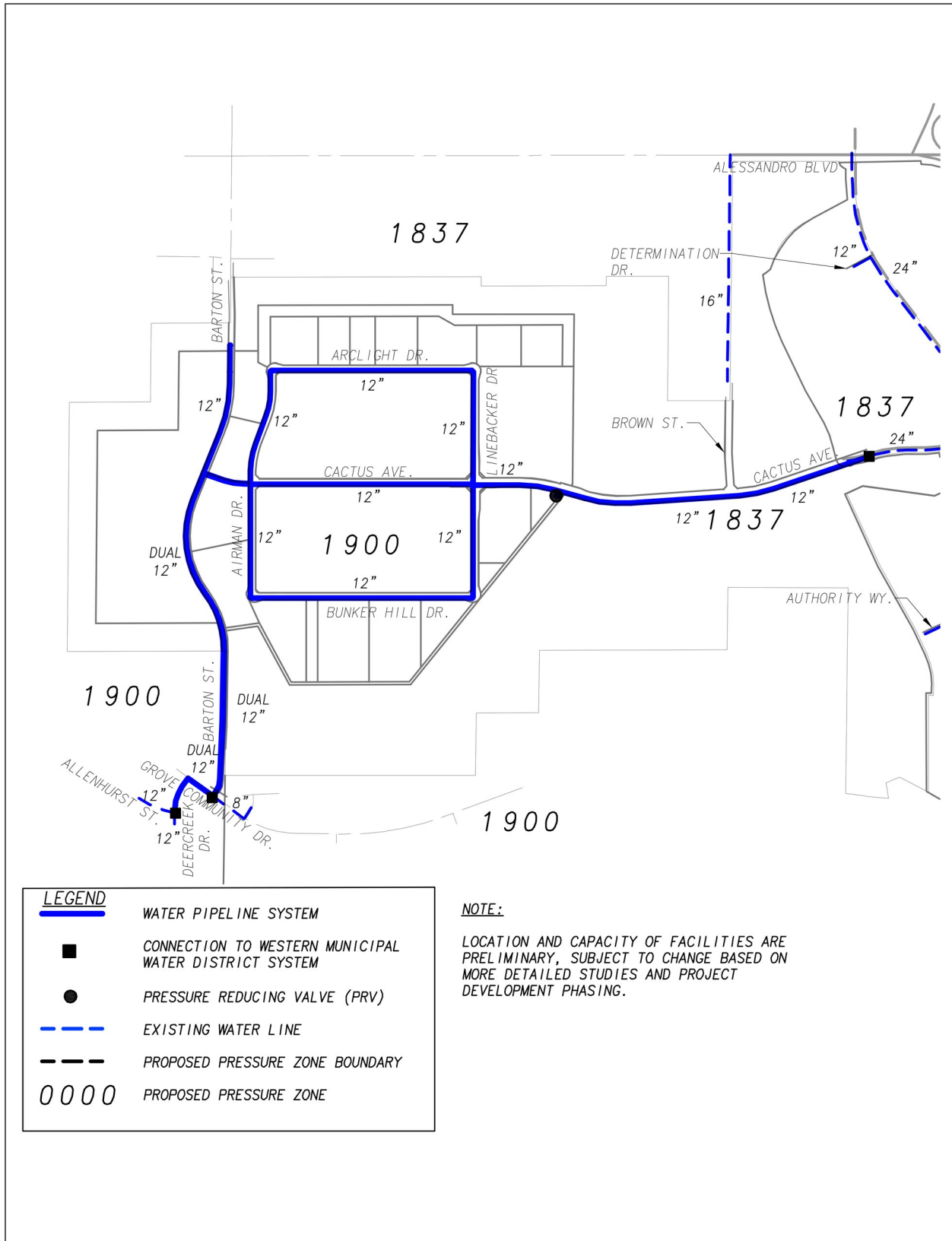


6.3 POTABLE WATER SERVICE







When March Air Force Base was an active-duty military installation, it consumed 2.14 million gallons of water a day for both domestic and irrigation uses. Potable water delivered to the Specific Plan Area is supplied by the Western Municipal Water District (WMWD) via a 24-inch distribution main operated by the WMWD. *Figure 6-2, Potable Water System*, illustrates project water supply facilities. All potable water facilities, including water mains, zone transitions, pressure pumps and reducers, storage facilities, will be operated and maintained by WMWD.

Currently, an existing 24-inch WMWD water line is located within the Cactus Avenue right-of-way to the east of the Specific Plan Area, and an existing 16-inch WMWD waterline is located within the Brown Street right-of-way. An 8-inch waterline in Grove Community Drive and 12-inch waterlines in Allenhurst Street and Deercreek Drive are located southwest of the Specific Plan Area. The proposed potable water plan would connect to the 24-inch WMWD water line via Cactus Avenue, the 8-inch WMWD waterline via Grove Community Drive, and the 12-inch WMWD waterline in Allenhurst Street and Deercreek Drive.

The Specific Plan area requires the planning, design, and construction of the potable water systems, which include: installing 12-inch water line in Arclight Drive, Airman Drive, Bunker Hill Drive, and Linebacker Drive; installing 12-inch water line in Barton Street north of Cactus Avenue; installing dual 12-inch water line in Barton Street south of Cactus Avenue; and installing 12-inch water line in Cactus Avenue. The dual 12-inch water line in Barton Street will connect to the existing potable water facilities southwest of the Specific Plan Area.



LEGEND

-  WATER PIPELINE SYSTEM
-  CONNECTION TO WESTERN MUNICIPAL WATER DISTRICT SYSTEM
-  PRESSURE REDUCING VALVE (PRV)
-  EXISTING WATER LINE
-  PROPOSED PRESSURE ZONE BOUNDARY
-  PROPOSED PRESSURE ZONE

NOTE:

LOCATION AND CAPACITY OF FACILITIES ARE PRELIMINARY, SUBJECT TO CHANGE BASED ON MORE DETAILED STUDIES AND PROJECT DEVELOPMENT PHASING.

Source(s): DRC Engineering (01-06-2023)

Figure 6-2



Not to Scale



Potable Water System

6.4 RECLAIMED WATER

Reclaimed water service for the Specific Plan area will be provided by the Western Municipal Water District (WMWD). Existing 12-inch reclaimed water lines are located within the Cactus Avenue right-of-way to the east of the Specific Plan area. The proposed reclaimed water plan would connect to the existing Cactus Avenue service line. *Figure 6-3, Reclaimed Water System*, shows reclaimed water facilities improvement in the Specific Plan area.

The Specific Plan area requires the planning, design, and construction of the reclaimed water systems, which include the installation of 8-inch reclaimed water lines in Barton Street north of Cactus Avenue, Airman Drive, Arclight Drive, Bunker Hill Drive, and Linebacker Drive; the installation of 12-inch reclaimed water lines in Barton Street South of Cactus Avenue and Cactus Avenue. An additional 12-inch reclaimed water line will be installed in the southern side of the Specific Plan area, along Grove Community Drive, to connect to an existing 0.5-million-gallon water tank in Orangecrest. The 12-inch reclaimed water line in Cactus Avenue will connect to the existing reclaimed water facilities maintained by the WMWD and the 12-inch reclaimed water line in Barton Street will connect to the 0.5-million-gallon water tank at the Orangecrest Site.

6.5 STORM WATER MANAGEMENT

The West Campus Upper Plateau storm water management plan is shown on *Figure 6-4, Storm Drain System*. Storm water in the northeastern portion of the Project area will be detained and ultimately flow to a detention basin on Alessandro Boulevard via an open channel. Storm water in the other parts of the Specific Plan Area will be detained and flow through a storm drain system and ultimately discharged to existing native flow lines across the boundary of the Specific Plan Area to match historical drainage patterns. Discharge points will be required to detain and mitigate flows to 90% of pre-developed flows to ensure there are no downstream erosion issues.

As indicated on *Figure 6-4*, various storm drains will be installed within the Specific Plan area. Storm drain improvement includes the following: a 24-inch storm drain system in the intersection of Cactus Avenue and Brown Street; a 24-inch storm drain system in Cactus Avenue east of Linebacker Drive and west of Brown Street; a 24-inch storm drain system in Cactus Avenue that stretches from Barton Street to the Public Facility land use on the eastern side of the Specific Plan area; a 24-inch storm drain system in Linebacker Drive south of Cactus Avenue; an 18-inch storm drain system that expands to 36-inches in Linebacker Drive north of Cactus Avenue extending to the northern side of the Specific Plan area; an 18-inch storm drain system that expands to 24-inches in Arclight Drive extending to the northern side of the Specific Plan Area; a 24-inch storm drain system in Airman Drive that extends to the northern side of the Specific Plan Area; a 24-inch storm drain system in Bunker Hill Drive extending to Airman Drive to the south of Cactus Avenue; and a storm drain system ranging from 18 to 36 inches in Barton Street extending to the northern, southern, and western border of the Specific Plan area. The storm drain system would ultimately connect with various open native channels and carry storm water off the Specific Plan Area consistent with historic drainage patterns. In addition to the detention basin on Alessandro Boulevard, private detention basins will be installed within the Specific Plan Area to further facilitate water drainage.

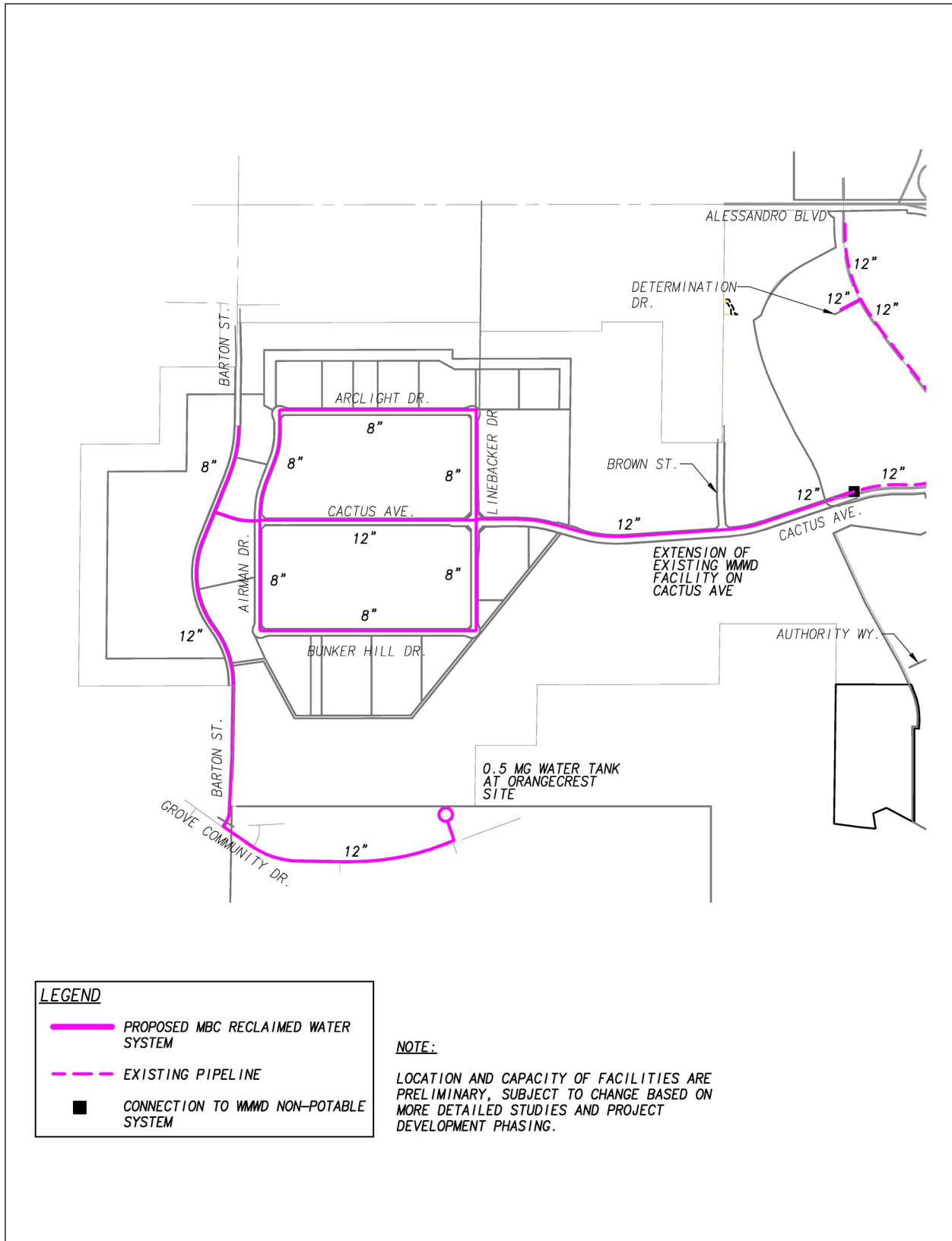
In the event that open channels or native flow lines require modification to include additional project-related drainage, the modifications must be designed so that they do not include habitat

enhancements to support potentially hazardous wildlife through the incorporation of vegetation that provides food shelter, or nesting habitat for wildlife.

6.6 GAS AND DRY UTILITIES

Southern California Edison will provide electricity to the West Campus Upper Plateau Specific Plan area. A Southern California Edison substation will be installed in the Public Facility parcel south of and adjacent to Cactus Avenue. Telephone/fiber service will be provided by Frontier Communications, and Cable TV will be provided by Charter. As shown in *Figure 6-6, Electrical Backbone*, *Figure 6-7, Telephone Backbone*, and *Figure 6-8, Cable TV Backbone*, primary gas and dry utility lines will be installed to connect to existing gas and dry utility lines at Cactus Avenue to the east of the Specific Plan Area, and loop to Barton Street.

Natural gas service will be provided by Southern California Gas Company. As shown in *Figure 6-5, Gas Backbone*, the existing Southern California Gas Company main line within the industrial campus overlapping building parcels will be removed and rerouted along Arclight Drive. Natural gas infrastructure may be installed within the Specific Plan area pursuant to Southern California Gas Company's Franchise Agreement. However, development within the Specific Plan area is prohibited from connecting to any natural gas infrastructure, without additional environmental review.



Source(s): Dudek (11-01-2023)

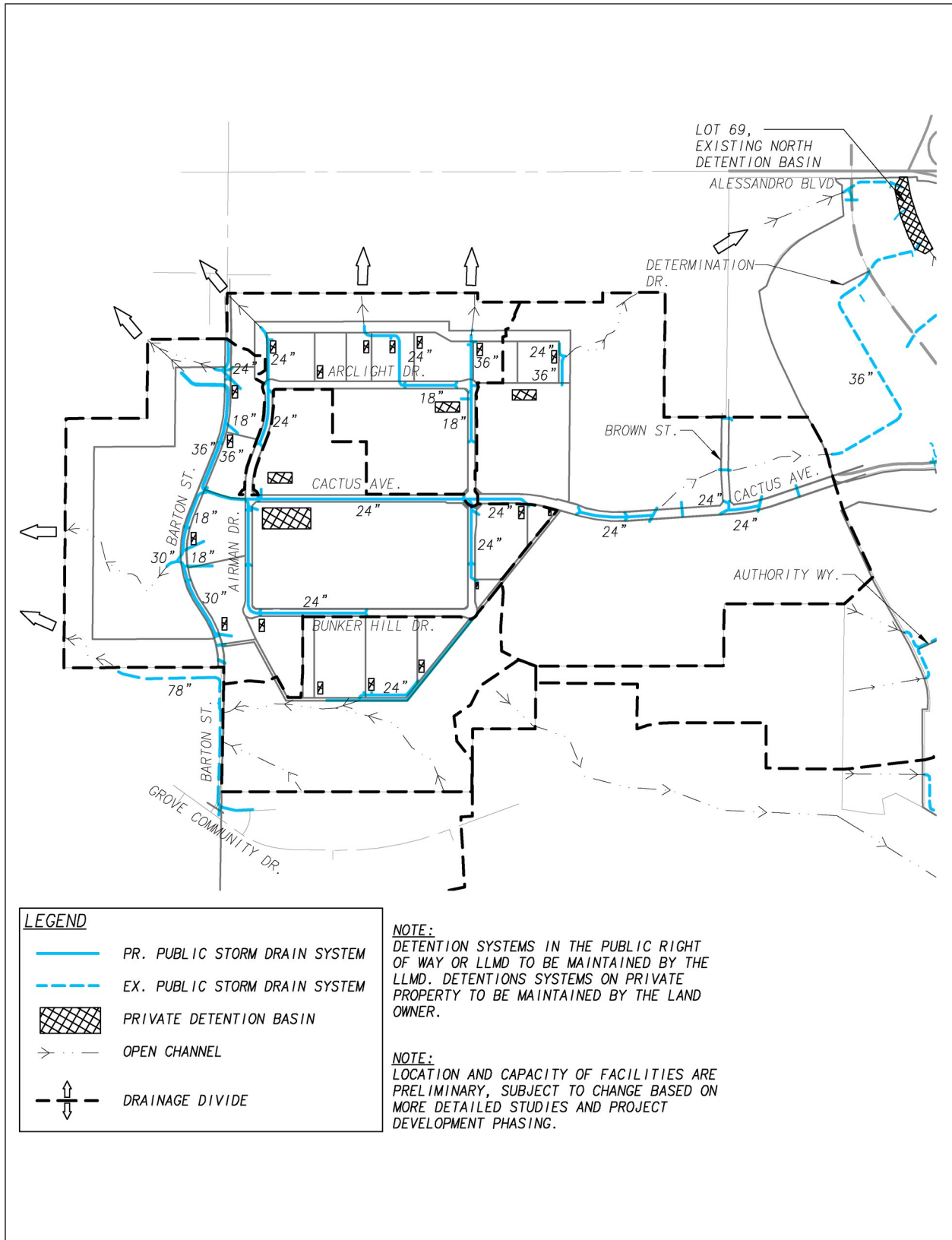
Figure 6-3



Not to Scale



Reclaimed Water System



Source(s): DRC Engineering (06-08-2023)

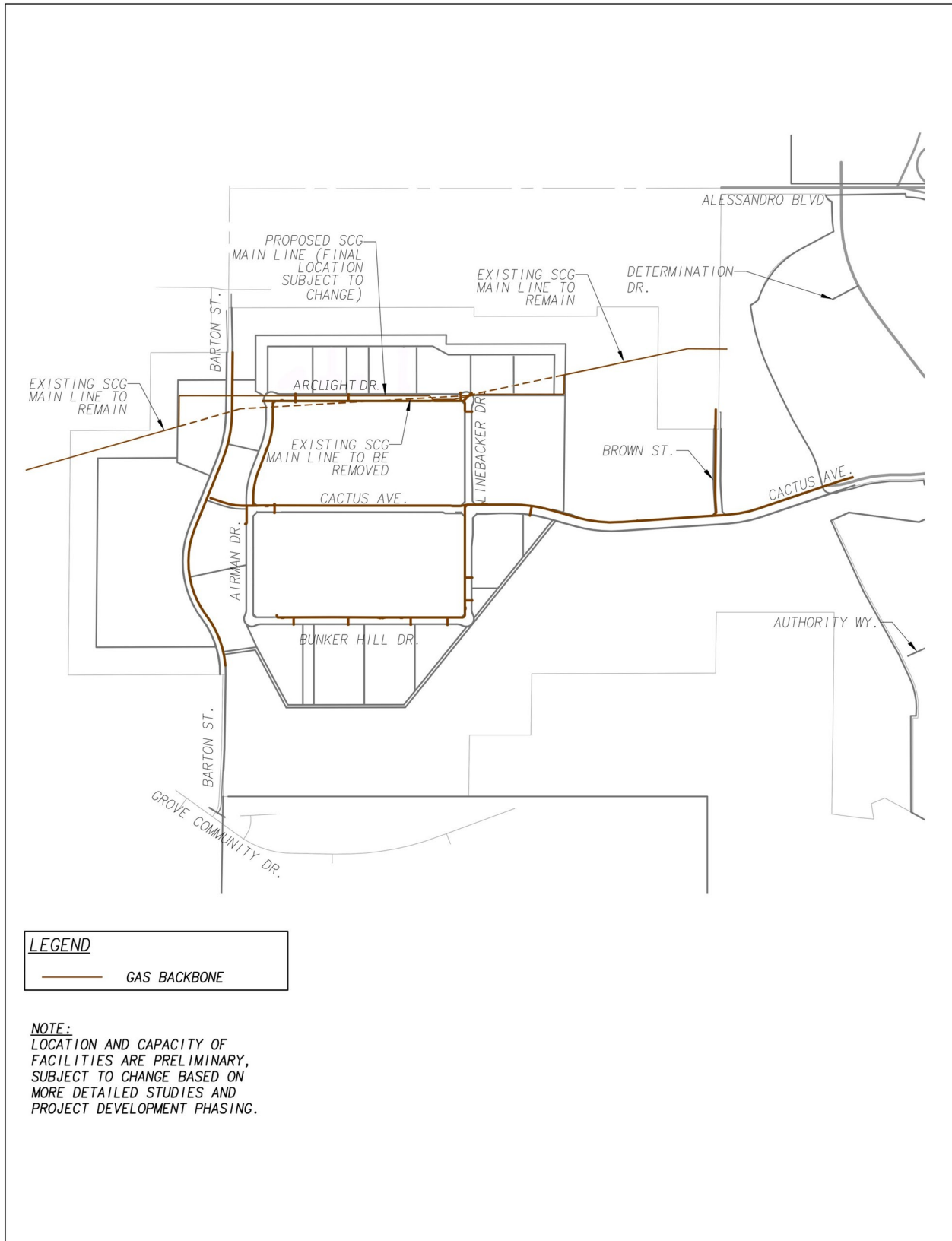
Figure 6-4



Not to Scale



Storm Drain System



Source(s): DRC Engineering (05-27-2022)

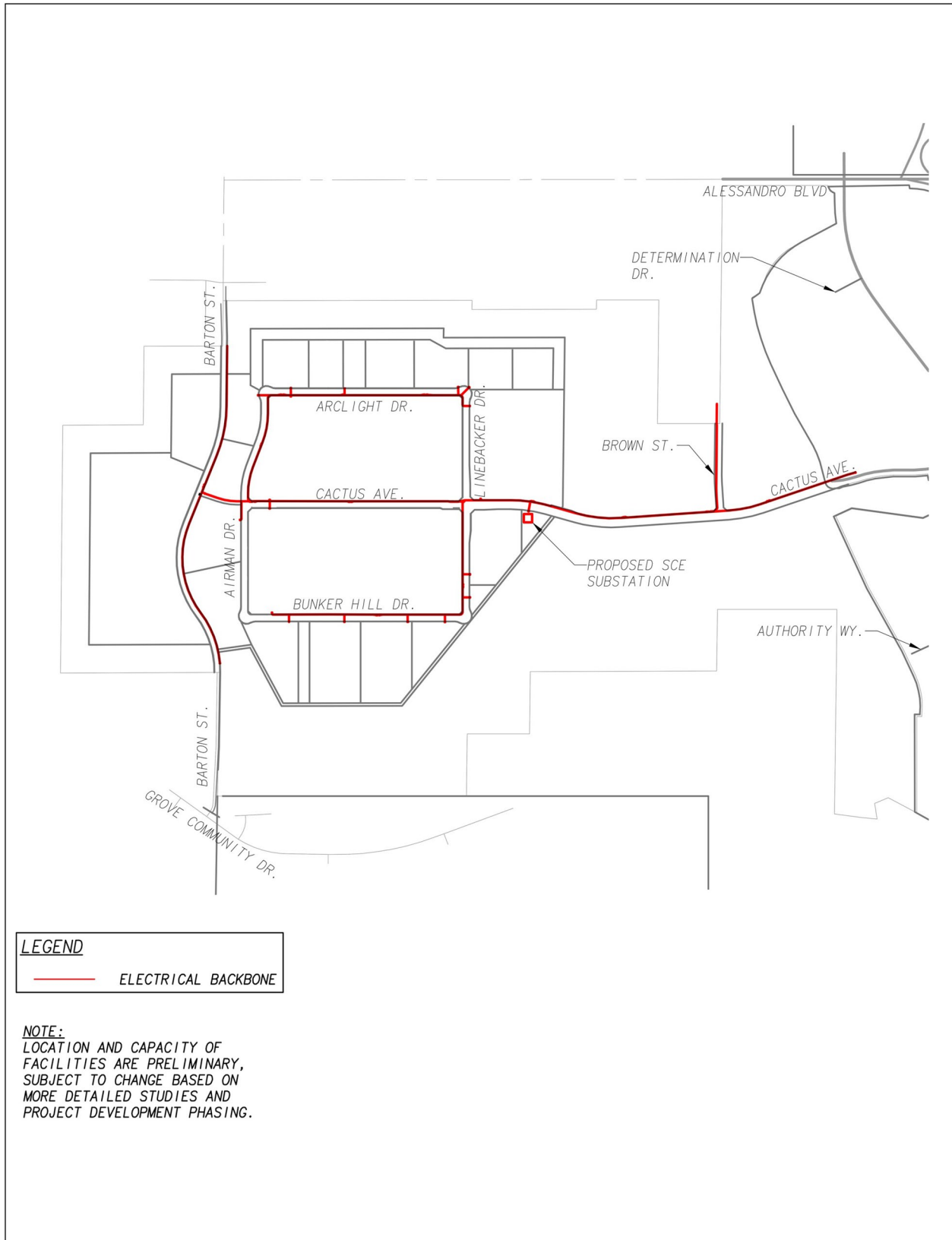
Figure 6-5



Not to Scale



Gas Backbone



Source(s): DRC Engineering (05-11-2022)

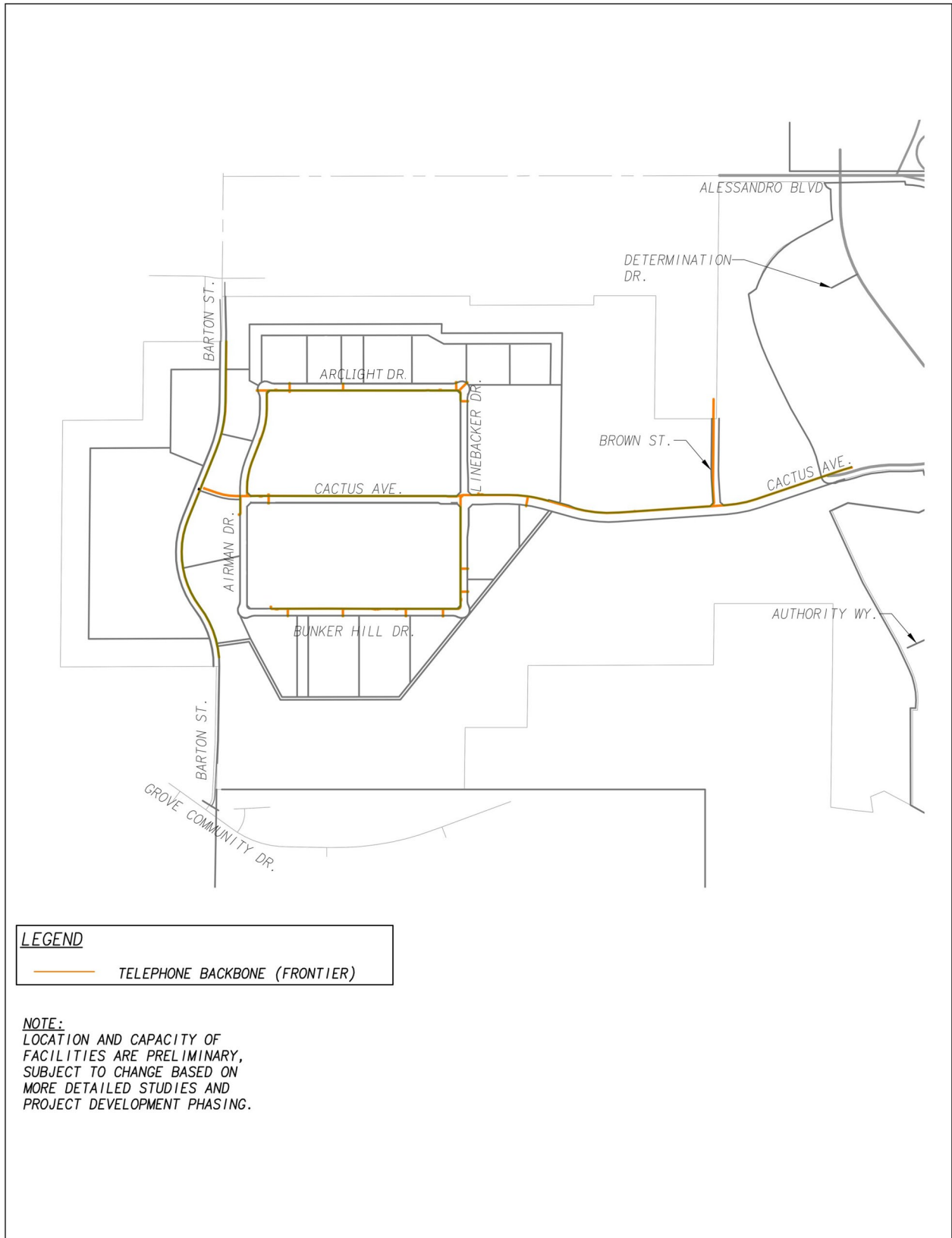
Figure 6-6



Not to Scale



Electrical Backbone



Source(s): DRC Engineering (05-11-2022)

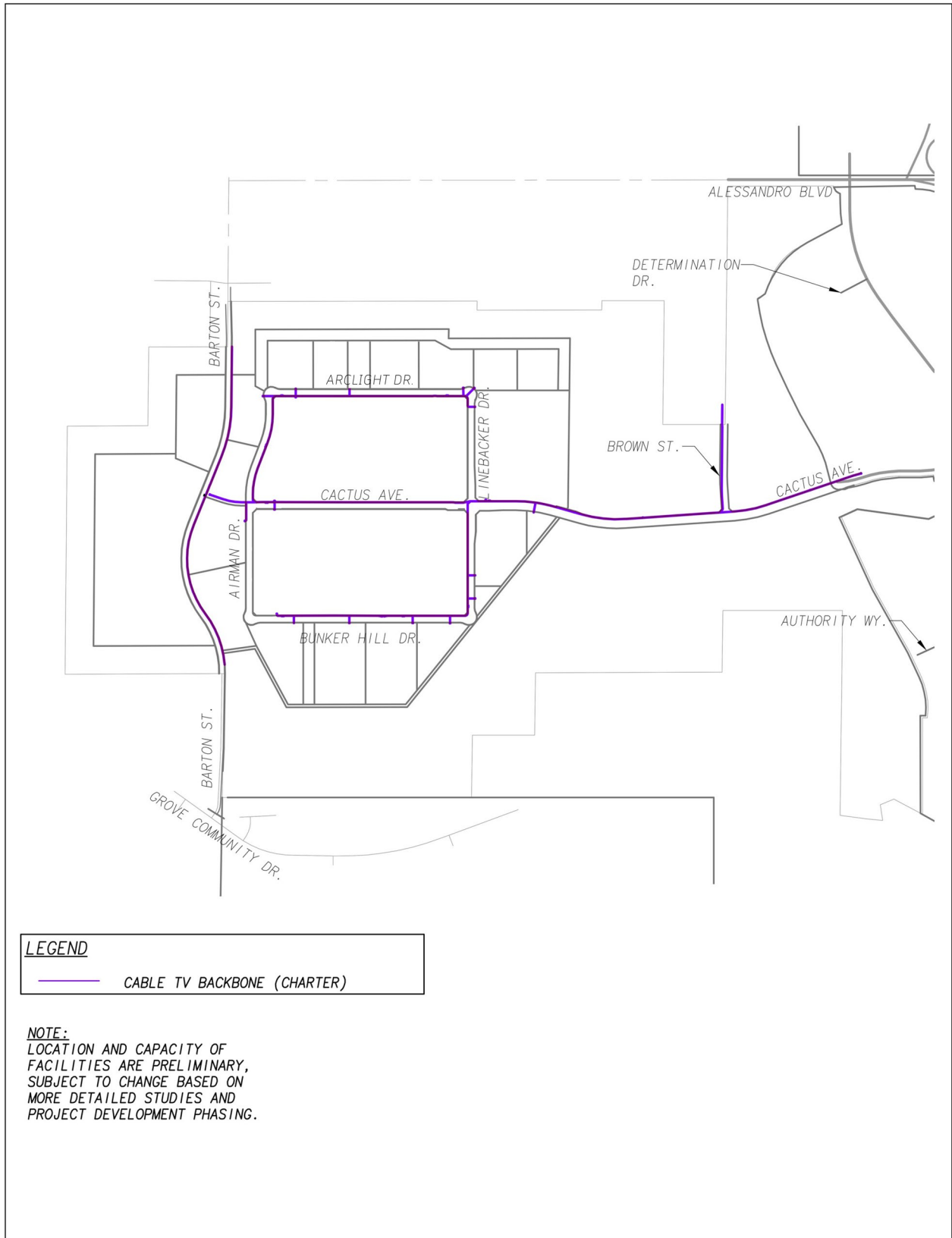
Figure 6-7



Not to Scale



Telephone Backbone



Source(s): DRC Engineering (05-11-2022)

Figure 6-8



Not to Scale



Cable TV Backbone

6.7 SOLID WASTE

Solid waste provider for the West Campus Upper Plateau Specific Plan is Burrtec Waste. Solid waste is disposed of at the El Sobrante, Lambs Canyon, and Badlands landfills. In order to reduce the amount of material generated by the Specific Plan, the West Campus Upper Plateau will comply with the requirements of the County of Riverside's Source Reduction and Recycling Element (SRRE). Solid waste that is stored on site for recycling and disposal must be contained in covered receptacles that remain closed at all times.

6.8 GRADING

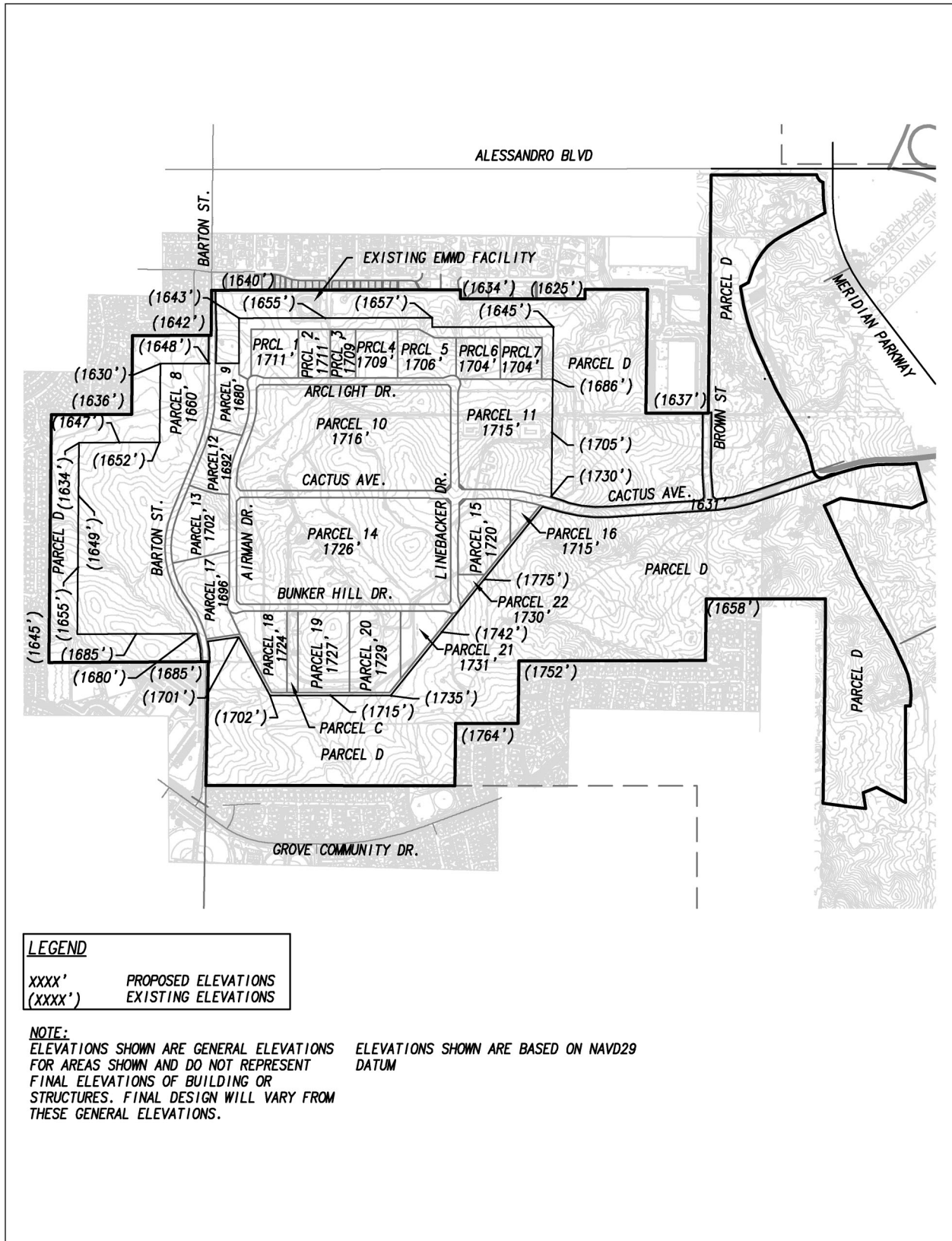
A conceptual grading design will be required for each Tentative Map application consistent with the March JPA Development Code. Grading designs will implement the goals and policies of the March JPA General Plan. *Figure 6-9, Conceptual Grading Exhibit*, shows the proposed grading for each individual parcel in the West Campus Upper Plateau Specific Plan area.

6.8.1 GRADING PLAN DEVELOPMENT STANDARDS

- All grading activities shall be in substantial conformance with the approved tentative map or development permit and shall implement any grading-related mitigation measures outlined in the accompanying EIR for the West Campus Upper Plateau.
- Prior to any development within any parcel of the Specific Plan, an overall grading plan for the portion in process shall be submitted for approval by the MJPA. The grading plan for each parcel shall be used as a guideline for subsequent grading plans for individual stages of development.
- All streets shall have a gradient not exceeding use minimums and maximums established by the County of Riverside or as approved by the MJPA.
- A precise grading plan shall be prepared prior to any on-site grading for individual projects.
- The project developer/applicant shall be responsible for installation and maintenance of all planting and irrigation systems on manufactured slopes until those responsibilities are assumed by a Landscape Maintenance District or other parties.
- To the extent that is feasible, the overall shape, height, and gradient of any cut and fill slope shall be designed to be consistent with the existing natural contours and scale of the natural terrain.
- Potential brow ditches, terrace drains, or other minor swales, determined necessary at future stages of project review, shall be concealed, as feasible and possible, with landscape plantings, earth berms and similar features. Seed mixes used for soil stabilization shall be reviewed by a Qualified Airport Wildlife Biologist and revised as necessary to exclude the use of grains or other constituents that may attract potentially hazardous wildlife.
- Graded but undeveloped pads shall be maintained weed-free, appropriate erosion control measures within ninety (90) days of completion of grading, unless building permits are obtained from the MJPA. Appropriate de-siltation basins are required for graded areas.

- Cut and fill slopes shall be constructed at inclinations of no steeper than two horizontal feet to one vertical foot, unless otherwise approved by the MJPA. Variable slope ratios will be used to avoid abrupt changes from the pads to the slopes.
- All newly created slopes exceeding 10 feet in vertical height shall be landscaped with a permanent irrigation system approved by the MJPA prior to final acceptance. Landscaping shall be consistent with the Specific Plan landscape design guidelines represented in Chapter 4.
- Grading shall not be permitted to commence prior to approval of grading permits for any proposed development. Mass grading will only occur for those areas undergoing development, or for those areas specifically identified as borrow or disposal sites.
- Grading operations within the confines of the Specific Plan area shall conform to all applicable MJPA Development Code standards.
- Project grading design shall make reasonable efforts to balance cut and fill on site to avoid the need for excessive importing or exporting of soil.

Manufactured slopes greater than 10 feet in vertical height, together with landscaping and irrigation systems, will be maintained by the Landscaping and Lighting Maintenance District (LLMD). These slope areas will be entirely within a separate lot or easement. Irrigation systems maintained by the LLMD will be separate from private systems. The LLMD landscaped slopes must be accessible by maintenance personnel from the public right-of-way and should not face onsite development. All slopes less than 10 feet in vertical height will be maintained by each project consistent with the MJPA Development Code.



Source(s): DRC Engineering (06-08-2023)

Figure 6-9



Not to Scale



Conceptual Grading Exhibit

7 IMPLEMENTATION

7.1 SEVERABILITY

This Specific Plan document enables the March Joint Powers Authority (MJPA) to facilitate the processing and approval of development plans and implementing permits to build out the West Campus Upper Plateau Specific Plan area. If any regulation, condition, program, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining provisions contained herein.

7.2 APPLICABILITY

Approval of the West Campus Upper Plateau Specific Plan indicates acceptance by the MJPA of a general framework for the development of the Specific Plan property. Part of that framework establishes specific development standards that constitute the zoning regulations for the Specific Plan (refer to *Chapter 3, Development Regulations*). The provisions contained herein are intended to regulate development within the Specific Plan area.

Development within the West Campus Upper Plateau Specific Plan boundary shall be implemented through the MJPA's approval of tentative and final parcel maps, the Development Review process, and the Plot Plan review process as established in the March Joint Powers Authority's Development Code. The implementation process described herein provides the mechanisms for review and approval of development projects within the West Campus Upper Plateau Specific Plan.

7.3 INTERPRETATION

Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the MJPA's Planning Director, or his/her designee, in a manner consistent with the goals, policies, purpose, and intent established in this Specific Plan.

7.4 DEVELOPMENT REVIEW PROCESS

7.4.1. Subdivision Maps

Approval of future tentative subdivision maps within the West Campus Upper Plateau Specific Plan may occur concurrently with or subsequently to the adoption of the Specific Plan. All tentative and final subdivision maps shall be reviewed and approved pursuant to the applicable provisions of the MJPA Development Code and consistent with the applicable provisions established within the Land Use, Infrastructure, Design Guidelines, and Development Regulations chapters of this Specific Plan.

7.4.2. Development Plan Review

All proposals for new development that are consistent with the Specific Plan, Design Guidelines and Certified EIR shall proceed toward approval through the following process:

1. Pre-application: A pre-application meeting shall be held with the applicant and March JPA staff to ensure that the proposed use is permitted and that development requirements

are conveyed to the applicant. The applicant shall provide a conceptual site plan and building elevations at the time of the pre-application meeting.

2. Project Team Review: Formal applications will be reviewed by a project team consisting of professionals in land use, engineering, water quality, landscape architecture, fire safety, building safety, and other applicable professions.
3. Implementation Committee: The applicant shall prepare a detailed site plan, conceptual landscape plan, conceptual grading plan and colored building elevations for the review and approval of the Implementation Committee. The Committee shall review new development applications for consistency with the West Campus Upper Plateau Design Guidelines. Any project denial may be appealed to the March JPA Commission.
4. Construction Plan Submittal: The project applicant shall submit construction drawings and plans to the March JPA, including site plans, landscape plans, irrigation plans, grading plans, foundation plans, building elevations, fire suppression plans, electrical plans, plumbing plans, structural plans, civil plans, and other plans after the approval of the project by the West Campus Upper Plateau Implementation Committee.

7.4.3. Roles of the March JPA and the Implementation Committee

The March JPA and the Implementation Committee provide different roles toward the approval of new development. The following provides the responsibilities of the March JPA and the structure and roles of the Implementation Committee:

March JPA

- The March JPA Planning Director shall administer the West Campus Upper Plateau Specific Plan. The March JPA Planning Director shall ensure proposed development follows the regulations and procedures of this section.
- The March JPA shall use the West Campus Upper Plateau Specific Plan in reviewing any development permit applied for under these regulations. Building permits shall be required as identified in the Uniform Building Code.
- The March JPA Development Code shall apply on provisions where the West Campus Upper Plateau Specific Plan is silent.
- When provisions of the West Campus Upper Plateau Specific Plan and the March JPA Development Code conflict, the Specific Plan shall take precedence.
- Development applications that are not consistent with the Specific Plan, Design Guidelines or Certified EIR, shall be reviewed through a discretionary Plot Plan process, consistent with MJPA Development Code, Section 9.02.070, "Plot Plan."

Implementation Committee

- The Implementation Committee shall consist of three at-large members appointed by the March JPA Commission. One of the at-large members shall serve as the Committee Chair.
- The at large members shall be qualified by reason of interest, training or experience in land development, landscape, architecture, planning, urban design or other relevant business or profession.
- The Implementation Committee's review is limited to determining whether the Design Plan is consistent with the Design Guidelines, Specific Plan, and Final EIR. In *Health First vs. March Joint Powers Authority* (2009) 174 Cal.App.4th 1135, the Court of Appeal upheld the validity of this ministerial review process and the use of a detailed checklist covering the Design Guidelines, Specific Plan, and Final EIR. The March JPA Commission adopted by Ordinance

#JPA 23-01, a Zoning Amendment and this Specific Plan, which Ordinance contains as an attachment a detailed checklist that will be used for the ministerial review process, and which checklist may be amended from time to time.

- The Implementation Committee may adopt rules of procedure to supplement those contained within this Specific Plan. Two voting members shall constitute a quorum for the transaction of business and a majority vote; and not less than two affirmative votes shall be necessary to make any Committee decision.
- The March JPA Planning Director or his/her designated representative shall serve as Secretary of the Implementation Committee and maintain records of all official actions of the Implementation Committee.
- All Commission Members of the March JPA shall endeavor to cooperate with the Implementation Committee and render reasonable assistance to it.
- The Implementation Committee shall review the Development Review Applications and comment on development plans and on major public improvements.
- The Implementation Committee shall approve or deny the design of the site plan, landscape plan, preliminary grading exhibit, and building elevations.
- The Implementation Committee shall make recommendations to the March JPA Executive Director on any changes to the regulations, provided such changes are necessary for the proper executive of the adopted plan.
- The March JPA Commission shall review the appeals and the Implementation Committee denial for final determination.
- Meetings of the Implementation Committee shall be subject to the requirements of the Ralph M. Brown Act.

7.4.4. Conditional Use Permits

Uses specified as conditionally permitted uses within Chapter 3, Development Regulations, of this Specific Plan shall be reviewed and approved by the MIPA pursuant to the requirements of the MIPA Development Code, Section 9.02.060, "Conditional Use Permits."

7.4.5. Variances

Administrative variances with respect to setback dimensions, lot coverage, building height, and fence height shall be reviewed pursuant to the Section 9.02.090 "Administrative Variances" of the MIPA Development Code. All other variances shall be analyzed in accordance with Section 9.02.100 "Variances" of the MIPA Development Code.

7.4.6. Development Agreement

Due to the scale and complexity of the Project, 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 2012 Settlement Agreement, and provision of new public benefits, including, but not limited to, expansion of employment opportunities for area residents.

7.5 SUBSTANTIAL CONFORMANCE

The Substantial Conformance process is intended to address minor modifications to the approved West Campus Upper Plateau Specific Plan. Upon direction by the MIPA Planning Department and Section 9.02.280 of the MIPA Development Code, the MIPA may review proposals that include minor variations from the approved provisions of the West Campus Upper Plateau Specific Plan for a determination of substantial conformance with the approved West Campus Upper Plateau

Specific Plan, consistent with the provisions of the MIPA Development Code Section 9.02.280 (Substantial Conformance).

7.6 FORMAL AMENDMENTS TO THE SPECIFIC PLAN

Formal Specific Plan Amendments shall be subject to the review and approval of the March Joint Powers Commission. As required by the California Government Code, all government agencies significantly affected by the proposed Amendment shall be notified of the proposed action prior to the approval. In addition, and as required by CEQA, formal Specific Plan Amendments shall be appropriately reviewed in accordance with the State CEQA Guidelines.

Any formal Specific Plan Amendment initiated by an applicant requires preliminary review by the Planning Director, filing of an official application and required materials supporting the Amendment, submittal of a fee deposit, and March Joint Powers Commission review and final decision.

7.7 APPEALS

Appeals of any determination of the Planning Director may be made by the applicant or any other aggrieved party by filing an application on forms provided by the MIPA and accompanied by the appropriate filing fee, where applicable, within ten (10) days following the final date of action for which an appeal is made. Appeals shall be processed consistent with the provisions of Section 9.02.240 "Appeals" of the MIPA Development Code.

7.8 COMPLIANCE WITH MITIGATION MONITORING AND REPORTING PROGRAM

Certification of an EIR shall be required prior to the approval of the Specific Plan. Development within the West Campus Upper Plateau Specific Plan shall comply with all approved mitigation measures as described in the MMRP included as part of the EIR. Furthermore, Development must comply with the Final EIR, including the approved Project Design Features and adopted mitigation measures.

The financing of construction, operation, and maintenance of public improvements, facilities, and public services shall include funding through a combination of financing mechanisms. Prior to the recordation of final maps, a final determination shall be made by MIPA staff and confirmed by the Planning Director and MIPA Engineer regarding the responsibility for construction and maintenance of public facilities, whether publicly or privately maintained.

Implementation of the West Campus Upper Plateau Specific Plan may involve financing options including, but not limited to, the following:

7.8.1 Facilities and Services

Construction of public improvements and facilities and the provision of public services may be financed through private capital investment, a Community Facilities District (CFD), or other special district, pursuant to the Mello-Roos Community Facilities District Act of 1982.

7.8.2 Operation and Maintenance

Options for operation and maintenance of public improvements and facilities include, but are not limited to, the following:

- Individual private property owners
- Private Property Owners Association

- LLMD (Landscaping and Lighting Maintenance District) or CFD (will be at the JPA's sole discretion)

7.9 MAINTENANCE PLAN

The public and private improvements constructed within the West Campus Upper Plateau Specific Plan shall be maintained through a combination of public and private entities as described in *Table 7-1, Maintenance Responsibilities*. The Specific Plan Area will be annexed into the Meridian LLMD. Table 7-1 provides a list of maintenance entity options that fund and/or maintain facilities within the Specific Plan. For areas in public ownership (such as public roadway ROWs), the MJPA may fund the maintenance of these areas.

Table 7-1 Maintenance Responsibilities

Facility	MJPA	CFD/LLMD	Property Owner or Occupant	Conservation Easement Conservancy	City of Riverside /Riverside County	WMWD
Roadways (Cactus Avenue, Barton Street, Airman Drive, Arclight Drive, Bunker Hill Drive)						
Curb-to-curb improvements	✓					
Parkways within public right-of-way (ROW) or LLMD		✓				
Master Plan Trails				✓		
Medians		✓				
Landscaping within Lettered Lots		✓				
Traffic control signs, and Traffic Signals – in the public ROW/LLMD		✓				
Streetlights – in the public ROW		✓				
60-acre public park!		✓				
Public Water – Before Meter Installation, Sewer Mains						✓
Public Water – After Meter Installation, Sewer Laterals			✓			
ROW and Off-Site Storm Drains		✓				
On-site landscaping and irrigation			✓			
Common Landscape Areas in Lettered Lots		✓				
Perimeter Theme Wall Graffiti Control		✓				
Walls and Fences Structure			✓			
Corner and Entry Monuments		✓				
Tenant Signage			✓			
On-Site lighting			✓			
Offsite Storm Water Drainage/Water Quality Facilities – within the public ROW/LLMD (Less than 36")		✓				
Onsite Storm Water Drainage/Water Quality Facilities (swales, basins, biotreatment filters, etc)			✓			

Facility	MJPA	CFD/LLMD	Property Owner or Occupant	Conservation Easement Conservancy	City of Riverside /Riverside County	WMWD
Biological and Trail Signs in Conservation Area				✓		
Street Sweeping		✓				
Barton Street Landscaping and Multi-Use Trail ¹		✓				

¹ Barton Street Landscaping and the Multi-Use Trail may be transferred to another entity if the 60-acre park site is acquired by the City of Riverside or other public entity.

8 CONSISTENCY WITH THE GENERAL PLAN

8.1 OVERVIEW

The West Campus Upper Plateau Specific Plan is based upon the goals and policies set forth in the March JPA General Plan. This section addresses conformance of the West Campus Upper Plateau Specific Plan to the General Plan on a general or conceptual basis.

8.2 GENERAL PLAN ELEMENTS

1. Land Use

Goal 1: *Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, and capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area with the regional plans.*

Consistency: Development of the West Campus Upper Plateau will occur in a logical pattern of growth, compatible with adjacent land uses and regional plans. The project will provide an employment center in a portion of the County that is largely residential.

Goal 2: *Locate land uses to minimize land use conflict or creating competing land uses and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.*

Consistency: The land use summary in Table 3-1 provides a mixture of compatible land uses that may be developed in the Specific Plan area. Incompatible or competing land uses will not be allowed in the Specific Plan area. Additionally, the Specific Plan Area has a mix of day and night overflights, so it is appropriate to have non-residential uses on the Project site.

In the event that the conditions within the Specific Plan Area, including areas within conservation easements, are identified as attracting potentially hazardous wildlife or increasing wildlife risks to aircraft operations, the land use, easement, and conservation practices shall be modified to remove the hazard.

Goal 3: *Manage growth and development to avoid adverse environmental and fiscal effects.*

Consistency: Development of the project will be phased to the assurance of required infrastructure and services.

Goal 4: *Develop an identity and foster quality development within the Planning Area.*

Consistency: The West Campus Upper Plateau Design Guidelines establish architectural, signage, parking, and landscaping standards that will develop a project identity and foster quality development.

Goal 5: *Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.*

Consistency: The West Campus Upper Plateau will be an employment center providing substantial enhancement to the tax base.

Goal 6: *Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment.*

Consistency: The industrial, mixed use, and recreational activities anticipated from development of the project site will be consistent with other existing uses within the March JPA boundary. These uses will support the Military Mission of the March ARB.

Goal 7: *Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight-related air services.*

Consistency: The West Campus Upper Plateau will develop planned manufacturing, warehouse, storage, and distribution facilities that can serve as a regional Intermodal Transportation facility to support passenger and freight-related air services.

Goal 8: *Preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources, and scenic vistas.*

Consistency: The Project will preserve approximately 445 acres of open space surrounding the Specific Plan Area, preserving environmental resources and scenic vistas of the March JPA Planning Area. The 445 acres of conservation easement, when combined with other conserved areas, will create a total of more than 649 acres of total conservation easement in MJPA.

Goal 9: *Preserve the integrity of the historic and cultural resources of the Planning Area and provide for their enhancement.*

Consistency: Most of the project site previously served as the ammunition storage area for the former March AFB. The West Campus Upper Plateau Specific Plan proposes to embrace this more recent historic use of the site by preserving one of the numerous ammunition bunkers located on the project site.

Goal 10: *Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March JPA Planning Area.*

Consistency: Future development within the West Campus Upper Plateau Specific Plan project area will be required to develop infrastructure and public facilities, as well as provide fair share financial contributions necessary to ensure no adverse impact or undue burdening to public infrastructure or services occur.

Goal 11: *Plan for the location of convenient and adequate public services to serve the existing and future development of March JPA Planning Area.*

Consistency: All public facility connections are located adjacent to the site, and adequate capacity has been deemed available by the responsive agencies. Service facility letters were obtained from these agencies and their comments/recommendations have been incorporated into the project accordingly.

Goal 12: *Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing, and implementation.*

Consistency: Development of the project will be phased to the assurance of required infrastructure and services. The Specific Plan accommodates a number of financing strategies to fund public improvement.

Goal 13: *Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses.*

Consistency: As described in Chapter 6, *Infrastructure and Grading*, the water supply system will have sufficient capacity to accommodate projected normal and emergency needs.

Goal 14: *Establish, extend, maintain, and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.*

Consistency: As described in Chapter 6, *Infrastructure and Grading*, the West Campus Upper Plateau will provide the necessary facilities to establish a wastewater collection, treatment, and disposal system. An existing 3 million gallons per day (MGD) sewer treatment facility is sufficient to support the operation of the Specific Plan Area. Furthermore, the West Campus Upper Plateau is subject to impact fees which assure the long-term capacity of the sewer treatment plant.

Goal 15: *In compliance with state law, ensure solid waste collection, siting, and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Plan.*

Consistency: Development within the West Campus Upper Plateau Specific Plan area will comply with the requirements of the County of Riverside's Source reduction and Recycling Element (SRRE). According to the West Campus Upper Plateau Specific Plan EIR, the impact of on-site solid waste output would be less than significant. Additionally, waste from the proposed development will be in compliance with Riverside County ordinances that will reduce the effect of the proposed construction activities on regional landfills.

Goal 16: *Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March JPA Planning Area.*

Consistency: All public facilities connections are located adjacent to the site, and adequate capacity has been deemed available by the responsive agencies. Service facility letters were obtained from these agencies and their comments/recommendations have been incorporated into the project accordingly.

Goal 17: *Adequate flood control facilities shall be provided prior to, or concurrent with, development in order to protect the lives and property within the March JPA Planning Area.*

Consistency: As described in Chapter 6, *Infrastructure and Grading*, the West Campus Upper Plateau will provide drainage facilities to provide adequate flood control.

2. Transportation

Goal 1: *Establish and provide for a comprehensive transportation system that captures the assets and opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub-region.*

Consistency: The West Campus Upper Plateau Specific Plan identifies and proposes to develop a comprehensive street network that will seamlessly connect and integrate with the existing roadway network and transportation improvements planned for the area and region.

Goal 2: *Build and maintain a transportation system which capitalizes on the multi-faceted elements of transportation planning and systems, designed to meet the needs of the planning area, while minimizing negative effects on air quality, the environment and adjacent land uses and jurisdictions.*

Consistency: The West Campus Upper Plateau Specific Plan proposed the development of a multi-faceted transportation network, providing functional and convenient vehicular circulation, ease of access and use by pedestrians and cyclists, as well as utilizing existing and future transit opportunities afforded by the Riverside Transit Authority and Metrolink.

Goal 3: *Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands.*

Consistency: The West Campus Upper Plateau will construct an internal street network and provide transportation capacity improvement to existing facilities off-site based on future demand. Transportation improvements will be constructed in phases based on project development and projected background traffic growth.

Goal 4: *Provide a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities.*

Consistency: The West Campus Upper Plateau internal streets are sized to accommodate projected future vehicular traffic in a safe and efficient manner.

Goal 5: *Plan and encourage land use patterns and designs which enhance opportunities for non-vehicular circulation and improve trip reduction strategies.*

Consistency: Site plans for individual buildings shall be reviewed to ensure that pedestrian, bicycle and transit access is facilitated. A bicycle and pedestrian circulation network is planned for the project area and will be provided.

Goal 6: *Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterial roadways.*

Consistency: The project's internal roadways will be designed in accordance with the "County Road Improvement Standards and Specifications," published by the County of Riverside, and take into account additional requirements established in the Riverside County Integrated Plan.

Goal 7: *Facilitate and develop transportation demand management and transportation systems management programs, and use of alternate transportation modes.*

Consistency: The South Coast Air Quality Management District (SCAQMD) Rule 2022 will be implemented to reduce mobile source emissions generated from employee commutes and to comply with federal and state Clean Air Acts requirements. This is accomplished through various on-road vehicle mitigation options listed in Subdivision (f) of the SCAQMD Rule 2022.

Goal 8: *Adequate, affordable, equitably distributed and energy efficient public and mass transit services which promote the mobility to, from, and within the planning area shall be provided.*

Consistency: The project area is served by the Riverside Transit Authority. Current bus service is adjacent to the site. In addition, the Moreno Valley Metrolink station is approximately 1.5 miles from the industrial campus portion of the project site. Future development will include improvements to encourage and support bus service within the project, particularly in the industrial campus area.

Goal 9: *Develop measures which will reduce the number or vehicle-miles traveled during peak travel periods.*

Consistency: The West Campus Upper Plateau will improve job/housing balance by providing an employment center in an area that is largely residential. This will allow residents to work locally, rather commuting to Los Angeles or Orange Counties. Job/housing balance will help reduce vehicle miles of travel.

Goal 10: *Regulate the travel of trucks on March JPA Planning Area streets.*

Consistency: The project is designed to accommodate truck traffic. In addition, trucks will be required to travel on designated routes as they traverse the West Campus Upper Plateau internal streets and connect to the existing truck routes on Brown Street and Meridian Parkway.

Goal 11: *Adequate off-street parking for all land uses shall be provided which requires adequate on-site parking to prevent spill over on the adjacent street system.*

Consistency: The West Campus Upper Plateau Specific Plan provides parking ratios that will limit the potential for parking spillover. Furthermore, on-street parking will be prohibited due to striped bike lanes and no parking signs.

Goal 12: *Plan for and seek to establish an area-wide system of bicycling trails, with linkages within the planning area and adjacent jurisdictions, and in compliance with sub-regional plans.*

Consistency: The West Campus Upper Plateau Specific Plan roadway network will provide for bicycle lanes on all streets, as well as establish a 10-foot-wide multi-purpose trail along the west side of Barton Street. This will be of benefit to the employees and visitors to the Specific Plan, as well as provide connectivity to adjacent mountain biking trails and local and regional bicycling networks.

Goal 14: *Goods movement through the San Jacinto Rail Branchline shall be capitalized.*

Consistency: The West Campus Upper Plateau is not located near the San Jacinto Rail Branchline, thus no access is provided for goods movement.

Goal 15: *In accordance with state and federal law, promote and provide mobility for the disabled.*

Consistency: Development plans and public improvement plans shall take into account and ensure compliance with all applicable accessibility requirements of the Americans with Disability Act (ADA).

3. Noise/Air Quality

Goal 1: *Ensure that land uses are protected from excessive and unwanted noise.*

Consistency: Project development shall be consistent with the land uses limitations established in the AICUZ study and the Riverside County Airport Land Use Plan.

Goal 2: *Minimize incompatible noise level exposures throughout the Planning Area, and where possible, mitigate the effect of noise incompatibilities to provide a safe and healthy environment.*

Consistency: Project development shall be consistent with the land uses limitations established in the AICUZ study and the Riverside County Airport Land Use Plan. Perimeter walls and substantial landscaped buffer would provide further noise reduction for the residential development in the proximity of the Specific Plan Area.

Goal 3: *Work toward the reduction of noise impacts from vehicular traffic, and aviation and rail operations.*

Consistency: The project shall implement all noise mitigation provisions established in the project EIR.

Goal 4: *Promote alternative modes of travel.*

Consistency: The transportation network that will be developed to serve the project will include improvements to encourage pedestrian and bicycle activity, as well as use of transit opportunities being provided by the Riverside Transit Authority and Metrolink. Additionally, carpool incentives are encouraged by the South Coast Air Quality Management District's Rule 2022 Program requirements to reduce vehicle emissions.

Goal 5: *Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the subregion of western Riverside County.*

Consistency: The West Campus Upper Plateau improve job/housing balance in Western Riverside County by providing an employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Job/housing balance will help reduce vehicle miles of travel, resulting in reduced emissions.

Goal 6: *Reduce air pollution through proper land use, transportation and energy use planning.*

Consistency: The West Campus Upper Plateau Specific Plan will provide access using a variety of transportation modes, including bicycle and pedestrian activity. The South Coast Air Quality Management District (SCAQMD) Rule 2022 will be implemented to reduce mobile source emissions generated from employee commutes and to comply with federal and state Clean Air Acts requirements. Additionally, site and building design standards (see *Table 3-2 Development Standards*) provide a setback distance of at least 1,000 feet for buildings greater than 200,000 square feet in size and direct loading docks, doors, and bays away from residential areas.

Goal 7: *Pursue reduced emissions for stationary and mobile sources through the use and implementation of new and advancing technologies.*

Consistency: Where feasible and appropriate, development of West Campus Upper Plateau shall accommodate the use of advancing technologies, such as alternate fueled vehicles and other innovations that would provide air quality benefits.

Goal 8: *Maximize the effectiveness of air quality control programs through coordination with other governmental entities*

Consistency: Development in the West Campus Upper Plateau will comply with the policies outlined in the March JPA General Plan, including compliance with the South Coast Air Quality Management District, improvement of the air quality in South Coast Air Basin, and cooperation with neighboring jurisdictions.

Goal 9: *Reduce emissions associated with vehicle/engine use.*

Consistency: The West Campus Upper Plateau improve jobs/housing balance in western Riverside County by providing an employment center in an area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. Job/housing balance will help reduce vehicle miles of travel. In addition, site improvements are encouraged that provide opportunity for utilization of electric vehicles.

Goal 10: *Reduce emissions associated with energy consumption.*

Consistency: Development in the West Campus Upper Plateau will comply with the policies outlined in the March JPA General Plan, including the use of the energy-efficient equipment and design, implementation of energy conservation features and recycling programs, and support of drought-resistant vegetation.

Goal 11: *Reduce Air pollution emissions and impacts through siting and building design.*

Consistency: Development in the West Campus Upper Plateau will comply with the policies outlined in the March JPA General Plan, including the use of low polluting construction materials and coatings and separation of sensitive receptors from toxic and carbon monoxide emissions.

Goal 12: *Reduce fugitive dust and particulate matter emissions.*

Consistency: Development in the West Campus Upper Plateau will comply with the policies outlined in the March JPA General Plan, including the implementation of fugitive dust reduction techniques, support of efficient street cleaning equipment, maintenance of the natural topography, and compliance with the South Coast Air Quality Management District.

4. Housing

Although housing opportunities are available in the March JPA, the Specific Plan Area would not provide any additional housing opportunities within the March JPA Planning Area due to land use compatibility issues related to the continued military activities of the Air Force Reserves and aviation operations. The General Plan also identifies the need to focus on the reestablishment of jobs lost due to base realignment, and the housing rich environment of Western Riverside County. The West Campus Upper Plateau Specific Plan maintains consistency with the General Plan's absence of a residential land use designation within the Planning Area.

5. Resource Management

Goal 1: *Conserve and protect surface water, groundwater, and imported water resources.*

Consistency: The project will be constructed to minimize impacts to the existing drainage channels. The landscape plan includes drought tolerant plants. Irrigation will be moisture sensitive to limit irrigation during times of heavy rain.

Goal 2: *Control flooding to reduce major losses of life and property.*

Consistency: The West Campus Upper Plateau Specific Plan includes future improvements that properly capture, control, and maintain stormwater as required by state, regional, and local standards. These improvements will help control flooding

Goal 3: *Conserve and protect significant landforms, important watershed areas, mineral resources and soil conditions.*

Consistency: The project EIR has been prepared to assess and, if appropriate, mitigate project impacts upon geology, soils, and hydrology.

Goal 4: *Conserve energy resources through use of available energy technology and conservation practices.*

Consistency: The West Campus Upper Plateau shall comply with applicable regulations relating to energy conservation.

Goal 5: *Conserve and protect significant stands of mature trees, native vegetation, and habitat within the planning area.*

Consistency: The Project will preserve approximately 445 acres of open space surrounding the Specific Plan Area, conserving and protecting significant stands of habitat within the March JPA planning area.

Goal 6: *Provide an effective and efficient waste management system for solid and hazardous wastes that is financially and environmentally responsible.*

Consistency: The West Campus Upper Plateau shall comply with appropriate and applicable regulations and standards with respect to the management of solid and hazardous waste.

Goal 7: *Promote cultural awareness through preservation of the planning area's historic, archaeological, and paleontological resources.*

Consistency: The project EIR has been prepared to assess and, if appropriate, mitigate project impacts upon historic, archaeological, and paleontological resources with the project boundary. Additionally, the West Campus Upper Plateau will preserve two Weapon Storage Area Bunkers for its historical and cultural significance.

Goal 8: *Develop and maintain recreational facilities as economically feasible, and that meet the needs of the community for recreational activities, relaxation, and social interaction.*

Consistency: The project will include a 60-acre park for active and passive recreational uses. These facilities will be utilized by employees of the West Campus Upper Plateau, surrounding residents, and visitors.

Goal 9: *Create a network of open space areas and linkages throughout the Planning Area that serves to preserve natural resources, protect health and safety, contributes to the character of the community, provide active and passive recreational use, as well as visual and physical relief from urban development.*

Consistency: The Project provides for approximately 445 acres of land dedicated for park, open space, and conservation use. This will not only help provide transitional buffering between existing residential and proposed industrial, business park and mixed-use activities, but also allow for passive recreational use and habitat.

Goal 10: *Establish standards for scenic corridors, trails and vistas that contributes to the quality of the planning area.*

Consistency: The Specific Plan provides development standards and design guidelines that promote and encourage extensive landscaping throughout the areas to be developed, including street segments that will provide scenic views. Furthermore, the 445-acre conservation area will act as a buffer for the proposed development in West Campus Upper Plateau to protect scenic vistas of the MJPA as well as promote and encourage scenic corridor views. The project site design will provide opportunity to take advantage of territorial and scenic views afforded from this location. Chapter 4, *Design Guidelines*, provides photo simulations of pre and post development at various locations within the Specific Plan.

6. Safety/Risk Management

Goal 1: *Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rapture, ground failure, and landslides.*

Consistency: A geological reconnaissance has been conducted for the property. That study revealed that there are no active or inactive faults crossing the property and that the property is suitable for development.

Goal 2: *Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.*

Consistency: Grading within the Specific Plan area is designed to minimize impacts to the existing topography. The project will incorporate grading development standards and recommendations, which will minimize any potential geotechnical and site development constraints that occur on-site. However, the topography does result in the need for certain locations within the project site to have slope conditions greater than 3:1, though it is intended to establish and maintain slopes no greater than 3:1 wherever possible.

Goal 3: *Minimize injury, loss of life, property damage, and economic and social disruption caused by flood hazards.*

Consistency: The West Campus Upper Plateau will provide a number of drainage facilities to ensure flood hazards associated with the project site are managed in accordance with applicable, state, regional and local requirements.

Goal 4: *Reduce threats to public safety and protect property from wildland and urban fire hazards.*

Consistency: The West Campus Upper Plateau shall comply with applicable regulations and guidelines relating to brush management and fire protections services. Additionally, an

approved Fire Protection Plan will help ensure wildland and urban fire safety within the Specific Plan Area.

Goal 5: *Reduce the potential for hazardous material exposure or contamination in the Planning Area.*

Consistency: The West Campus Upper Plateau shall comply with regulations and guidelines relating to hazardous material exposure/contamination.

Goal 6: *Ensure to the fullest extent practical that, in the event of a major disaster, critical structures and facilities remain safe and functional.*

Consistency: The West Campus Upper Plateau shall comply with regulations and guidelines relating to the functionality of critical structures in the event of a major disaster.

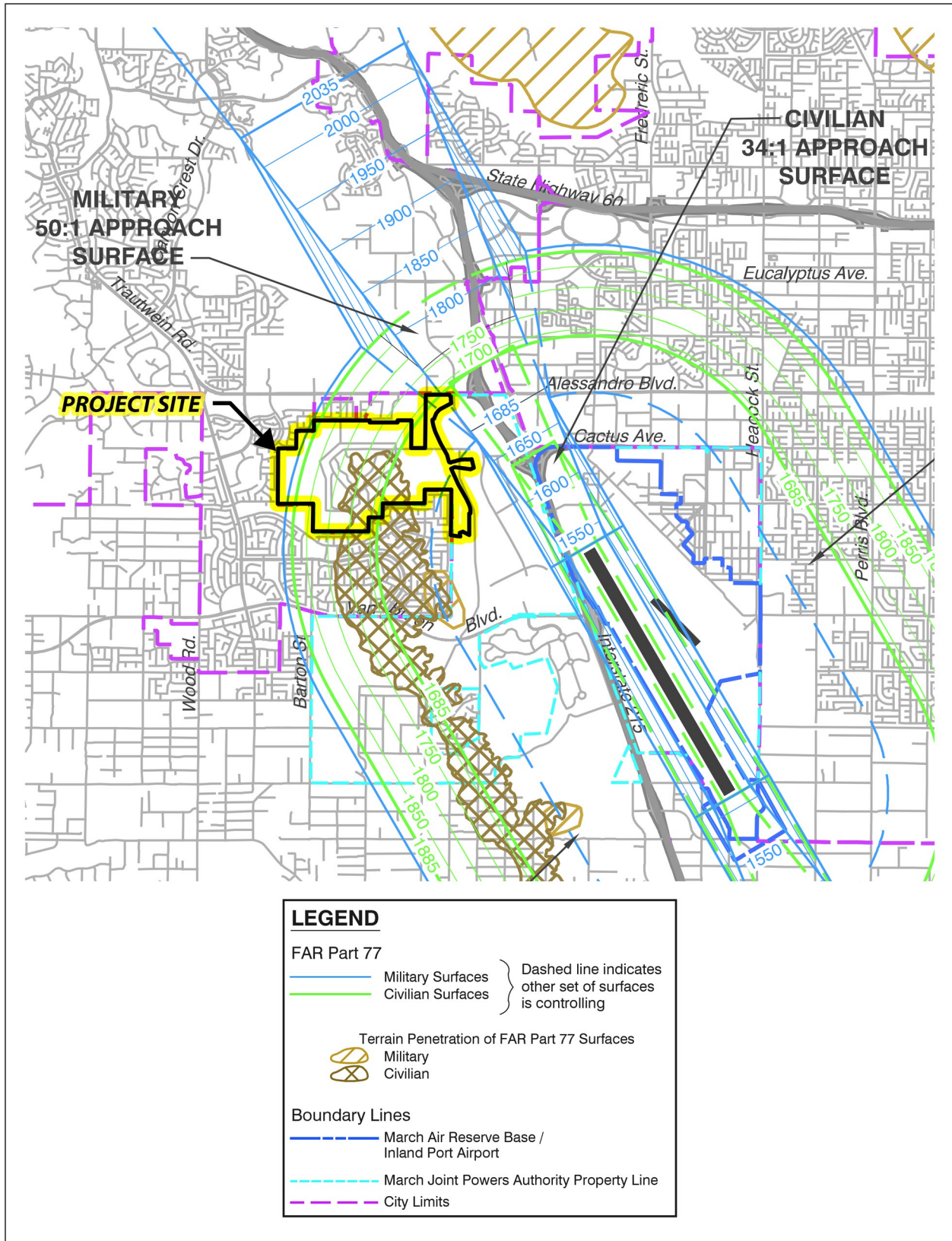
Goal 7: *Reduce the possible risk of upset, injury and loss of life, property damage, and other impacts associated with an aviation facility.*

Consistency: The West Campus Upper Plateau is designed to incorporate appropriate uses within the development-limited areas as defined in the Air Installation Compatible Use Zone (AICUZ) Study done in 2018. The project will also comply with the Airport Land Use Plan and will prohibit public assembly use to assure low intensity operations under the primary departure path.

To prevent wildlife interference with aviation activities, proposed design plans shall be reviewed by a qualified airport wildlife biologist for their consistency with the 2018 AICUZ, ALUCP, FAA guidance, and current BASH Plan for the March ARB. The 445-acre conservation easement shall be reviewed by an Aviation Planner and qualified airport wildlife biologist to identify any conflicts to aviation activities.

Goal 8: *Plan for emergency response and recovery from natural and urban disasters.*

Consistency: The West Campus Upper Plateau shall comply with appropriate and applicable regulations and guidelines relating to emergency response and recovery from natural and urban disasters.



Source(s): March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (11-13-2014)

Figure A-1



Not to Scale



MARB Airspace Protection Surfaces

Appendix B Land Use Definitions

The following definitions are intended to provide a general description of each use category. Under each category, example uses are provided. These examples are not all-inclusive but are intended to provide a sample of uses that would fit in a particular category. Uses not addressed in the Land Use Table (i.e., Table III-1) are prohibited. However, the March JPA Planning Manager has the discretion to make land use interpretations based upon the description of the proposed use and similarities with the listed uses.

INDUSTRIAL:

Bio-Medical Waste Treatment Facility: Activities include the treatment, transfer, storage, disposal, or recycling of wastes generated during the diagnosis, treatment or immunization of patients.

Manufacturing - Custom: Activities typically include: manufacturing, processing, assembling, packaging, treatment, or fabrication of custom made products. These types of business establishments do not utilize raw materials for their finished products, but rather, may utilize semi-finished type of manufactured materials for their custom made-to-order products. The finished products from these business establishments are ready for use or consumption and may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: jewelry, household furniture, art objects, apparel products, small instruments (musical, electronic and photographic), stationary, signs, advertising displays, stained glass products, and leather products. The uses do not produce odors, noise, and vibration or particulate that would adversely affect uses in the same structure or on the same site.

Manufacturing - Light: Activities typically include: labor-intensive manufacturing, assembly, fabrication or repair processes which do not involve frequent large container truck traffic or the transport of large scale bulky products. The new products may be finished in the sense that it is ready for use or consumption, or it may be semi-finished to become a component for further assembly and packaging. These types of business establishments are customarily directed to the wholesale market, inter-plant transfer rather than the direct sale to the consumer, however, may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: electronic microchip assembly, printing, publishing, candy, confectionery products, canned/bottled soft drinks, bottles water, apparel, paper board containers, boxes, drugs, small fabricated metal products, such as hand tools, general hardware, architectural and ornamental metal; and, toys amusement, sports and athletic goods. The activities do not produce odors, noise vibration, hazardous materials or particulate, which would adversely affect other uses in the structure on the same site.

Manufacturing - Medium: Activities typically include: manufacturing, compounding of materials, processing, assembly, packaging, treatment or fabrication of materials and products which require frequent large container truck traffic or rail traffic, or the transport of heavy, bulky items. The new products are semi-finished to be a component for further manufacturing, fabrication and assembly. These types of business establishments are customarily directed to inter-plant transfer, or to order from industrial uses, rather than for direct sale to the domestic consumer. However, may include incidental on-site display, wholesale, and retail sale of the goods products not to exceed 25% of the building. Such use may include, but not limited to: canned food, textile products; furniture and fixtures converted paper and paper board product; plastic products made from purchased rubber, plastic or resin; fabricated metal products made from sheet metals; electrical and electronic machinery, equipment and supplies; office, commuting and

accounting machines. Activities may produce noise, odors, vibrations and illumination or particulate that affects the persons residing in or conducting business in the vicinity.

Manufacturing - Heavy: Activities typically include: manufacturing, compounding of material, processing, assembly, packaging, treatment or fabrication. Activities in this area may have frequent rail or truck traffic and the transportation of heavy large-scale products. Characteristics of use activities permitted within this area may include massive structures outside of buildings such as cranes, conveyor systems, cooling towers or open-air storage of large quantities of products including, but not limited to forge shops, metal fabricating facilities, open welding shop, lumber woodworking facilities, heavy machine shops, chemical storage and distribution, plastic, plants, light or vacuum casting facilities, vehicular assembly plants, concrete products manufacturing activities, batch plants, air melting foundries and aggregate or asphalt yards.

Newspaper Publishing Plants: Activities typically include the production and distribution of newspapers and related publications.

Research and Development: Activities typically include: research, design, analysis and development, and/or testing of a product. Uses typically include testing laboratories, acoustical chambers, wind tunnels, and computer services. Such uses do not promote odors, noise, vibration or particulate that would adversely affect uses in the same structure or on the same site.

Trucking/Transportation Terminals: Activities typically include the temporary storage and transfer of trailers.

STORAGE/DISTRIBUTION:

Public Storage/Mini-Warehouse (indoor): Activities include mini-warehouse or recreational vehicle storage facilities for the rental or lease of small-scale enclosed storage units or parking spaces primarily to individuals rather than firms or organizations.

Business Enterprise: Activities typically include: wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Activities under this classification are typically conducted in enclosed buildings and occupy 200,000 square feet or less of divisible building space within the West Campus Upper Plateau area. May include incidental display and retail sales from the premises, not to exceed 25% of the building.

Warehouse - Medium: Activities typically include: wholesale, storage and warehousing services, including cold storage, moving and storage services, storage and wholesaling to retailers from the premises of finished goods and food products, and distribution facilities for large scale retail firms. Activities under this classification are typically conducted in enclosed buildings and occupy greater than 50,000 square feet of building space.

Warehouse - Heavy: Activities typically include: warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw or semi-refined products requiring further processing fabrication or manufacturing. Typically uses include, but are not limited to, trucking firms, cold storage, automotive storage or impound yards, and the wholesaling of metals, minerals and agricultural products.

High Cube Transload and Short-Term Storage Warehouse: Activities typically include: warehousing, storage, and freight handling. Activities under this classification are typically at least

200,000 gross square feet of floor space, has a ceiling height of 24 feet or more, and is used to transfer goods from one mode of transportation to another form to their ultimate destination.

High Cube Fulfillment Warehouse: Activities typically include: storage and warehousing services, and shipping and distribution of parcels. Activities under this classification typically has at least 200,000 gross square feet of floor space, has a ceiling height of 24 feet or more, and is used to house inventory to be sold.

High Cube Cold Storage Warehouse: Activities typically include: storage and warehousing of perishable items such as meat, produce, and dairy products at an optimum temperature to stop them from spoiling and to extend their life. Activities under this classification typically has at least 200,000 gross square feet of floor space, has a ceiling height of 24 feet or more.

Parcel Delivery Terminals: Activities typically include sorting, processing, and distribution of parcels to the consumer or to other inter-transfer facilities.

OFFICE:

Financial Institutions: Banks, savings and loan associations and similar establishments.

Fire Stations: Facilities to accommodate for storage of firefighting apparatus such as fire engines and related vehicles, personal protective equipment, fire hoses and specialized equipment.

Government Offices: Offices to accommodate administrative and/or operational functions of local, county, state, and federal agencies.

Medical Clinics: Activities include physician's offices, dental offices, urgent care facilities, X-ray facilities, blood testing/lab facilities, medical clinics, family planning, and out-patient health care.

Offices, Business and Professional: Offices or firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, legal, and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use but excludes banks and savings and loan associations.

Police Stations and Sub-Stations: Facilities to accommodate a police headquarter for a particular district, from which police officers are dispatched.

Regional and Corporate Headquarters: Office buildings solely occupied by a single business or entity for the purpose of managing or organizing other, affiliated units.

COMMERCIAL:

Agricultural Equipment Repair Shops: Activities typically include: temporary storage and repair and maintenance of agricultural equipment, such as tractors, harvesters, irrigation equipment, etc.

Agricultural/Nursery Supplies and Services: Activities typically include: retail sale from the premises of feed and grain, fertilizers, pesticides, herbicides, and similar goods, feed and grain stores, well drilling, tree services and plant materials and nursery/landscape services.

Alcoholic Beverage Outlets: Activities typically include: retail sale from the premises of beer, wine, and other alcoholic beverages.

Animal Care/Pet Hotels: Activities typically include: provision of animal care treatment, and boarding services of large and small animals, animal clinics, large and small animal hospitals, kennels and catteries.

Assembly and Entertainment: Indoor or outdoor facilities to accommodate concerts and/or civic events. This land use will be restricted in capacity and ancillary services to limit potential noise and parking impacts.

Automotive Parts and Accessory Sales: Activities typically include: retail sale from the premises of automobile components, lubricants, specialized tools, and related accessories.

Automotive Fleet Storage: Activities typically include: storage of vehicles used regularly in business operations and not available for sale on-site. Such uses typically include: overnight storage of service vehicles, mobile catering trucks and taxicabs, inclusive of dispatching services.

Automotive Service Stations: Activities typically include: the sale of goods and the provision of service normally required in the day-to-day operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of tires, batteries, and replacement items, and the performance of minor repairs, such as tune-up, tire changes, part replacement, oil change, and brake work. Activities include incidental convenience and food and beverage sales.

Automotive/Truck Repair – Major: Activities typically include: heavy automobile and truck repair such as transmission and engine repair, the painting of automobile vehicles, automotive body work, and the installation of major accessories.

Automotive/Truck Repair – Minor: Activities typically include: automotive and light truck repair, the retail sale of goods and services for vehicles, and the cleaning and washing of automotive vehicles, brake, muffler and tire shops and automotive drive-through car washes. Heavier automotive repair such as transmission and engine repair are not included.

Building and Site Maintenance Services: Activities include maintenance and custodial services, window cleaning services, disinfecting and exterminating services, pool and landscape services.

Building Contractor's Storage Yards: Activities typically include: offices and storage of equipment materials, and vehicles for contractors who are in trades involving construction activities which include: plumbing, painting, electrical, roofing, carpentry, and other services.

Building Material and Equipment Sales: Activities typically include: retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, roto- tillers, small trailers and lumber.

Business Supply/Equipment Sales/Rentals: Activities include retail sales, rental or repair from the premises of office equipment, office supplies and similar office goods primarily to firms and other organizations utilizing the goods rather than to individuals. The exclude the sale of materials used in construction industry.

Business Support Services: Activities include services that support the activity of other local businesses, such as clerical, employment, protective, personal services, or minor processing, including blueprint and copying services. Activities not included in this category are the printing of books.

Food Catering: Activities include sale from the premises of food and beverages for off- premises consumption.

Child Care Facilities: Any childcare facility licensed by the State of California; includes infant care centers, preschools, and extended day care facilities. Excludes family day care homes.

Churches and Place of Religious Assembly: Structures and/or assembly areas to be used for worship, related meetings, ministerial residence, and/or religious education.

Communication Facilities, Antennas & Satellite Dishes: Activities typically include: broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms, inclusive of television and radio studios, telegraph offices, and cable, cellular and telecommunication facilities. The use of antennas, satellite dishes and similar communication facilities shall be regulated pursuant to AICUZ and the Airport Land Use Plan.

Consumer Goods, Furniture, Appliances, Equipment Sales: Typically a freestanding retail store where merchandise is sold to an end user, typically in small quantities.

Convenience Sales: Activities typically include: retail sales from the premises of frequently needed small personal convenience items and professional services that are used frequently. Uses include drug stores, stores selling toiletries, tobacco, and magazines, shoe repair and apparel laundering and dry cleaning.

Energy Generation and Distribution Facilities: Activities typically include: conversion of other forms of energy, such as water power (i.e., hydroelectric), fossil fuels, nuclear power, and solar power, into electrical energy. These facilities typically produce electric energy and provide electricity to transmission systems or to electric power distribution systems. Rooftop solar for the general purpose of generating onsite power is an ancillary use for allowed and conditionally allowed uses.

Exhibit Halls and Convention Facilities: Temporary display of materials and products associated with a specific trade group, recreational organization, or other affiliation.

Fairgrounds: Large display of agricultural products, such as livestock and produce, to consumers and the general public. Fairgrounds are typically associated with country or state agricultural agencies and are held on an annual basis.

Food and Beverage Sales: Activities include retail sale from the premises of food and beverages for off- premises consumption. Including mini-markets, liquor stores and retail bakeries, catering businesses except chain type grocery stores.

Funeral and Mortuary Services: Activities include services involving the care, preparation, and disposition of human or pet remains. Other activities include funeral homes, crematories, and mausoleums, inclusive of above ground and in-ground interment.

General Retail Establishments: Activities include sales of goods including but not limited to food products, clothing, hardware, supplies, and household products.

Golf Courses, Driving Ranges, and Pitch and Putt Courses: Activities typically include: recreational golfing, driving range, short game practice, and tournament competition.

Grocery Store: Activities include retail sale of food products, produce, and household supplies, and may include prepackaged alcoholic beverages as an incidental commodity to the establishment.

Health Club: Activities typically include gym and fitness clubs. Health Club provides members who pay a fee to use its health and fitness facilities and equipment.

Heavy Equipment Sales & Rentals: Activities typically include: the sale or rental from the premises of heavy construction equipment, farm equipment, trucks and aircraft together with maintenance, including aircraft, farm equipment, heavy truck, large boats and heavy construction equipment dealers.

Horticultural Nurseries and Greenhouses: Activities typically include the cultivation of various indoor and outdoor plants for sale to the public.

Hospitals, Intermediate Care Facilities, and Nursing Facilities: A hospital is a freestanding institution where the sick or injured are given medical or surgical care. Emergency medical treatment is usually provided.

Hotel/Motel: Activities typically include: lodging services to transient guests on a less-than-monthly basis, other than in the case of uses classified as residential uses, including hotels, motels, boarding houses, and resorts.

Instructional Studios: Instructional studios are establishments in which skills including dance, art, and martial arts are taught to individuals or groups. Instructional studios do not include educational facilities.

Interpretive Centers: Interpretive centers are structures or facilities designed to inform and educate the public about the surrounding environment.

Laundry Services: Activities typically include: institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning and diaper service laundries.

Maintenance and Repair: Facilities to accomplish the repair and maintenance of non-automotive devices and other appliances.

Major Transmission, Relay or Communications Switching Stations: Telecommunications facilities accommodating fiber optics, Integrated Services Digital Network (ISDN) and digital switching infrastructure.

Museums: Activities typically include the display of items, materials, and media of historical and/or cultural significance.

Bars and Grill, Microbrewery: A restaurant or pub where food is predominately sold, and the brewing of beer may occur on premise.

Open Air Markets for the Sale of Agriculture-Related Products and Flowers: Typically informal outdoor facilities to accommodate the sale of agricultural materials to the general public and other buyers.

Outdoor Commercial: Activities typically include: those that produce or may produce a substantial impact upon the surrounding area. Including flea markets, outdoor auction sales or swap meet activities.

Outpatient Medical Clinics: Medical facilities providing limited treatment to patients not requiring an overnight stay.

Parking Facilities as Primary Use: Paved lots to accommodate the temporary storage of passenger cars and other vehicles.

Personal Services: Activities typically include: services of a personal nature, including photography studios and barber/beauty shops.

Petroleum Products Storage: Activities include bulk storage sale, and distribution of gasoline, liquefied petroleum gas, and other petroleum products.

Pets and Pet Supplies: Activities typically include: sale of mammals, fish, reptiles and birds as pets, sales of food, toys and other pet supplies, and related services, such as pet grooming.

Private Clubs, Lodges, and Fraternal Organizations: Private clubs, lodges, and fraternal organizations are associations of persons, whether incorporated or unincorporated, for the promotion of some common social, cultural, educational, religious, or recreational objective. This use does not include churches or any group whose primary objective is a business customarily carried for a profit.

Radio and Television Studios: Activities typically include: production, taping, editing, distribution, and broadcasting of various programs and/or advertisements for radio, television and other media.

Recreational Facilities: Activities include sports performed either indoor or outdoors which require a facility for conducting the recreational activity, such as health clubs, exercise studios or classes, swimming centers, skating rinks, bowling alleys, tennis courts, sports fields, golf courses, and amusement parks.

Recycling Facilities: Activities include: drop-off facilities, reverse vending machines, small and large collection facilities, green materials composting facilities, mixed organics composting facilities, and tire processing facilities

Repair Services: Activities include repair services involving articles such as upholstery, furniture and large electrical appliance repair services.

Restaurant (fast food): Activities typically include: the retail sale from the premises of unpackaged food or beverages generally prepared for immediate on-premises or off-site consumption, including restaurants and delicatessens, inclusive of drive-through facilities.

Restaurant (sit down): Activities typically include: the retail sale from the premises of unpackaged food or beverages generally prepared for immediate on-premises consumption, including restaurants and bars and delicatessens, exclusive of drive-through facilities.

Social Service Institutions: Activities typically include organizing and executing local, regional, and national service and charitable campaigns.

Sundries, Pharmaceutical and Convenience Sales: Freestanding establishment selling food items, beverages, and other items. Sales are typically in small quantities. This use may also provide up to four vehicle fueling spaces.

Trade Schools: Activities typically include: information, instruction and similar services, including computer training, driving schools, travel bureaus, photography studios, and vocational and trade schools.

Vehicle, Boat and Trailer Sales: Activities typically include: display, retail sale, leasing, rental of new and used vehicles, boats and trailers, with incidental minor repair, body work, and sale and installation of accessories. Vehicles include automobiles, motorcycles, boats, recreational vehicles and golf carts.

Vehicle Storage: Uses include the storage of operable and inoperative vehicles, including impound yards.

Veterinary Clinics and Animal Hospitals: Activities typically include: provision of routine and emergency medical attention to domestic pets and other animals.

OTHER USES:

Parks and Recreation Facilities (Public): Parks and Recreation Facilities provides leisure, entertainment, and recreational facilities for both active and passive uses.

Public Utility Stations, Yards, Wells and Similar Facilities: Public Utility Stations, Yards, and wells are used to generate, store, distribute, or provide water, sewer, telephone, communication, cable television, natural gas, or electric services to the general public.

APPENDIX C – PLANT PALETTE

Botanical Name	Common Name
Trees	
Caesalpinia cacalaco	Cascalote
Cercidium 'Desert Museum'	Desert Museum Palo Verde
Cercidium floridum	Blue Palo Verde
Cercis occidentalis	Western Redbud
Ceris canadensis 'Hearts of Gold'	Hearts of Gold Redbud
Erythrina caffra	Kaffirboom Coral Tree
Geijera parviflora	Australian Willow
Ginko biloba	Maidenhair Tree
Koelreuteria paniculata	Goldenrain Tree
Lagerstronemia indica	Crape Myrtle
Lophostemon confertus	Brisbane Box
Magnolia grandiflora	Southern Magnolia
Pinus edulis	Colorado Pinyon
Pinus halepensis	Aleppo Pine
Plantanus x acerifolia	London Plane Tree
Platanus racemose 'Bloodgood'	Bloodgood London Plane Tree
Stenocarpus sinuatus	Firewheel Tree
Ulmus parvifolia 'True Green'	True Green Evergreen Elm
Shrubs	
Achillea filipendulina	Fern Leaf Yarrow
Agave spp.	Agave
Aloe spp.	Aloe
Aristida purpurea	Purple Three Awn
Bouteloua gracilis	Blue Grama Grass
Bulbine frutescens	Stalked Bulbine
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Ceanothus spp.	California Lilac
Correa pulchella	Pink Australian Fuchsia
Dalea capitata	Lemon Dalea
Dietes bicolor	Fortnight Lily
Dudleya pulverulento	Chalk Liveforever
Epilobium canum	California Fuchsia
Eriophyllum confertiflorum	Golden Yarrow
Euphorbia rigida	Silver Spurge
Festuca mairei	Atlas Fescue
Juncus patens	Gray Rush
Justicia californica	Chuparosa
Kniphofia uvaria	Torch Lily
Lavandula spp.	Lavender
Lupinus albifrons	Silver Bush Lupine
Muhlenbergia rigens	Deer Grass
Nolina parryi	Parry's Bear Grass
Penstemon spp.	Penstemon
Phlomis fruticosa	Jerusalem Sage

Botanical Name	Common Name
Phormium spp.	New Zealand Flax
Pittosporum spp.	Pittosporum
Romneya coulteri	Matilija Poppy
Rosemarinus spp.	Rosemary
Santolina spp.	Lavender Cotton
Senna artimisioides	Feathery Cassia
Westringia fruticosa	Coast Rosemary
Yucca Filamentosa	Yucca
Groundcovers	
Dalea greggii	Trailing Indigo Bush
Dymondia margaretae	Silver Carpet
Rosmarinus officinalis 'Prostrate'	Creeping Rosemary
Senecio spp.	Blue Chalksticks