

INITIAL STUDY

NOTE: The following is a sample form that may be tailored by the Lead Agency to satisfy project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in the State and Local CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. **Project Title:** South Campus Specific Plan and Village West Drive Extension Project
2. **Lead Agency Name and Address:**
March Joint Powers Authority (March JPA)
14205 Meridian Parkway, Suite 140
Riverside, California 92518
3. **Contact Person and Phone Number:** Lauren Sotelo: 951-656-7000
4. **Project Location:** South of Van Buren Blvd, east of Barton Street, and west of Village West Drive, in
unincorporated Riverside County
5. **Project Sponsor's Name and Address:**
Timothy Reeves, Meridian Park South, LLC
1156 N. Mountain Avenue
Upland, California 91785
6. **General Plan Designation:** March Business
Center Specific Plan (SP-1)
7. **Zoning:** March Business Center Specific Plan
(SP-1)
8. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

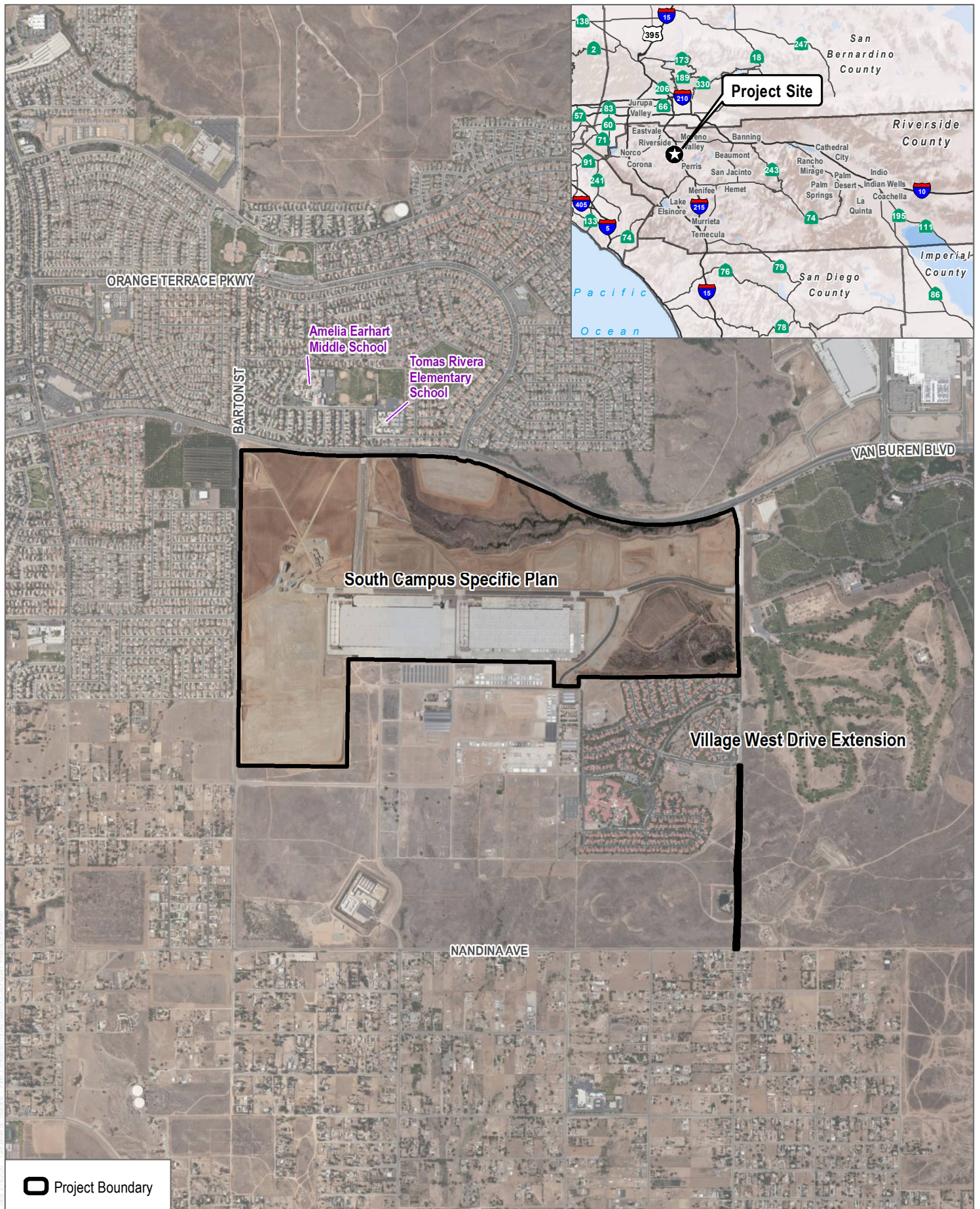
Background Information

The March Business Center Specific Plan and Final Focused EIR (SCH#2002071089), which guides land use decisions within a 1,290-acre portion of the planning area, was adopted and certified in 2003 by the March JPA. Within the March Business Center Specific Plan, two separate “campuses,” North Campus and South Campus, were identified, along with the potential for a possible third campus. The South Campus components of the March Business Center Specific Plan (South Campus Specific Plan) have been analyzed under both CEQA and NEPA in the following documents:

- 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 of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report (MEIR) for the General Plan of the March Joint Powers Authority (September 1999)
- March Business Center Specific Plan (February 2003)
- March JPA General Plan Amendment (February 2003)
- March Business Center Focused Environmental Impact Report (February 2003)

- March Business Center Design Guidelines (November 2003)
- Addenda to the certified 2003 March Business Center Focused EIR, including:
 - Meridian South Campus Specific Plan Amendment – Parcel Delivery Terminal Project (September 2017)
 - Meridian South Campus Specific Plan Amendment – Land Swap Addendum (September 2018)

The environmental consequences of the March Business Center Specific Plan were disclosed in the certified 2003 March Business Center Specific Plan Focused EIR (2003 Focused EIR). Following the 2003 Focused EIR, additional mitigation measures have been applied to the South Campus Specific Plan area through the adoption of supplemental environmental documents. The Project site is shown in Figure 1, Project Location. As shown in Figure 2, Existing Conditions, numerous parcels have been developed and occupied since 2003, while others are in various stages of development. The previously approved Specific Plan, Design Guidelines, 2003 Focused EIR, Design Implementation Review Committee, Statutory Development Agreement, Settlement Agreement and other official Joint Powers Authority documents, ordinances and resolutions refer to the March Business Center project.



SOURCE: Bing Maps 2020

DUDEK



0 1,000 2,000 Feet

FIGURE 1

Project Location

South Campus Specific Plan and Village West Drive Extension Project

INTENTIONALLY LEFT BLANK

Figure 2 shows the South Campus with the existing buildings and approved development. Figure 3, Proposed Project, outlines the parcels slated for revised land uses and/or development by the proposed Project.

INTENTIONALLY LEFT BLANK



SOURCE: DRC Engineering 2020

FIGURE 2

Existing Conditions

South Campus Specific Plan and Village West Drive Extension Project

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

Existing Conditions

Much of the development of the March Business Center Specific Plan (the plan area is marketed and branded as “Meridian”) and, as shown in Figure 2, specifically the South Campus Specific Plan is constructed or currently under construction.

As shown in Figure 2, the following is a summary of roadways and buildings that have been built or are under construction in the South Campus Specific Plan.

Roadways

- Van Buren Boulevard – Van Buren Boulevard from Village West Drive to Barton Street has been widened to seven through lanes, with four westbound lanes and three eastbound lanes.
- Coyote Bush Road – Coyote Bush Road has been constructed with two lanes in each direction and a painted median, providing a connection between Van Buren Boulevard and Krameria Avenue.
- Krameria Avenue – Krameria Avenue has been constructed with two lanes in each direction and a painted median, between Village West Drive on the east to provide access to Building B on the west.
- Bundy Avenue – Bundy Avenue has been extended with two lanes and a painted median northward to connect with Krameria Avenue on the north.
- Village West Drive – Village West Drive has been improved with two lanes and a painted median between Van Buren Boulevard and Krameria Avenue to provide access into the South Campus Specific Plan area. South of Lemay Drive in the residential community located south of the South Campus, Village West Drive becomes an unpaved roadway.

Park and Trail System

As shown in Figure 2, an open space area with a newly constructed park and loop trail system is located southwest of the intersection of Krameria Avenue and Village West Drive. Part of the original South Campus Specific Plan, the loop trail is approximately 4,300 linear feet (0.8 miles), in the eastern portion of a 61.38-acre parcel. Adjacent to the park and loop trail is a parking lot with 25 parking spaces accessed via Village West Drive.

Buildings of the South Campus Specific Plan

- Building A, located south of Krameria Avenue and west of Bundy Avenue, is a 1,000,000 square foot industrial warehouse building. This building was constructed in November 2017, is complete and operational, and is occupied by Amazon.
- Building B, located immediately west of Building A, south of Krameria Avenue and where Coyote Bush Road intersects with Krameria Avenue, is a 1,000,000 square foot industrial warehouse building. Construction of Building B was complete in March 2018. A parking lot west and south of Building B is currently under construction. Once complete, in October 2020, Building B and the adjacent parking lot will be utilized by the United Parcel Service (UPS).
- Building C, located at the northeast corner of the intersection of Coyote Bush Road and Krameria Avenue, is a 500,000 square foot industrial warehouse building that is currently under construction and will be complete by February 2020. Building C will be occupied by Safavieh.
- Commercial Development, totaling 15,485 square feet and situated on the northern 3.5 acres of a commercial parcel located at the southeast corner of the intersection of Orange Terrace Parkway and Van Buren Boulevard, has been approved. Construction is anticipated to commence in June 2020. The approved commercial development includes a gas station, food mart, a pad for a drive-through restaurant, and a building for retail.

Table 1 provides a summary of the total square footage of development that has been constructed or entitled within the South Campus Specific Plan area.

Table 1 – Existing South Campus Development

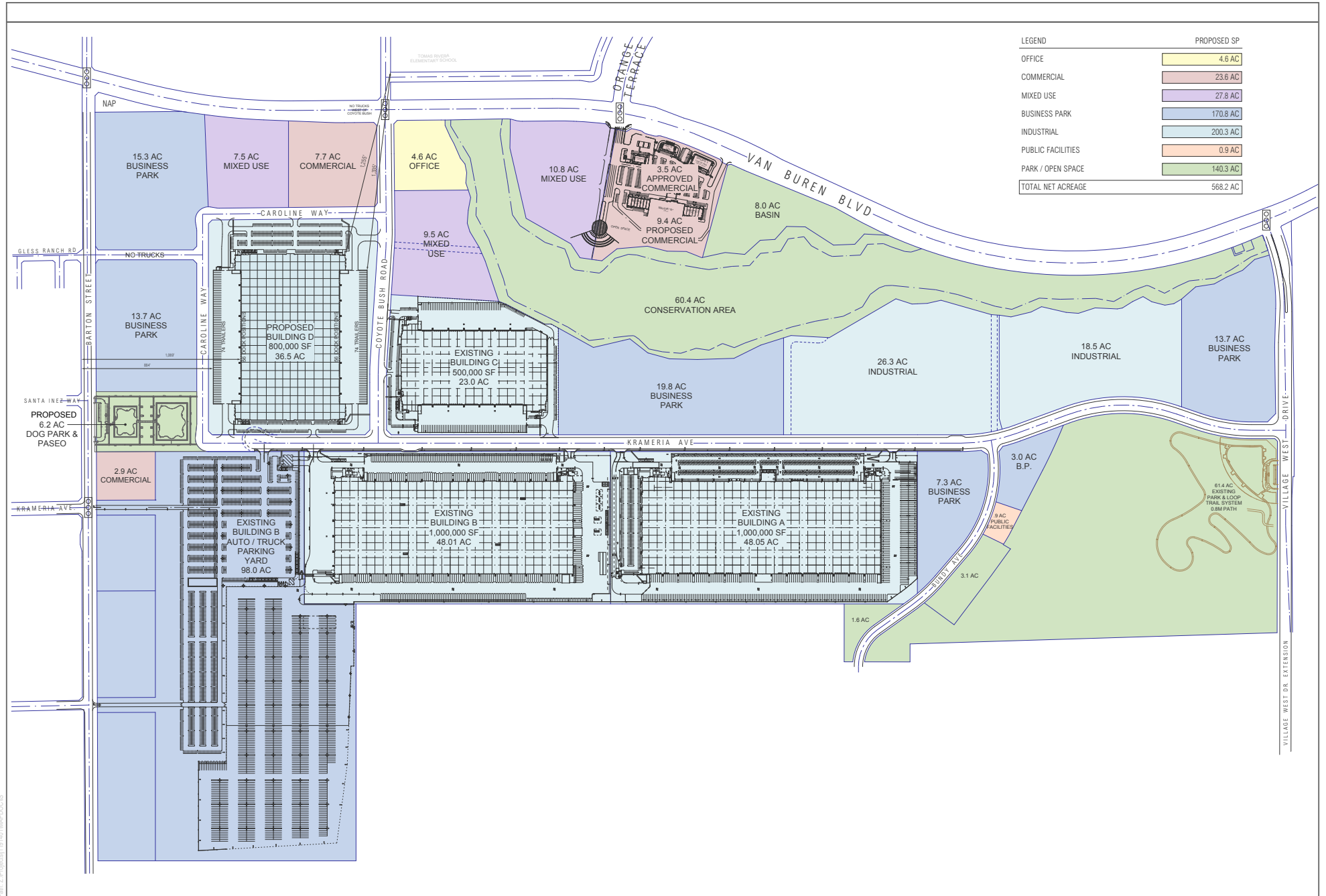
Component	Land Use	Status	Tenant	Square Footage
Building A	Industrial	Constructed	Amazon	1,000,000 SF
Building B	Industrial	Constructed	UPS	1,000,000 SF
Building C	Industrial	Constructed	Safavieh	500,000 SF
Commercial	Commercial	Entitled	TBD	15,485 SF
TOTAL				2,515,485 SF

Proposed Project

The proposed Project involves amending the South Campus Specific Plan, which is a portion of the March Business Center Specific Plan, in order to shift the mix of land uses, which will result in similar environmental impacts as compared to (1) the South Campus development originally approved in 2003 (2003 South Campus) as shown in Figure 4a; and (2) the currently approved South Campus development (Current South Campus) as shown in Figure 4b. For environmental evaluation purposes, the baseline conditions will be the Specific Plan area as it exists in its partial developed and partial vacant state, as shown in Figure 2 as well as Figure 4b, and the subsequent EIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. However, any environmental issues that were not addressed in the previous environmental documents for the South Campus Specific Plan, i.e. energy impacts and the Village West Drive extension, will be evaluated anew. The proposed Project is shown in Figure 3, Proposed Project.

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK



SOURCE: RGA 2020

FIGURE 4C

INTENTIONALLY LEFT BLANK

As shown in Table 2, the proposed Project would amend the South Campus Specific Plan would result in the following changes to the Specific Plan land use categories as compared to the 2003 South Campus and Current South Campus.

Table 2 – 2003, Current and Proposed South Campus Land Uses

Use	2003 South Campus (acres)	Current South Campus (acres)	Proposed South Campus (acres)	Change from Current South Campus (acres)
Office	43.9	32.0	4.6	-27.4
Commercial	12.5	6.4	23.5	+17.1
Mixed Use	48.5	23.3	27.8	+4.5
Business Park	263.2	232.1	170.8	-61.3
Industrial	146.8	134.5	200.3	+65.8
Park/Open Space	111.6	125.0	140.3	+15.3
Public Facilities	0	0	0.9	+0.9
Total Net Acres	626.5	553.3	568.2	+14.9*
*change in total net acres due to reconfiguration of internal road system and rounding differences				

The 2003 Focused EIR evaluated impacts of the 2003 South Campus's 514.9 acres of developable land and 111.6 acres of Park/Open Space. As shown in Table 2, the proposed Project would reduce developable acreage by 87.9 acres to 427 acres and increase Park/Open Space by 28.7 acres to 140.3 acres. The proposed Project thus significantly reduces the developable acreage. The 2003 South Campus, Current South Campus and Proposed Project are shown in Figures 4a, 4b, and 4c.

In order to facilitate the land uses changes contemplated by the proposed Project, the following components are shown in Figure 3 and applications are being processed for consideration by the March JPA Commission:

- **Commercial Parcel:** Commercial development, totaling 15,485 square feet, has been approved on the northern 3.5 acres of the parcel located at the southeast intersection of Orange Terrace Parkway and Van Buren Boulevard. The proposed Project seeks approval to construct additional commercial use, specifically a grocery store, in the southern 9.4 acres portion of that Commercial parcel. A total of 61,336 square feet of additional Commercial use with a total of 345 parking spaces would be constructed. The proposed Project also seeks approval of a conditional use permit to allow alcohol sales at the grocery store.
- **Building D:** The proposed Building D would be constructed west of Coyote Bush Road and north of Krameria Avenue on a parcel that is 36.5 acres in size. The building would be an 800,000 square foot industrial warehouse and be located across the street from the existing Building C.
- **Dog Park and Paseo:** A 6.2-acre dog park and paseo would be constructed on the eastern side of Barton Street across from the Santa Inez Way and Barton Street intersection. The dog park and paseo would extend to Caroline Way and provide an open space connection to Krameria Avenue.
- **Caroline Way:** Caroline Way would be constructed from the west end of Krameria Avenue north to the end of Building D where it will turn to the right and connect with Coyote Bush Road.
- **Village West Drive Extension:** This improvement was not previously contemplated in the 2003 Focused EIR or subsequent amendments for the March Business Center Specific Plan and South Campus Specific Plan and March JPA General Plan. The improved portions of Village West Drive currently terminate at Lemay Drive to the south. The proposed Project would include improvements to and the extension of Village West Drive to provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. The improved Village West Drive would require the removal of an abandoned water tank currently owned by Western Municipal Water District that formerly served March Air Force Base, followed by the construction of two through lanes, a center striped median, and a bike lane. Sidewalks would also be provided on either side of the roadway. The total roadway width would be 54 feet, and the improvements are expected to be for 4,330 linear feet (approximately 1,720 linear feet of which is the existing roadway that runs in front of the Air Force Village West development). Note that extension of Village West Drive will require an easement from the United States Department of Veterans Affairs. The extension will require an amendment to the Circulation Element of the March JPA General Plan.

Additionally, the proposed Project will analyze up to 700,000 square feet of high-cube cold storage warehousing within the South Campus Specific Plan. The proposed Project is requesting revisions to the definitions of “Wholesale, Storage and Distribution – Medium” and “Wholesale, Storage and Distribution – Heavy” to accommodate the cold storage use.

The proposed Project also is requesting a revision to the definition of “Business Enterprise” in the Specific Plan. The Business Enterprise land use typically includes wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Business Enterprise uses are permitted in the Business Park, Industrial and Mixed Use land designations. As currently defined, the Business Enterprise use is typically conducted within an enclosed building, occupying 50,000 square feet or less of building space. The proposed Project would revise the definition of “Business Enterprise” to allow up to 200,000 square feet or less of divisible building space within the South Campus.

Additionally, the proposed Project requests the addition of a definition for “Grocery Store” in the Specific Plan along with the inclusion of “Grocery Store” as a permitted use not requiring a use permit within the Commercial land use designation within the Specific Plan. Alcohol sales at grocery stores would still require a use permit.

Requested Approvals and Entitlements

General Plan Amendment (GP 20-01)

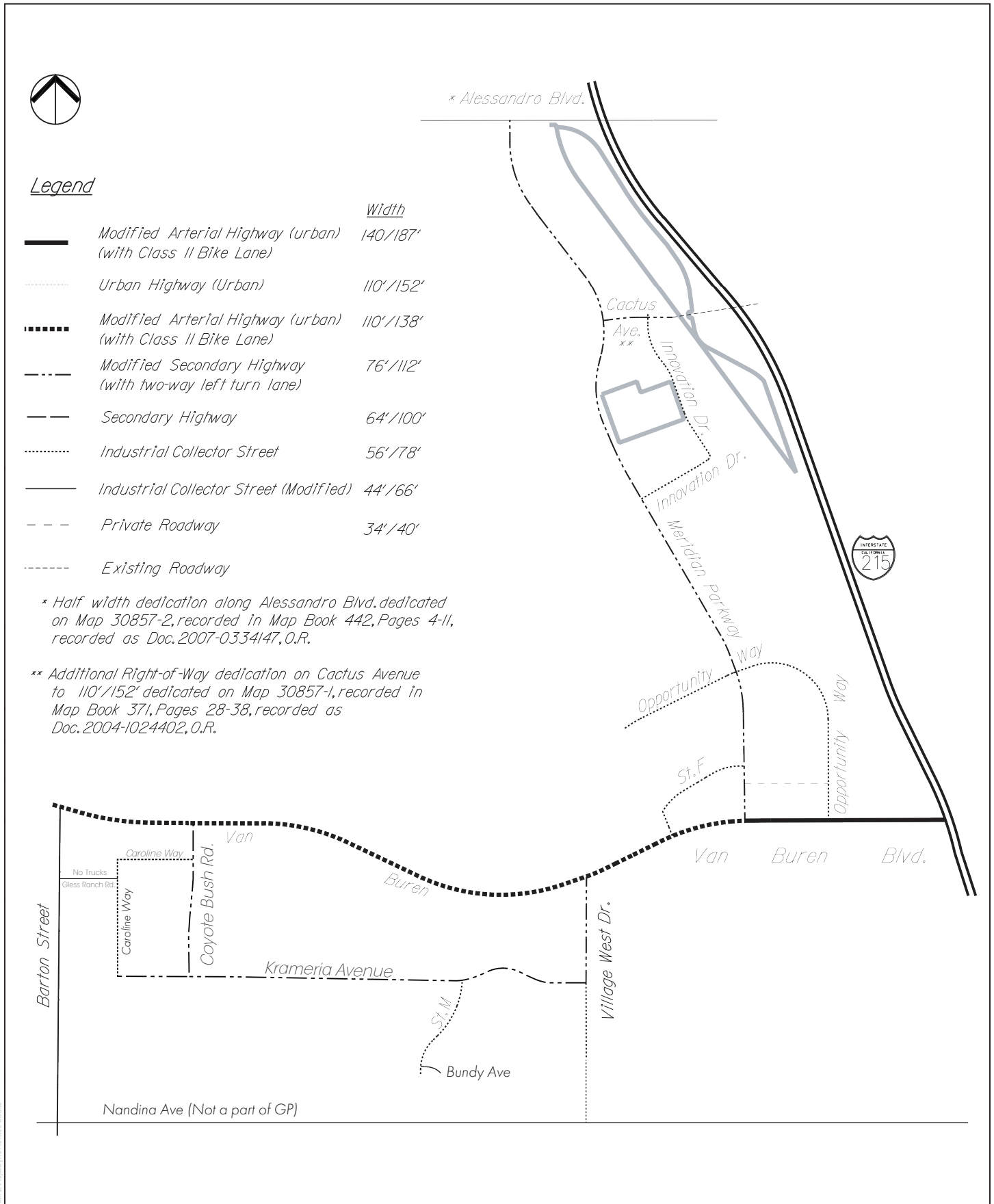
The following are proposed changes to the March JPA General Plan Land Use Map:

- Increase of 15.3 acres of Parks/Open Space
- Increase of 65.8 acres of Industrial
- Increase of 17.1 acres of Commercial
- Increase of 4.5 acres of Mixed Use
- Increase of 0.9 acres of Public Facilities
- Reduction of 27.4 acres of Office
- Reduction of 61.3 acres of Business Park

Under the proposed Project, the new acreage totals for the affected land use categories would be 4.6 acres of Office, 23.5 acres of Commercial, 27.8 acres of Mixed-Use, 170.8 acres of Business Park, 200.3 acres of Industrial, 140.3 acres of Park/Open Space and 0.9 acres of Public Facilities.

Additionally, an amendment to the Circulation Element of the General Plan will be required for roadway alignment changes and the Village West Drive extension, as shown in Figure 5, Circulation Element Amendment. The specific revisions are as follows:

- Remove Street K, Street Q, Street T and Street U
- Reconfigure Street Y and rename as Caroline Way
- Reconfigure Street P and rename as Bandit Boulevard
- Prohibit trucks on Bandit Boulevard
- Extend Village West Drive south to Nandina Avenue



SOURCE: March Business Center - General Plan Amendment 2017

FIGURE 5

Circulation Plan

INTENTIONALLY LEFT BLANK

Specific Plan Amendment (SP 20-01)

The following Specific Plan changes would result in a revised March Business Center Specific Plan (SP-1, Amendment #8) through modification of the land use designation and zoning of several areas and will specifically modify Figure II-1B, Figure II-3, Figure II-4, Figure II-5B, and Figure III-1 of the March Business Center Specific Plan (SP-1).

- Increase of 15.3 acres of Parks/Open Space
- Increase of 65.8 acres of Industrial
- Increase of 17.1 acres of Commercial
- Increase of 4.5 acres of Mixed Use
- Increase of 0.9 acres of Public Facilities
- Reduction of 27.4 acres of Office
- Reduction of 61.3 acres of Business Park

Under the proposed Project, the new acreage totals for the affected land use categories would be 4.6 acres of Office, 23.5 acres of Commercial, 27.8 acres of Mixed-Use, 170.8 acres of Business Park, 200.3 acres of Industrial, 140.3 acres of Park/Open Space and 0.9 acres of Public Facilities.

The proposed Project requests the following Specific Plan text amendments:

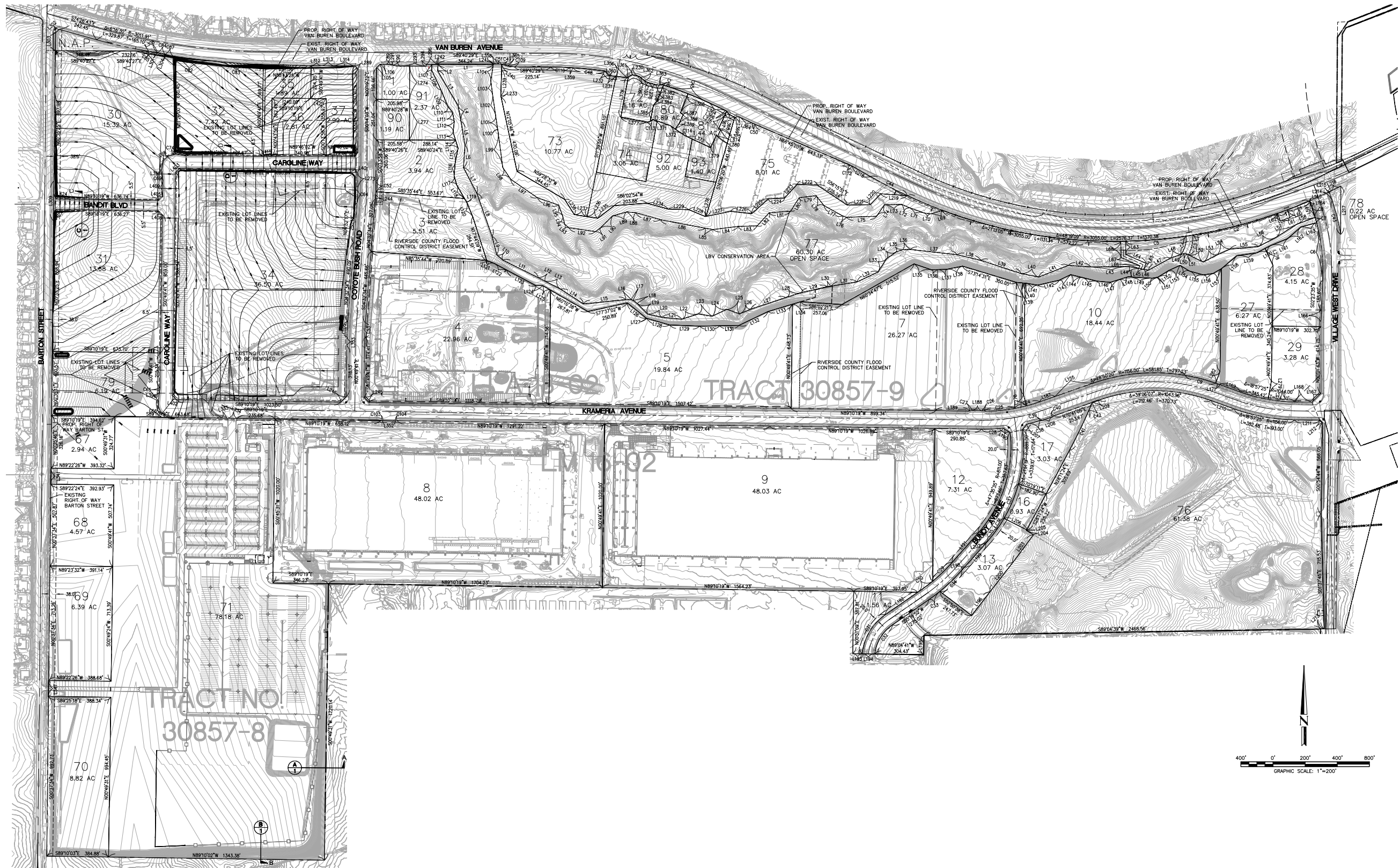
- Amend the definition of “Business Enterprise” as follows:
Business Enterprise: Activities typically include: wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Activities under this classification are typically conducted in enclosed buildings and occupy 50,000 square feet or less of building space. Within the South Campus, activities under this classification may occupy 200,000 square feet or less of divisible building space. May include incidental display and retail sales from the premises, not to exceed 25% of the building.
- Amend the definition of “Wholesale, Storage and Distribution – Medium” as follows:
Wholesale, Storage and Distribution - 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.
- Amend the definition of “Wholesale, Storage and Distribution – Heavy” as follows:
Wholesale, Storage and Distribution – 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.
- Add a definition for “Grocery Store” as follows:
Grocery Store: Activities include retail sales of food products, produce, and household supplies, and may include prepackaged alcoholic beverages as an incidental commodity to the establishment.
- Add “Grocery Store” under Commercial Uses in Table III-1 and list as a permitted use (P) for the Commercial land use designation.
- Revise footnote 7 of Table III-1 as follows:
⁷ Within the Commercial zoning district, a use permit shall be required for single uses above 25,000 square feet of gross floor area, with the exception of grocery stores. A use permit is required for alcohol sales at grocery stores.

Tentative Parcel Map (TPM 20-02)

A tentative parcel map for the proposed lots in the South Campus Specific Plan would be processed to create lots consistent with those shown in Figure 6, Tentative Parcel Map.

INTENTIONALLY LEFT BLANK

MERIDIAN - SOUTH CAMPUS TENTATIVE TRACT MAP 37878



SOURCE: DRC Engineering 2020

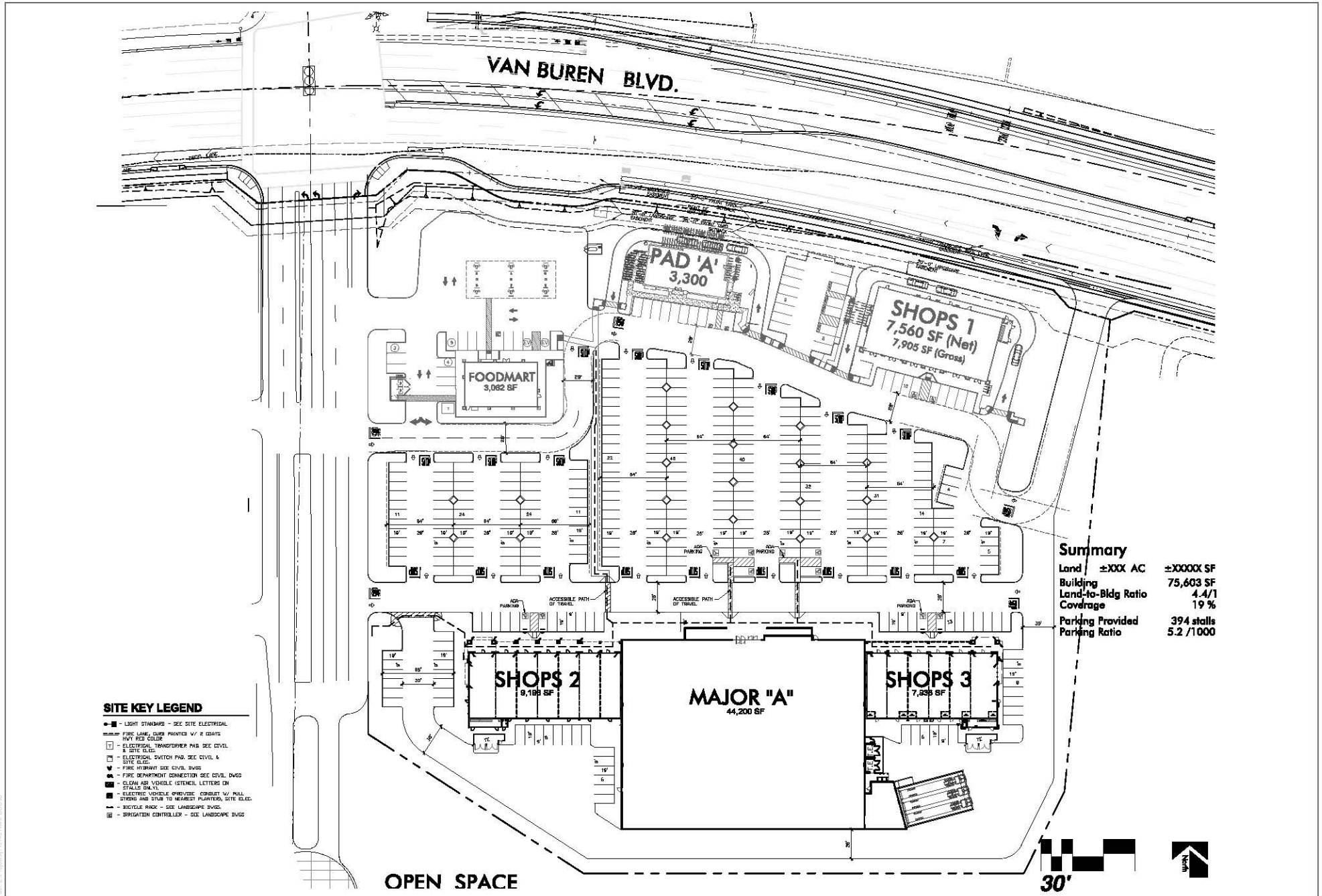
INTENTIONALLY LEFT BLANK

Plot Plan Applications

Upon approval of the General Plan Amendment and Specific Plan Amendment, Plot Plan Applications would be submitted to allow the construction of the following:

- Plot Plan (PP 20-03) - Commercial: 61,336-square foot Commercial development with a total of 345 parking spaces on the southern 9.4 acres of an existing Commercial parcel. This plot plan, as shown in Figure 7, Plot Plan for Commercial, would include the extension of Village West Drive to the south to provide a 54-foot roadway with two through lanes, a center striped median, a bike lane, and sidewalks on each side of the roadway between Van Buren Boulevard to the north and Nandina Avenue to the south.
- Plot Plan (PP 20-04) - Building D: 800,000 square foot speculative industrial building “Building D” on 36.5 acres west of Coyote Bush Road and north of Krameria Avenue in the proposed Industrial zone. This plot plan would include construction of Caroline Way street improvements.
- Plot Plan (PP 20-05) -Dog Park and Paseo development on 6.2 acres

INTENTIONALLY LEFT BLANK



SOURCE: Nadel Studio One, Inc. 2020

DUDEK

FIGURE 7

Plot Plan for Commercial

South Campus Specific Plan and Village West Drive Extension Project

INTENTIONALLY LEFT BLANK

Conditional Use Permit (CUP 20-02)

A Conditional Use Permit is proposed to allow for alcohol sales at the speculative grocery store site proposed as part of Plot Plan 20-03.

Previous Environmental Documentation

This Initial Study tiers off of the previous environmental review documents listed above. Tiering may be used when it has been determined that a subsequent EIR (SEIR) is the appropriate environmental document for the proposed Project. Under CEQA Guidelines Section 15162, an SEIR is required if one of the follow criteria is met:

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

As stated in the CEQA Guidelines Section 15152, agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR on the actual issues ripe for discussion at each level of environmental review. For topics that require further site specific analysis, this Initial Study defers to the SEIR for a deeper level of detailed analysis.

9. **Surrounding Land Uses and Setting:** (Briefly describe the project's surroundings.)

As shown in Figure 1, Project Location, the Project site is bordered by Van Buren Boulevard to the north, Barton Street to the west; the Riverside National Cemetery to the east, and Nandina Avenue to the south.

10. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement):

Riverside County Airport Land Use Commission

Western Municipal Water District (Demolition permit for abandoned water tank)

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** _____

March JPA has initiated the tribal consultation process, as required under Public Resources Code Section 21080.3.1 and consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. A total of 25 letters were sent to the following Native American tribes on February 24, 2020:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Campo Band of Diegueno Mission Indians

- Ewiiapaayp Band of Kumeyaay Indians (two points of contact)
- Jamul Indian Village (two points of contact)
- La Posta Band of Diegueno Mission Indians (two points of contact)
- Los Coyotes Band of Cahuilla and Cupeno Indians
- Manzanita Band of Kumeyaay Nation
- Mesa Grande Band of Diegueno Mission Indians
- Morongo Band of Mission Indians
- Pechanga Band of Luiseno Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- San Manuel Band of Mission Indians
- San Pasqual Band of Diegueno Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians
- Sycuan Band of the Kumeyaay Nation
- Torres-Martinez Desert Cahuilla Indians
- Viejas Band of Kumeyaay Indians

The tribal consultation request to consult window under AB 52 closed on March 28, 2020, and the request to consult window under SB 18 closes on May 27, 2020.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| ☒ Aesthetics | ☐ Agriculture/Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☐ Cultural Resources | ☒ Geology / Soils |
| ☒ Greenhouse Gas Emissions | ☒ Hazards & Hazardous Materials | ☒ Hydrology / Water Quality |
| ☒ Land Use / Planning | ☐ Mineral Resources | ☒ Noise |
| ☐ Population / Housing | ☐ Public Services | ☒ Recreation |
| ☒ Transportation | ☒ Utilities / Service Systems | ☒ Mandatory Findings of Significance |
| ☐ Tribal Cultural Resources | ☒ Wildfire | ☒ Energy |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☒ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lauren Sotelo
Signature

Lauren Sotelo
Printed Name

05-11-2020
Date

March Joint Powers Authority
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

a) Would the Project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact With Mitigation Incorporated. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The March JPA General Plan designates the area looking east and northeast of the March JPA Planning Area toward the Box Springs Mountains and San Jacinto Mountains as a scenic vista (1999 MEIR). As outlined in the 2003 Focused EIR, the visual aspects of the March Business Center Specific Plan were evaluated to identify new aesthetic impacts as compared to the Master Environmental Impact Report (MEIR) for the March JPA General Plan (1999 MEIR). The evaluation determined that environmental impacts to aesthetics, as documented in the 1999 MEIR, would not be changed by the March Business Center Specific Plan. The 2003 Focused EIR found that the mitigation measures specified in the 1999 MEIR are appropriate for the development of the March Business Center Specific Plan area. The March Business Center Specific Plan is consistent with the March JPA General Plan, and as such, follows the standards of development that are consistent with the sub-region and neighboring jurisdictions, particularly floor area ratios.

The improvements to, and extension of Village West Drive to the south, would provide a connection between Van Buren Boulevard and Nandina Avenue. Although the Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific plan, it is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue. As such, the proposed improvements to this roadway would not affect a scenic vista, as the roadway would be constructed at-grade.

Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. Pursuant to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the 2003 Focused EIR, the proposed Project would be required to comply with Mitigation Measure I-1 from the 2003 Focused EIR, which requires compliance with the Specific Plan, Design Guidelines, landscape concept plan and Development Code to: (1) ensure conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like; (2) enhance and preserve natural and man-made features, such as major roadways, rail lines, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan; and (3) preserve Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery. No new impacts to scenic vistas are expected to occur because the Project area is below the scenic vista identified in Exhibit 5-4 of the March JPA General Plan. Therefore, the impacts to the scenic vista would be less than significant, and no further analysis is needed.

b) Would the Project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The Project area does not include scenic highways, and none are located in the immediate vicinity. The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the proposed Project area. The City of Riverside now identifies Van Buren Boulevard as scenic boulevards. Van Buren Boulevard is also recognized by the County of Riverside and the March JPA as a scenic boulevard. Proposed land uses within the Project area would be consistent with other uses along Van Buren Boulevard; and therefore, would not significantly affect these resources (2003 Focused EIR). Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, impacts related to this topic would be reduced from those determined in the 2003 Focused EIR.

The improvements to, and extension of Village West Drive to the south, would provide a connection between Van Buren Boulevard and Nandina Avenue. Although the Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific plan, it is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue. As such, the proposed improvements to this roadway would not affect scenic resources within a state scenic highway. No on-site rock outcroppings or historic buildings located within the Project area are within a state scenic highway. As such, no impact would occur and this issue will not be further evaluated in the SEIR prepared for the proposed Project.

- c) **In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Similar to the 2003 Focused EIR, the proposed Project would increase the urban quality of the area, however, this would not equate to an adverse aesthetic impact to the surrounding areas, as the height of the proposed buildings would be equal to the buildings previously studied for the March Business Center Specific Plan. Previous environmental documents have not evaluated whether the area fits the “urbanized area” criteria of Public Resources Code § 21071 and CEQA Guidelines § 15387. Further investigation is required to examine whether the area is considered urbanized or non-urbanized. Construction activities associated with the proposed Project would alter the existing visual quality and character of the area. Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. However, the Village West Drive extension was not addressed in previous environmental documents so the SEIR will analyze whether the visual character or quality of the site and its surroundings would be adversely impacted.

- d) **Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact With Mitigation Incorporated. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Per the current March Business Center Design Guidelines, all Project lighting is required to be light-emitting diode (LED) thereby directing light into the Project site. No light would be emitted above the height of light fixture fully shielded at or within 100 Kelvin of 2,700 Kelvin thereby directing light into the Project site. No light would be emitted above the height of the light fixture “the horizontal” and all lighting would be mounted at a maximum of 24 feet above final grade. It was found in the 2003 Focused EIR that potential impacts as a result of new light or glare would be less than significant. Moreover, the existing March Business Center Design Guidelines impose comprehensive and detailed requirements for all aesthetic features including lighting, colors, textures, landscaping, and site layouts. Accordingly, compliance with the March Business Center Design Guidelines would prevent significant impacts related to substantial light or glare affecting day or nighttime views in the area. There would be no significant impact to day or nighttime views as a result of the Project’s compliance with the requirements of the March Business Center Design Guidelines.

The improvements to, and extension of Village West Drive to the south, would provide a connection between Van Buren Boulevard and Nandina Avenue. Village West Drive is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue. Lighting standards would be included as part of the roadway improvement and would be done consistent with the County of Riverside requirements for roadways Standard 1000 (Section 22 of the County of Riverside Road Improvement Standards & Specifications: https://rctlma.org/Portals/7/documents/ord461/ord461_package.pdf). Per Standard 1000, lighting shall be 9,500 lumen luminaire full cut-off high pressure sodium lighting. Further, as specified in Section 22 of the County of Riverside Road Improvement Standards & Specifications, the street lighting shall conform to the following:

- A. Street lights shall be installed at all intersections and at a minimum of one street light for each 200 linear feet of roadway, plus or minus 20 feet.
- B. Street lights shall be placed at lot lines wherever practical.
- C. At intersections, street lights should be placed near the curb return at a far right approach.
- D. Luminaries shall be full cut off, high pressure sodium type, unless the project is located within a 30-mile radius of Mt. Palomar Observatory. If the project is located within a 30-mile radius of Mt. Palomar Observatory, the luminaries shall be low pressure sodium type, as required by Board Resolution No. 84-77 and these specifications. [It should be noted that the proposed Project site is located approximately 43 miles from Mt. Palomar Observatory.]
- E. Lighting shall be designed and installed in accordance with the following Street Light Specification Chart.

Roadway Width (Curb to Curb)	Wattage	Type	Lumens	Mounting Height
58 feet or greater	200	HPS*	22000	31 ft. ± 1 ft.
Less than 58 feet	100	HPS*	9500	26 ft. ± 1 ft.

*HPS = High Pressure Sodium

As such, the proposed improvements to this roadway, which would be installed consistent with Standard 1000 and Section 22 of the County of Riverside Road Improvement Standards & Specifications, would not create a new source of light or glare that would affect day or nighttime views in the area such that a new source of substantial light or glare would adversely affect day or nighttime views in the area since the effect of the Standards & Specifications is avoiding such impacts.

Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, and that implementation of lighting was previously considered and evaluated, impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. Additionally, pursuant to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the 2003 Focused EIR, the proposed Project would be required to comply with Mitigation Measure I-1 from the 2003 Focused EIR, discussed above.

The Project would not result in new significant impacts, and this issue will not be further evaluated in the SEIR prepared for the proposed Project.

2003 Focused EIR Mitigation Measures

I-1 All projects are required to comply with the Specific Plan Design Guidelines, landscape concept plan and Development Code, which will ensure the following:

- Conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.
- The enhancement and preservation of natural and man-made features, such as major roadways, rail lines, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan.
- Preservation of Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As discussed in the prior environmental review documents, the South Campus portion of the Project site does not contain land under Williamson Act Contract or farmland recognized as prime, unique, statewide or locally important. Neither does the land proposed for the Village West Drive extension. Further, the site is not utilized for agricultural purposes. As such, no impact to agricultural land would occur; no further analysis is required.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is not zoned for agricultural use or within a designated Williamson Act contract (DOC 2012b) and instead is zoned for Commercial, Business Park, Mixed Use and Industrial land uses. The proposed Project would not cause a loss in agricultural lands, and therefore, would not adversely impact agricultural resources (2003 Focused EIR). As such, no impact would occur; no further analysis is required.

c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The proposed Project area does contain any forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or land zoned for Timberland Production (as defined by Government Code section 51104(g)). The Project site is instead zoned for Commercial, Business Park, Mixed Use and Industrial land uses. The land proposed for the Village West Drive extension is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue. As such, no impact would occur; no further analysis is required.

d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project site is not zoned or used for forest land and as such, Project implementation would not convert forest land to non-forest use. As such, no impact would occur; no further analysis is required.

- e) **Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

No Impact. Neither the Project site nor surrounding land uses are located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2012a), and nor is the site utilized for agricultural purposes. As such, no impact would occur; no further analysis is required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

- a) **Would the Project conflict with or obstruct implementation of the applicable air quality plan?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The Project site is located within the South Coast Air Basin (SCAB), under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. In March 2017, the SCAQMD released the Final 2016 AQMP, which continues to evaluate currently integrated strategies and control measures to meet the National Ambient Air Quality Standards (NAAQS), as well as, explore new and innovative methods to reach its goals.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993) (23). These indicators are discussed below:

Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

Impacts to air quality generated by the March Business Center Specific Plan and anticipated South Campus development were analyzed in the 2003 Focused EIR, which concluded that operational emissions associated with the March Business Center would exceed SCAQMD significance criteria and as such would be considered a significant and unavoidable impact to air quality. The 2003 Focused EIR concluded that the March Business Center would have associated construction impacts and would violate the SCAQMD thresholds for ROG, NO_x, PM₁₀ and PM_{2.5}. In addition, the March Business Center would result in a significant localized impact with respect to PM₁₀ emissions during construction. Mitigation measures were approved regarding air quality during construction. Impacts to air quality would be less than those determined in the 2003 Focused EIR because the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage. However, because the proposed land uses would result in a slight increase in truck and passenger vehicle trips, impacts will be evaluated in the SEIR.

b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Construction of the proposed Project would generate air pollutant emissions from dust, off-road equipment, vehicle emissions, rock crushing, blasting, architectural coatings, and asphalt pavement application. When operational, the Project would generate VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions from mobile sources, including vehicular traffic generated by occupants of the Project; area sources, including the use of landscaping equipment and consumer products; cold storage operations; and from architectural coatings. As such, air quality emissions associated with both construction and operation of the Project could be potentially significant. Impacts to air quality would be less than those determined in the 2003 Focused EIR because the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage. However, because the proposed land uses would result in a slight increase in truck and passenger vehicle trips, impacts related to air quality will be evaluated in the SEIR.

c) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes. As such, because the proposed Project could expose sensitive receptors to substantial pollutant concentrations, impacts are considered potentially significant. Impacts to air quality would be less than those determined in the 2003 Focused EIR because the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage. However, because the proposed land uses would result in a slight increase in truck and passenger vehicle trips, impacts to air quality will be evaluated in the SEIR.

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The 2003 Focused EIR included mitigation, which states that all development shall comply with SCAQMD Rule 402. Any potential use on the Rule 402 list of uses shall require further environmental review. Additional mitigation measures were applied to March Business Center Specific Plan. See Mitigation Measures C-1 through C-14 of the 2003 Focused EIR. Objectionable odors associated with truck exhaust, if any, would be focused along the truck routing pattern, which is located along major arterial roadways, and not adjacent to a substantial number of people. These sources have not been identified in the SCAQMD CEQA Air Quality

Handbook as specific odor sources. While there are no specific measurable significance thresholds for odors, the SCAQMD has the authority to investigate and impose fines as the result of odor complaints.

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the proposed Project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would disperse rapidly from the Project site and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be considered less than significant.

Land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project is not anticipated to include uses generally associated with odor complaints or activities that would result in potentially significant operational-source odor impacts. Moreover, typical odors generated from operation of the proposed Project would primarily include vehicle exhaust generated by occupants, as well as through the periodic use of landscaping or maintenance equipment. However, the proposed Project would engage in industrial activities with the potential to generate sources of odor. Impacts to air quality would be less than those determined in the 2003 Focused EIR because the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage. However, because the proposed land uses would result in a slight increase in truck and passenger vehicle trips, impacts will be evaluated in the SEIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

- a) **Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. However, a biological technical report is being prepared for the Village West Drive extension component of the proposed Project. The majority of the proposed Project was already slated for development under the 2003 South Campus of the March Business Center Specific Plan; however, improvements to and extension of Village West Drive are now proposed and will be studied in updated biological surveys and considered in the SEIR. The 1999 MEIR sets forth potential project mitigation measures that shall be applied to development on South Campus as applicable. Nonetheless, to evaluate potential impacts to biological resources associated with the proposed improvements to, and extension of, Village West Drive, as well as to provide an update based on existing conditions within the South Campus Specific Plan area, this issue area will be evaluated in the SEIR prepared for the proposed Project.

- b) **Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Although the proposed Project has the potential to have a reduced impact compared to the originally approved Project, and the 2003 Focused EIR determined impacts would be less than significant, the SEIR prepared for the proposed Project will re-evaluate this taking into account current conditions at the Project site and to address potential biological resources impacts associated with the proposed improvements to and extension of Village West Drive.

- c) **Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. As described in the 2003 Focused EIR, impacts to waters of the U.S. are based on the proposed Section 404 Jurisdictional Determination for March Business Center. The total impacts to waters of the U.S. from the development of the entire March Business Center Specific Plan area is 2.68 acres. Three drainage systems (two with wetland areas), one isolated wetland system and concrete drainage channels as jurisdictional waters of the U.S. under Section 404 of the Clean Water Act are present on the North Campus of the March Business Center site. As such, there are no wetlands or non-wetland jurisdictional waters located within the South Campus. As the Village West Drive extension was not evaluated through previous environmental documents, jurisdictional waters could be present within the Project site or surrounding area. Since the Village West Drive

extension is paving a current dirt road the presence of jurisdictional waters is unlikely but because there is a potential for wetland or non-wetland water features, impacts are considered potentially significant. Although the proposed Project would have a reduced impact compared to the originally approved Project, and the 2003 Focused EIR determined impacts would be less than significant with mitigation, impacts of the Village West Drive extension will be evaluated in the SEIR.

d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. As described in the Initial Study for the 2003 March Business Center Specific Plan Focused EIR, due to the mass grading activities that occurred consistent with the 2003 Focused EIR, the majority of study area is void of vegetation (Rocks Bio Consulting 2009). The entire Specific Plan area, including the Project area, has been adversely affected by the existence of the March AFB, and has few natural areas that would be potential nursery sites for native wildlife. The site has a history of frequent tilling and was partially cleared as a part of South Campus mass grading activities in March 2017. The Project site is surrounded with vacant commercial, residential, and open space parcels. The proposed Project is undeveloped but surrounded by development on all sides, limiting the effectiveness of the site as a wildlife movement corridor. Therefore, the proposed Project would have a less than significant impact on migratory wildlife corridors. Nonetheless, because roadway improvements associated with the Village West Drive Extension component of the Project have not previously been evaluated, impacts related to this topic will be further evaluated in the SEIR prepared for the proposed Project.

e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The March JPA does not have tree ordinances or related policies and the proposed Project is not subject to the Riverside County Oak Tree Management Guidelines. However, because roadway improvements associated with the Village West Drive Extension component of the Project have not previously been evaluated, this topic will be further discussed and analyzed in the SEIR.

f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact. A biological technical report is being prepared for the proposed Project and will include analysis on whether the Project conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, including the Western Riverside Multiple Species Habitat Conservation Plan and the Stephen Kangaroo Rat Habitat Conservation Plan. As such, impacts are considered potentially significant. This topic will be discussed and analyzed in the SEIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

a) Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. As discussed in the 2003 Focused EIR, there are no historical cultural resources determined by the California Office of Historic Preservation to be of significance in the West March Planning Sub-area, which includes the March Business Center Specific Plan area. The Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific Plan and the extension would require the removal of an existing abandoned water tank owned by Western Municipal Water District that previously served the March Air Force Base. According to the Historical, Archaeological, and Paleontological Resources Survey conducted in 2019 by CRM TECH for the Village West Drive extension component of the Project (2019 CRM TECH Survey), included in Appendix A of this Initial Study, the only features of prehistoric or historical origin located partially within the project area were Village West Drive, 5th Street, the abandoned water tank, and the earthen basin, all of which date to the 1940s-1960s era. As ubiquitous late-historic-period infrastructure features of standard design and construction, these features do not demonstrate sufficient likelihood for historic significance and thus do not constitute potential “historical resources” that would warrant formal recordation into the California Historical Resources Inventory. Furthermore, none of these minor features is known to be closely associated with any persons or events of recognized historic significance despite their peripheral connection to the operations of March Air Force Base, nor does any of them exhibit any special merit in architecture, engineering, or construction. As they date to a period that is well documented in historical literature, these features do not contain important archaeological data for the study of history. Based on these considerations, none of these post-World War II infrastructure features appears eligible for listing in the California Register, and none of them meets the definition of a “historical resource.” Therefore, no impacts to historical resources would occur from the proposed Project. As such, no further analysis is required.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact with Mitigation Incorporated. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The proposed Project spans areas previously developed or disturbed. As stated in the 2003 Focused EIR, although development within the Specific Plan area has the potential to affect existing archaeological resources due to on-site excavation and grading, impacts to archaeological resources resulting from the development of the Specific Plan are not likely to be significant. The proposed Project is within areas that were previously slated for development and evaluated under the 2003 Focused EIR, which determined impacts would be less than significant with implementation of Mitigation Measure L-1.

The Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific Plan. As part of the 2019 CRM TECH Survey (Appendix A), CRM TECH initiated cultural and paleontological resources records searches, pursued historical and geological background research, and carried out an intensive-level field survey. As discussed above, the only features of prehistoric or historical origin located partially within the project area were Village West Drive, 5th Street, the abandoned water tank, and the earthen basin, all of which date to the 1940s-1960s era. None of these minor features exhibits any special merit in architecture, engineering, or construction. As they date to a period that is well documented in historical literature, these features hold little promise for important archaeological data for the study of history. The 2019 CRM TECH Survey (Appendix A) recommends, consistent with Mitigation Measure L-1, if buried archaeological remains are encountered during any earth-moving operations associated with the Village West Drive extension, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. This recommendation is covered by Mitigation Measure L-1 from the 2003 Focused EIR. Based on the 2003 Focused EIR's determination that impacts would be less than significant with implementation of Mitigation Measure L-1 and the 2019 CRM TECH Survey's evaluation of impacts of the Village West Drive extension, the proposed Project's impacts on archaeological resources would be less than significant with the implementation of Mitigation Measure L-1. This topic will be not be further discussed and analyzed in the SEIR.

c) Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact with Mitigation Incorporated. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact "delta" between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. As stated in the 2003 Focused EIR, although development within the Specific Plan area has the potential to affect human remains due to on-site excavation and grading, impacts to human remains resulting from the development of the Specific Plan are not likely to be significant. The proposed Project is within areas that were previously slated for development and evaluated under the 2003 Focused EIR, which determined impacts would be less than significant with implementation of Mitigation Measure L-1. The Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific Plan. As previously stated in threshold (a), the 2019 CRM TECH Survey concluded that no "historical resources" are known to be present within the Project area, particularly the Village West Drive extension; thus the Project as currently proposed would not cause a substantial adverse change to any known historical resources (CRM TECH 2019). If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to Health and Safety Code § 7050.5. Thus, impacts to human remains would be less than significant and, no new or different impacts to human remains would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. As such, impacts would be less than significant with mitigation, and no further analysis is required.

2003 Focused EIR Mitigation Measures

- L-1 If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

- a) **Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Potentially Significant Impact. This topic was not previously considered in past environmental documents prepared for the South Campus Specific Plan. As such, this topic will be discussed and analyzed in the SEIR prepared for the proposed Project.

- b) **Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Potentially Significant Impact. This topic was not previously considered in past environmental documents prepared for the South Campus Specific Plan. As such, this topic will be discussed and analyzed in the SEIR prepared for the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a) **Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. According to the most recent Alquist-Priolo Earthquake Fault Zoning Map, the Project area is not located within a fault zone. The nearest fault zone, the San Jacinto fault zone, is located approximately 9 miles east (DOC 2015). As such no impact would occur; no further analysis is required.

- ii) **Strong seismic ground shaking?**

Less Than Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. As discussed in the 2003 Focused EIR, there are no active faults in the proposed Project area. The Casa Loma Fault (six miles to the east-northeast) is the closest “fork” of the San Jacinto Fault Zone. The fault has a maximum credible earthquake magnitude of 7.5. Earthquakes along other major faults in the area, such as the Elsinore-Whittier Fault Zone, could also cause major damage to buildings and services. The proposed project is located within Seismic Hazard Zone III of the Uniform Building Code. The potential for liquefaction and seismically induced dynamic settlements of soils is low within the Specific Plan area (2003 Focused EIR). To minimize damage from seismic events, the proposed structures would be designed and constructed in accordance with applicable standards in the California Building Code (CBC), including pertinent seismic design criteria. Thus, the proposed structures are expected to withstand ground shaking and related hazards at acceptable levels (CBC, 2007, which is based on the 2006 IBC). As determined in the 2003 Focused EIR, potential impacts associated with strong seismic ground shaking would be less than significant. Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, and that the location of the proposed improvements to and extension of Village West Drive are similar to those of the 2003 South Campus, impacts related to this topic would be comparable to those determined in the 2003 Focused EIR and continue to be less than significant. This topic will not be discussed and analyzed in the SEIR.

- iii) **Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. As discussed in the 2003 Focused EIR, the majority of the proposed Project area is underlain by dense to very dense older alluvium and/or shallow bedrock. Therefore, based on the geologic setting, known groundwater elevation, laboratory testing, geotechnical evaluation of the in-place densities and composition of older alluvial soils, bedrock and compacted fill placed subsequent to site grading as well as the results and findings from the investigations, the potential for liquefaction and seismically induced dynamic settlements of soils is low within the Specific Plan area. To minimize damage from seismic events, the proposed structures would be designed and constructed in accordance with applicable standards in the CBC, including pertinent seismic design criteria. Thus, the proposed structures are expected to withstand ground shaking and related hazards at acceptable levels. As determined in the 2003 Focused EIR, potential impacts related to liquefaction would be less than significant. Considering

that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, and that the location of the proposed improvements to and extension of Village West Drive are similar to those of the 2003 South Campus, impacts related to this topic would be comparable to those determined in the 2003 Focused EIR and continue to be less than significant. This topic will not be discussed and analyzed in the SEIR.

iv) Landslides?

Less Than Significant Impact With Mitigation Incorporated. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The Project area is located on generally gentle sloping terrain, and large land/mudslides do not appear probable (2003 Focused EIR). There are no steep slopes on or around the site that would be subject to landslide. The proposed Project would not introduce land use designations substantively different from those evaluated in the 2003 Focused EIR. Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, and that the location of the proposed improvements to and extension of Village West Drive are similar to those of the South Campus impacts related to this topic would be comparable to those determined in the 2003 Focused EIR, which were determined to be less than significant with mitigation incorporated. The proposed Project would be required to comply with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR. This topic not will be discussed and analyzed in the SEIR.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact With Mitigation Incorporated. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. According to the 2003 Focused EIR, surficial soils have a moderate-to-high susceptibility to erosion. The Project would be required to implement erosion control measures per standard engineering practices, March JPA requirements (i.e., Development Code Section 9.08.080), and consistent with South Coast Air Quality Management District Rule 403. Implementation of BMPs would minimize soil entrainment in the air (i.e., fugitive dust) during periods of high wind and in stormwater runoff. In addition, the 2003 Focused EIR contains Mitigation Measures K-1 through K-5 and geotechnical recommendations that apply to the proposed Project. Thus, with incorporation of these mitigation measures, which specify how developments shall comply with grading and erosion control rules and regulations, impacts relating to erosion would be temporary and less than significant. The proposed Project would be required to comply with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR. During grading of the Village West Drive extension component of the Project, Mitigation Measure K-3, requiring all future development to use proper erosion control measures during and following construction, impacts associated with construction of Village West Drive would be reduced to less than significant with mitigation. This topic not will be discussed and analyzed in the SEIR.

c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The 2003 Focused EIR concluded that the South Campus portion of the Project site does not contain undocumented artificial fill that would be considered unsuitable to support new construction. Mitigation Measures K-1 and K-2 and geotechnical recommendations contained below from the 2003 Focused EIR, would be applied to the proposed Project. However, since a geotechnical report is being prepared specifically for the Village West Drive Extension component of the Project, which may contain additional site-specific geotechnical recommendations, impacts are considered potentially significant. This topic will be discussed and analyzed in the SEIR.

d) Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. As discussed in the Meridian South Campus Specific Plan Amendment – Land Swap Addendum (September 2018), the Project is proposed within areas that were previously slated for development under the originally approved South Campus of the March Business Center Specific Plan. The general locations of the proposed Project components are in the same locations identified for development in the originally approved South Campus of the March Business Center Specific Plan, which is an area not identified to contain expansive soils. As such, no new or different expansive soil impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. Thus, impacts related to soil expansion hazards are expected to remain less than significant. As such, this topic will not be discussed and analyzed in the SEIR.

e) Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The proposed Project does not include the use of septic tanks. As such, no impact would occur; no further analysis is required.

f) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact With Mitigation Incorporated. The 2003 Focused EIR did not identify the presence of any unique paleontological resources nor were impacts to unique paleontological resources anticipated. Pursuant to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the 2003 Focused EIR, the proposed Project would be required to comply with Mitigation Measure L-1 from the 2003 Focused EIR, which states, if archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan. The Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific Plan. According to the Historical, Archaeological, and Paleontological Resources Survey conducted in 2019 by CRM TECH for the Village West Drive extension component of the Project, the potential of the Village West Drive extension to impact significant, nonrenewable paleontological resources is determined to be low, and no paleontological mitigation measures, including monitoring, would be necessary. No surface indication of any fossil remains were observed during the field survey, nor were any paleontologically sensitive sediments found in or near the Village West Drive extension boundaries. Most of the area has been disturbed in the past by construction activities associated with the existing features, which further reduces its paleontological sensitivity. The records search results identified no known paleontological localities in or near the Village West Drive extension area, and the field survey encountered no evidence of any fossil remains on the surface. In addition, sources indicate that the area lies upon surface exposure of granitic plutonic rock, which is unlikely to contain any fossil remains. Therefore, impacts to archaeological and paleontological resources is less than significant with mitigation incorporated. As such, this topic will not be discussed and analyzed in the SEIR.

2003 Focused EIR Mitigation Measures

- K-1 All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.
- K-2 All future grading and construction of the project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phase 1-3 prepared by Inland Foundation Engineering, Inc., dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.
- K-3 All future development shall use proper erosion control measures during and following construction.
- K-4 Revegetate graded area with native plants compatible to the area to prevent erosion.
- K-5 All future development of the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

- L-1 If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resources Management Plan.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

- a) **Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. Greenhouse gas emissions would be generated from construction and operation of the proposed Project. Construction activities would result in greenhouse gas emissions from heavy construction equipment, truck traffic, and worker trips to and from the Project site. Operation of the proposed Project would generate greenhouse gas emissions associated with new buildings (natural gas, purchased electricity), water consumption, and vehicle emissions. The analysis of greenhouse gas emissions, along with the potential for feasible mitigation measures, requires additional study and therefore is considered potentially significant until it can be analyzed fully in the SEIR. Therefore, the SEIR will include an assessment of the proposed Project in relation to the potential impacts on global climate change. As such, impacts are considered potentially significant; this topic will be discussed and analyzed in the SEIR.

- b) **Would the Project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. The proposed Project has the potential to generate greenhouse gas emissions that may have a significant impact on the environment, both during construction and operation of the proposed Project. Therefore, the SEIR prepared for the proposed Project will identify how the proposed Project would relate to any plan, policy, or regulation adopted to address greenhouse gas emissions.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☒	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact With Mitigation Incorporated. As discussed in the 2003 Focused EIR, Section 9.08.090 of the March JPA Development Code requires that Commercial, Office, and Industrial uses which receive, utilize, store, transport, or dispose of hazardous waste in quantities exceeding 500 pounds at one time, shall have access to sewer and freeways, and shall keep such materials at least 2,000 feet from residential areas. In addition, Health & Safety Code § 25505 and March JPA Development Code § 9.08.090 would require the applicant provide the Riverside County Fire Department and the Riverside County Environmental Health and Hazardous Materials Management Branch with a list of hazardous materials to be used at the site, a description of where and how each is stored, and how each react in a fire. Placards or other appropriate signage shall be placed on all buildings which have hazardous materials or wastes stored. Section 9.08.090 of the March JPA Development Code prohibits discharge of hazardous wastes into the air, land, or into water resources within March JPA Planning Area and requires the preparation of a hazardous materials and waste management plan for any commercial and industrial uses which create, utilize, store, or treat hazardous materials or waste. The plan shall be subject to approval by the March JPA Planning Director, Riverside County Fire Department, Riverside County Health and Hazardous Materials Management Branch, and review by the Riverside County Sheriff Department and shall outline source reduction, treatment, handling, transportation, disposal, emergency response, and employee training methods. Further, uses that involve hazardous waste shall implement the best available technology for on-site pre-treatment and reduction of hazardous wastes, whenever feasible (March JPA, 1997). Additionally, the County of Riverside Ordinance 651.5 requires disclosure when businesses handle hazardous materials and the acquisition of a permit issued by the Department of Environmental Health for any owner or operator of a business where hazardous materials are handled. The proposed Project would also be subject to the California Occupational Safety and Health Administration (Cal-OSHA) Process Safety Management (PSM) program for chemicals designated as "highly hazardous," which is based upon the federal Occupational Safety and Health Administration (OSHA) program. In many instances, facilities subject to both the Risk Management Plan (RMP) and PSM requirements prepare a combined document (PSM/RMP) that addresses the requirements of these closely associated programs. The Project applicant is required to comply with federal, state, and local regulations already outlined

in the 2003 Focused EIR. Therefore, compliance with all federal, state, and local laws and implementation of Mitigation Measures E-1 and E-2, as required from the adopted MMRP from the 2003 Focused EIR, impacts would be less than significant. Because the changes in the land uses and Village West Drive Roadway Extension component of the Project do not change or create new hazards to the public through the use, transport or disposal of hazardous materials, this issue will not be further evaluated in the SEIR prepared for the proposed Project.

b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact With Mitigation Incorporated. As discussed in response (a) above, the Project is subject to the preparation of an RMP/PSM. The RMP/PSM must include three main components: (1) hazard assessment; (2) release prevention planning; and (3) emergency response planning (see California Code of Regulations Title 19 Division 2 Chapter Tables 1 and 3). Release prevention planning is specific to the type of hazardous material evaluated in the RMP /PSM. Compliance with transport regulations identified herein and associated RMPs would result in less than significant impacts related to the transport of hazardous materials. Section 9.08.090 of the March JPA Development Code requires that Commercial, Office, and Industrial uses which receive, utilize, store, transport, or dispose of hazardous waste in quantities exceeding 500 pounds at one time, shall have access to sewer and freeways, and shall keep such materials at least 2,000 feet from residential areas. In addition, Health & Safety Code § 25505 and March JPA Development Code § 9.08.090 would require the applicant provide the Riverside County Fire Department and Riverside County Environmental Health and Hazardous Materials Management Branch with a list of hazardous materials to be used at the site, a description of where and how each is stored, and how each react in a fire.

Section 9.08.090 of the March JPA Development Code requires the preparation of a hazardous materials and waste management plan for any commercial and industrial uses which create, utilize, store, or treat hazardous materials or waste. The plan shall be subject to approval by the March JPA Planning Director, Riverside County Fire Department, Riverside County Health and Hazardous Materials Management Branch, and review by the Riverside County Sheriff Department and shall outline source reduction, treatment, handling, transportation, disposal, emergency response, and employee training methods. The plan must include three main components: (1) hazard assessment; (2) release prevention planning; and (3) emergency response planning (see California Code of Regulations Title 19 Division 2 Chapter Tables 1 and 3). Release prevention planning is specific to the type of hazardous material evaluated in the RMP/PSM. Additionally, the County of Riverside Ordinance 651.5 requires disclosure when businesses handle hazardous materials and the acquisition of a permit issued by the Department of Environmental Health for any owner or operator of a business where hazardous materials are handled. The Project applicant is required to comply with the regulations set forth by March JPA, the County of Riverside already outlined in the 2003 Focused EIR, as well as regulations in place at the time specific building permits are pulled. Compliance with the RMP/PSM and regulations addressed herein would reduce the impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts associated with hazardous materials use would be less than significant. Mitigation Measures E-1 and E-2 from the 2003 Focused EIR, which prohibit facilities located within one-quarter mile of an existing school to store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code, and required facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities to prepare risk management plans (RMP) for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited, would apply to this Project.

This issue area will not be evaluated in the SEIR prepared for the proposed Project.

c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact With Mitigation Incorporated. As shown on Figure 2, Tomas Rivera Elementary School and Amelia Earhart Middle School are both located within one-quarter mile of the northern boundary (Van Buren Boulevard) of the Project site. However, with incorporation of Mitigation Measure E-1, which imposes limitations on land uses from using or storing toxic or hazardous materials within one-quarter mile from schools, from the 2003 Focused EIR, potential impacts associated with hazardous materials near a school used during construction and operations can be reduced to less than significant levels. This mitigation will continue to apply to the proposed Project, and as such, this issue will not be further evaluated in the SEIR.

- d) **Would the Project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Potentially Significant Impact. A database search report which documents various federal, state, and local regulatory database searches regarding properties with known or suspected releases of hazardous materials, chemical handlers, and/or polluters would be performed for the Village West Drive Extension component of the Project. For the remainder of the Project site, which was previously evaluated in the 2003 Focused EIR, conditions at the site remain unchanged. As such, with implementation of mitigation, impacts within the South Campus Specific Plan area would be less than significant. The results of the database search for the Village West Drive Extension component of the proposed Project will be discussed and analyzed in the SEIR prepared for the proposed Project. Impacts are considered potentially significant.

- e) **For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?**

Less Than Significant Impact With Mitigation Incorporated. The proposed Project site is located within proximity to the March ARB Runway, and is thus subject to the March ARB/Inland Port Airport Land Use Compatibility Plan (Hunt & Mead 2014). The proposed Project would be required to comply with Mitigation Measures A-1 through A-2 from the 2003 Focused EIR. Because of the proposed Project's compliance with federal, state, and local regulations, and incorporation of Mitigation Measures A-1 and A-2 of the 2003 Focused EIR, which require development within the Clear Zone and Accident Potential Zones I and II to abide by building standards and codes, including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as outlined in the approved 1998 Air Installation Compatible Use Zone (AICUZ) and compliance with the policies and requirements of the Riverside County Airport Land Use Plan, impacts would be less than significant. Additionally, review and approval by the Riverside County Airport Land Use Commission (ALUC) is required when a project is proposing either a General Plan Amendment, Specific Plan Amendment or other applicable discretionary actions. With approval by ALUC, impacts would be less than significant. Therefore, this issue will not be further evaluated in the SEIR prepared for the proposed Project.

- f) **Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. In 2008, the March JPA adopted the March Area Emergency Resource Guide. The Guide provides a list of resources and contact information for emergency resources in the area including area hospitals, animal disaster resources, law enforcement, fire protection, airports/air services, emergency services for the March Inland Port, mass transportation information, nearby health care clinics, utilities providers, pharmacies, and ambulance resources. The proposed Project is consistent with the March Area Emergency Resource Guide because the Project's construction or operations would not result in a physical interference with emergency routes. During construction of the proposed Project, no lane closures are anticipated. As such, adequate emergency access during construction and operation of the proposed Project would be maintained, and the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, with improvements to Village West Drive, a through connection between Nandina Avenue to the south and Van Buren Boulevard to the north, would be created thereby improving overall emergency access in the vicinity of the Project site. Given these factors, there would be no impacts. This issue will not be further evaluated in the SEIR prepared for the proposed Project.

- g) **Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

Less Than Significant Impact. The Project site is located in a Local Responsibility Area for fire protection (<https://egis.fire.ca.gov/arcgis/rest/services/FRAP/SRA/MapServer>). According to the Map My County – Riverside County database (County of Riverside 2020), the Project site is not within a designated fire hazard area. Additionally, the Project site is surrounded by development to the north, west, and south. Therefore, the risk of a large, high-intensity wildland fire impacting the site is low. Impacts would be less than significant, and this issue will not be further evaluated in the SEIR prepared for the proposed Project.

2003 Focused EIR Mitigation Measures

- A-1 Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes, including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as outlined in the approved 1998 Air Installation Compatible Use Zone (AICUZ).

- A-2** As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for the review in accordance with FAR Section 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 (of the 2003 Focused EIR). Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.
- E-1** No project facilities located within one-quarter mile of the existing school shall store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code.
- E-2** Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on or off site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. As discussed in the 2003 Focused EIR, non-point source surface water from impervious surfaces may contain contaminants. Additionally, storm water discharge could cause sediment loads in the storm drain system. Implementation of detention basins will reduce contaminants discharged from the Specific Plan area. Construction activities for all lots, infrastructure and the storm drain system would require a NPDES permit. Prior to the issuance of an NPDES permit, the approved Stormwater Pollution Prevention Plan (SWPPP) would need to be updated for the proposed Project area. The SWPPP would incorporate Best Management Practices (BMPs) similar to those provided in the 2003 Focused EIR, and include measures such as sedimentation basins, silt fence, and hay bales. The proposed Project would be required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR. These mitigation measures require that detention basins and improvements to the storm drainage system be constructed to reduce peak flows, that the storm drainage system include sediment basins near inlets to intercept sediment, and that activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board.

Construction activities associated with the proposed Project could result in wind and water erosion of the disturbed area leading to sediment discharges. Additionally, fuels, oils, lubricants, and other hazardous substances used during construction could be released and impact water quality. The proposed Project is required to comply with the National Pollution Discharge Elimination System (NPDES) State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ for stormwater discharges and general construction activities, and incorporate standard BMPs such as regular cleaning or sweeping of construction areas and impervious areas, and various stormwater BMPs such as filtration media screens. In compliance with the Construction General Permit, a SWPPP would be prepared that specifies BMPs that would be implemented during construction to minimize impacts to water quality. Although the proposed Project would have a reduced impact compared to the originally approved Project, and the 2003 Focused EIR determined impacts would be less than significant with mitigation incorporated, impacts of the Village West Drive extension will be evaluated in the SEIR.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The proposed Project would result in stormwater runoff which could potentially interfere with groundwater recharge. Impacts are considered potentially significant. Although the proposed Project would have a reduced impact compared to the originally approved proposed project, because the Project includes the Village West Drive extension, impacts will be evaluated in the SEIR.

c) **Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

i) **Result in substantial erosion or siltation on or off site;**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The proposed Project would increase the area of impervious surface on the Project site, compared to existing conditions, which could increase runoff flow rates or volumes, which could result in erosion or siltation on- or off-site. The proposed Project would be required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR. The 2003 Focused EIR determined impacts to be less than significant with this mitigation incorporated. These mitigation measures require that detention basins and improvements to the storm drainage system be constructed to reduce peak flows, that the storm drainage system include sediment basins near inlets to intercept sediment, and that activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. As previously discussed, the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, and impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. Nonetheless, the proposed Project’s impacts related to the Village West Drive extension will be evaluated in the SEIR. A hydrological assessment will be prepared for the proposed Project and will be summarized in the SEIR to evaluate the existing hydrologic setting and surface water flow, assessment of the change in runoff, and how this would translate to potential water quality issues. Thus, impacts are considered potentially significant. This topic will be discussed and analyzed in the SEIR prepared for the proposed Project.

ii) **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;**

Potentially Significant Impact. The March Business Center Specific Plan area is within areas identified as Zone D on Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs). With the improvements to the storm drain system, it is unlikely that the proposed Project would result in or be affected by flooding. Flows from the off-site, upstream drainages tributary to the March Business Center Specific Plan will be intercepted and conveyed through a combination of channels, pipes and detention basins and discharged downstream consistent with existing drainage patterns. The proposed Project would increase the area of impervious surface on the Project site, compared to existing conditions, which could increase runoff flow rates or volumes, which could result in flooding on- or off-site. The proposed Project would be required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR. The 2003 Focused EIR determined impacts to be less than significant with this mitigation incorporated. These mitigation measures require that detention basins and improvements to the storm drainage system be constructed to reduce peak flows, that the storm drainage system include sediment basins near inlets to intercept sediment, and that activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. As previously discussed, the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage and impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. Nonetheless, a hydrological assessment will be prepared for the Village West Drive component of the proposed Project. The SEIR will evaluate the existing hydrologic setting and surface water flow, assess the change in runoff, and explain how this would translate to potential water quality issues. Impacts are considered potentially significant. This topic will be discussed and analyzed in the SEIR prepared for the proposed Project.

iii) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

Potentially Significant Impact. As discussed above, the proposed Project would increase the area of impervious surface on the Project site, compared to existing conditions. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The proposed Project would be required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR. The 2003 Focused EIR determined impacts to be less than significant with this mitigation incorporated. These mitigation measures require that detention basins and improvements to the storm drainage system be constructed to reduce peak flows, that the storm drainage system include sediment basins near inlets to intercept sediment, and that activities requiring authorization under

an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. As previously discussed, the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage and impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. Nonetheless, impacts of the Village West Drive extension will be evaluated in the SEIR prepared for the proposed Project.

iv) Impede or redirect flood flows?

Potentially Significant Impact. As discussed above, the proposed Project would increase the area of impervious surface on the Project site, compared to existing conditions. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The proposed Project would be required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR. These mitigation measures require that detention basins and improvements to the storm drainage system be constructed to reduce peak flows, that the storm drainage system include sediment basins near inlets to intercept sediment, and that activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. The 2003 Focused EIR determined impacts to be less than significant with this mitigation incorporated. As previously discussed, the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage and impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. Nonetheless, impacts of the Village West Drive will be evaluated in the SEIR.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to Project inundation?

Potentially Significant Impact. The Project is not within areas identified as floodplains because it is located in a former military area (FEMA 2008). The Project site is not near a large water body or ocean that could generate a seiche or tsunami. However, this topic was not previously considered in past environmental documents prepared for the South Campus Specific Plan. As such, this topic will be discussed and analyzed in the SEIR prepared for the proposed Project.

e) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The proposed Project is located within the Perris North Groundwater Basin and within the Regional Water Quality Control Board’s Santa Ana Region. Further investigation and analysis for the Village West Drive extension are required to address any potential conflicts with a water control plan or sustainable groundwater management plan. As such, impacts are considered potentially significant. This topic will be discussed and analyzed in the SEIR.

2003 Focused EIR Mitigation Measures

- F-1** Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.
- F-2** The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.
- F-3** Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a) Would the Project physically divide an established community?

No Impact. The Project would not physically divide an established community. The Project area is surrounded by Industrial, Business Park, Mixed Use, Cemetery, and Park/Open Space uses, as well as Residential uses to the north. The site has already been approved, through the adoption of the South Campus Specific Plan, for development of Commercial, Industrial, Business Park and Mixed-Use, and currently the site has public access and existing roadways, trails, or other means of travel. Additionally, the proposed improvements to and extension of Village West Drive would occur on an alignment that currently exists. With implementation of the proposed improvements, Village West Drive would pave an existing unpaved road that is frequently used to provide a connection between Van Buren Boulevard and Nandina Avenue and thus will not create a physical division between uses to the south and to the north. Therefore, the proposed Project would not result in the physical division of an established community and would instead provide an improved through connection where one does not currently exist. No impact would occur and this issue will not be further evaluated in the SEIR prepared for the proposed Project.

b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The proposed Project would be developed within the March Business Center Specific Plan area, which was evaluated in the context of the above significance threshold in the 2003 Focused EIR. The Project would not expand the boundaries of the Specific Plan area or introduce land use designations not previously identified in the March JPA General Plan or the existing March Business Center Specific Plan.

Land use changes that have occurred since the 2003 Focused EIR have not created any new communities, community facilities or other focal points that could be physically divided by the proposed Project. The Project would not create or introduce land use designations not previously identified in the March JPA General Plan or the existing March Business Center Specific Plan. However, total acreages within each land use designation would change. All future development associated with the proposed Project would be required to comply with the March Business Center Design Guidelines as referenced in the Standard Conditions of Approval (Item 4) for the proposed Project. Given these factors, it is not expected that the proposed Project would result in impacts different or in addition to those identified or evaluated in the 2003 Focused EIR.

Nonetheless, the proposed Project’s consistency with applicable plans and policies, including March JPA General Plan, the March JPA Development Code, the March ARB/Inland Port Airport Land Use Compatibility Plan, and 2040 SCAG Regional Transportation Plan/Sustainable Communities Strategy, will be discussed and analyzed in the SEIR. Additionally, ALUC review is required when a project is proposing either a General Plan Amendment, Specific Plan Amendment or other applicable discretionary actions. Because the Project could result in potentially significant environmental impacts, impacts are considered potentially significant. This topic will be addressed in the SEIR prepared for the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. As described in the 2003 Focused EIR, the Project site is not known to contain significant mineral resources. As such, no impact would occur; this topic will not be discussed in the SEIR.

b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Project site is not located within a known mineral resources area. As such, no impact would occur; this topic will not be discussed in the SEIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Aircraft operations (i.e., aircraft landings and/or takeoffs) at the March Inland Port Airport between 10:00 p.m. and 6:59 a.m. that could expose people within the March Inland Port Airport's vicinity to a significant risk of sleep disturbance due to noise, as based on a single event noise exposure level analysis?	☒	☐	☐	☐

- a) **Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact "delta" between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Construction of the proposed Project would result in use of equipment, rock crushing activities, and vehicle trips that would generate noise in the area. During operations, the proposed Project would generate noise through introduction of additional traffic on site, and an increase on stationary source noise, such as increased human presence on-site, compared to existing conditions. Sensitive receptors, including residences, are located near the Project site. The analysis of noise levels, along with the potential for feasible mitigation measures, requires additional study and, therefore, is considered potentially significant until it can be analyzed fully in the SEIR prepared for the proposed Project.

- b) **Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact "delta" between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. The proposed Project does not involve heavy manufacturing drilling or other subterranean activities that would generate excessive groundborne vibration or groundborne noise levels. In addition, construction activities for the proposed Project are not anticipated to involve pile driving or blasting; therefore, no impact would occur. Nonetheless, if pile driving or blasting is necessary to construct or operate a proposed use, then subsequent CEQA review would be required. Although the proposed Project would have a reduced impact compared to the originally approved South Campus, the proposed land uses would result in a slight increase in truck and passenger vehicle trips. Therefore, impacts will be evaluated in the SEIR prepared for the proposed Project.

- c) **For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?**

Potentially Significant Impact. The Project site is located within the vicinity of the March ARB and within the adopted airport land use plan. As such, the potential for people working in the Project area to be exposed to excessive noise levels will be evaluated in the SEIR prepared for the proposed Project.

- d) **Aircraft operations (i.e., aircraft landings and/or takeoffs) at the March Inland Port Airport between 10:00 p.m. and 6:59 a.m. that could expose people within the March Inland Port Airport's vicinity to a significant risk of sleep disturbance due to noise, as based on a single event noise exposure level analysis?**

Potentially Significant Impact. The Project would involve the introduction of a noise source associated with an increase in traffic, compared to existing conditions, on the Project site and adjacent roadways, thereby potentially changing the

ambient noise levels in the Project vicinity such that significant noise impacts could occur. The noise impact analysis will evaluate potential noise impacts to the Project and future uses at the Project site by the March Inland Port Airport and other noise-generating uses the vicinity of the site. The analysis of ambient noise levels, changes in ambient conditions, and the potential for noise impacts requires additional study and, therefore, is considered potentially significant. Although the proposed Project would have a reduced development footprint compared to the originally approved Project, impacts of the Village West Drive extension will be evaluated in the SEIR prepared for the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. As analyzed in the 2003 Focused EIR, the March Business Center will stimulate an increase in employment opportunities within the housing rich environment of the sub-region. The 1999 MEIR and 2003 Focused EIR analyzed future employment and housing needs with implementation of the March JPA General Plan as follows:

Creation of an Employment Center

As analyzed in the 2003 Focused EIR, the land use designation of the General Plan, upon full build-out, will contribute upwards of 10 percent of the employment opportunities of the sub-region. The current jobs/housing ratio imbalance in the area would be lessened, and the goals and policies of the sub-region would be furthered. The General Plan forecasted that approximately 35,588 jobs would be created at full build-out. Of these jobs, approximately 15,195 jobs would be generated by the March Business Center Specific Plan Based on the average number of employees for existing uses in the March Business Center Specific Plan area, it is estimated approximately 2,140 of the Specific Plan jobs would be generated by the proposed Project. The creation of jobs within an area that has an imbalanced jobs/housing ratio has contributing factors for improving the regional environment (i.e., reduced vehicle miles traveled). Implementation of the March Business Center Specific Plan will result in positive impacts upon existing and projected housing conditions within the region, by bringing job opportunities to an area that is largely residential.

Job/Housing Balance

The Southern California Association of Governments (SCAG), South Coast Air Quality Management District (SCAQMD), and Western Riverside Council of Governments (WRCOG) are promoting jobs/housing balance as a means to solve a number of pressing problems in the Southern California region. The benefits of a job/housing balance include less traffic congestion, reduced vehicle miles traveled, fewer vehicle emissions with resulting clean air benefit, decreased commute times, and a reduction in the need for major capital expenditures for the development of highways and mass transit facilities. Overall, general improvements in quality of life and environment, through the provision of approximately 2,140 new jobs, are anticipated with the proposed Project.

Sub-regional Comprehensive Plan

The Sub-regional Comprehensive Plan (1994) for the Western Riverside County sub-area has unresolved issues relative to jobs/housing balance within its Growth Management Element. The need for the overall plan to assess the current and projected growth and the continued disparity of jobs to housing ratios will be assisted by the March JPA General Plan. The March Business Center is exclusively an employment generating land use. Development of commercial, retail, office, business park, and industrial areas in the March Business Center will help increase job opportunities in the area for better jobs/housing balance.

The proposed Project does not demolish any existing housing nor does it construct new housing and thus no impacts to population and housing would occur. As discussed in the 2003 Focused EIR, the Project would help address the existing jobs/housing imbalance in western Riverside County. With the majority of land being developed within Riverside County planned for residential land uses, the land designations of the March JPA General Plan, upon full build-out, would contribute upwards of 10 percent of the employment opportunities of the sub-region. The March JPA Planning Area, based upon the General Plan Land Use, would contribute greatly to the employment opportunities currently deficient within the sub-region. The creation of approximately 2,140 new jobs within an area that has an imbalanced jobs/housing ratio has contributing factors for improving the regional environment (i.e., reduced vehicle miles traveled). Implementation of the Specific Plan as amended by the proposed Project would result in positive impacts upon existing and projected housing conditions within the region, by bringing job opportunities to an area that is largely residential. As such, impacts are less than significant; this topic will not be included in the SEIR prepared for the proposed Project.

b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site is undeveloped and does not currently support any housing; therefore, substantial numbers of existing housing would not be displaced and the construction of replacement housing elsewhere would not be necessary as a result of the proposed Project. No impact would occur, and this issue will not be further evaluated in the SEIR prepared for the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

Fire protection?

Less Than Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Implementation of the proposed Project would not include the construction of residential uses; therefore the Project would not generate population increases or additional demand for fire protection services beyond what was considered under the 2003 Focused EIR. The proposed Project is within areas that were previously slated for development under the originally approved South Campus. As such, impacts would be comparable to those previously identified in past environmental documents prepared for the South Campus Specific Plan.

The proposed Project would be subject to the payment of a development impact fee (DIF) related to fire protection. The Project DIF amount for fire protection facility fees is determined based on Ordinance No. JPA 15-01(March JPA 2015). The payment of these fees provides funding for capital improvements such as land, equipment purchases, and fire station construction. The proposed Project would have a reduced impact compared to the originally approved Project, and would pay the required DIF fees; therefore, the Project would not result in the need for new or expanded fire protection facilities, and impacts would be less than significant. This issue will not be further evaluated in the SEIR prepared for the proposed Project.

Police protection?

Less Than Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Implementation of the proposed Project would not include the construction of residential uses; therefore, the Project would not generate population increases or additional demand for police protection services beyond what was considered under the 2003 Focused EIR. As such, impacts would be comparable to those previously identified in past environmental documents prepared for the South Campus Specific Plan.

The proposed Project would be subject to the payment of a development impact fee (DIF) related to police protection. The Project DIF amount for criminal justice public facility fees is determined based on Ordinance No. JPA 15-01(March JPA 2015). The payment of these fees provides funding for capital improvements such as land, equipment purchases, and police station construction. The proposed Project would have a reduced impact compared to the originally approved Project, and would pay the required DIF fees; therefore, the Project would not result in the need for new or expanded police protection facilities, and impacts would be less than significant. This issue will not be further evaluated in the SEIR prepared for the proposed Project.

Schools?

Less Than Significant Impact. The proposed Project would not generate new population or additional demand for school services such that new schools would be required beyond what was considered under the originally approved South Campus of the March Business Center Specific Plan. As such, no new or different school impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Parks?

Less Than Significant Impact. The proposed Project would not generate new population or additional demand for park facilities such that new parks would be required beyond what was considered under the originally approved South Campus of the March Business Center Specific Plan. The Project would include the development of a new 6.2-acre open space paseo (pedestrian pathway for walking and bicycle traffic) and dog park in the western portion of the Specific Plan area, thereby increasing the amount of available park space for residences west of Barton Street. As such, while additional parkland

would be developed as part of the Project, the potential for this parkland to increase demand such that significant impacts would be generated is limited given that the intent of the paseo is as a bicycle and pedestrian passageway and that the dog park would serve residents in the immediately surrounding community. Impacts would be less than significant, and no further analysis to provide additional parkland service is required.

Other public facilities?

Less Than Significant Impact. The proposed Project would not generate new population or additional demand for any other public services or facilities beyond what was considered under the originally approved South Campus of the March Business Center Specific Plan. As such, no new or different public facilities impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. As stated in the 2003 Focused EIR, a standard of 2.5 acres of local parkland per 1,000 population should be maintained. No impacts on recreational facilities were identified as a consequence of implementing the March Business Center Specific Plan because the Specific Plan proposed employment generating land uses, rather than residential, or recreation-generating, land uses. The Specific Plan will not cause an increase in population that would require allocation of parkland. One component of the proposed Project includes the development of a 6.2-acre open space paseo and dog park, thereby increasing the amount of available recreation space in the western portion of the South Campus Specific Plan area. Further, the previously approved Specific Plan includes approximately 52 acres of parkland near the southeastern corner of South Campus, with passive uses, a loop trail, and limited improvements which would improve the aesthetic appeal of the Specific Plan area and the quality of life for individuals visiting and working within the Specific Plan area and adjacent developments. This parkland area is already developed. Multi-use trails and bikeways are also included in the Transportation section of the Specific Plan. These uses are intended to accommodate the needs of the employees within the Specific Plan area and will be available for residents in the vicinity of the Project site. Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, impacts related to this topic would be reduced from those determined in the 2003 Focused EIR, and this topic will not be discussed or analyzed in the SEIR prepared for the proposed Project.

b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Potentially Significant Impact. The proposed Project would include 16.2 additional acres of Parks/Open Space area, including a 6.2-acre paseo and dog park area. Given that one component of the proposed Project does include recreational uses, there is a potential for this component of the Project to result in potentially significant impacts and will be analyzed in the SEIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

a) Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Construction activities of the proposed Project would result in truck trips and construction worker trips to and from the site. During operations, the proposed Project would generate traffic to the existing roadway network. Project-generated traffic would also result in vehicle miles traveled (VMT) and will therefore need to be analyzed for consistency with State and local guidance. Additionally, one component of the proposed Project is improvements to and the extension of Village West Drive. Although the proposed Project would have a reduced development impact compared to the originally approved Project, and the 2003 Focused EIR determined impacts would be less than significant, impacts of the proposed Project will be evaluated in the SEIR prepared for the proposed Project.

b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. Implementation of the proposed Project would generate traffic to the existing roadway network as well as result in improvements to and the extension of Village West Drive. Although the proposed Project would have a reduced impact compared to the originally approved Project, and the 2003 Focused EIR determined impacts would be less than significant with mitigation, impacts of the proposed Project will be evaluated in the SEIR prepared for the proposed Project.

c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. All roadways, including off-site improvements, constructed in association with the proposed Project would be subject to existing applicable design standards and safety specifications for roadways. Although the proposed Project would have a reduced impact compared to the originally approved project within the South Campus, improvements to and the extension of Village West Drive is proposed. As such, the SEIR prepared for the proposed Project will evaluate whether or not the Project would substantially increase hazards due to geometric design features.

d) Would the Project result in inadequate emergency access?

No Impact. In 2008, the March JPA adopted the March Area Emergency Resource Guide. The Guide provides a list of resources and contact information for emergency resources in the area including area hospitals, animal disaster resources, law enforcement, fire protection, airports/air services, emergency services for the March Inland Port, mass transportation information, nearby health care clinics, utilities providers, pharmacies, and ambulance resources. The proposed Project is consistent with the March Area Emergency Resource Guide because the Project's construction or operations would not result in a physical interference with emergency routes. During construction of the proposed Project, no lane closures are anticipated. As such, adequate emergency access during construction and operation of the proposed Project would be maintained, and the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, with improvements to Village West Drive, a through connection between Nandina Avenue to the south and Van Buren Boulevard to the north, would be created thereby improving overall emergency access in the vicinity of the Project site. Given these factors, there would be no impacts. This issue will not be further evaluated in the SEIR prepared for the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Less Than Significant Impact with Mitigation Incorporated. Tribal cultural resources were not evaluated in the 2003 Focused EIR. As described in Section V, Cultural Resources, and Section VII, Geology and Soils, development of the proposed Project has the potential to affect existing historic, archaeological, and paleontological resources as development typically involves on-site excavation and grading. However, impacts to cultural resources resulting from the development of the proposed Project are not likely to be significant. Mitigation Measure L-1, as outlined in the 2003 EIR and for which the Village West Drive Extension would be subject to, would be implemented to ensure impacts to tribal cultural resources

are less than significant. However, since tribal consultation pursuant to SB 18 and AB 52 is ongoing, this topic will be further evaluated and discussed in the SEIR prepared for the proposed Project.

- ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

Less Than Significant Impact with Mitigation Incorporated. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, or resources determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1(c). Following previously established consultation protocol, on February 24, 2020, March JPA contacted a total of 25 tribal representatives in the region in writing to solicit local Native American input regarding any potential properties of traditional cultural value that may exist in the Project vicinity. Mitigation Measure L-1, as outlined in the 2003 EIR, would be implemented to ensure impacts to tribal cultural resources are less than significant. However, since tribal consultation pursuant to SB 18 and AB 52 is ongoing, this topic will be further evaluated and discussed in the SEIR prepared for the proposed Project.

2003 Focused EIR Mitigation Measures

- L-1 If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Portions of the Project site are currently undeveloped and not connected to water or wastewater infrastructure; however, large portions of South Campus include infrastructure connections for water, wastewater, stormwater, electric power, natural gas, and telecommunications facilities. Project implementation would require the construction of some new water and wastewater connections in order to connect to Western Municipal Water District (WMWD) water and wastewater collection and treatment systems. A Water Supply Assessment (WSA) will be prepared to assess the Project’s impact on the water existing facilities.

Development associated with implementation of the March Business Center Specific Plan will result in wastewater generation and require upgrades to the existing wastewater collection and treatment system. Upgrades to the treatment system will include tertiary treatment. Although the proposed Project would have a reduced development footprint compared to the originally approved Project, and the 2003 Focused EIR determined impacts would be less than significant, changes in the status related to wastewater facilities and treatment plant upgrades will need to be revisited. Impacts will be evaluated in the SEIR prepared for the proposed Project.

- b) **Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

Potentially Significant Impact. Portions of the Project site are currently undeveloped and not connected to water or wastewater infrastructure; however, large portions of South Campus are connected to water infrastructure and provided with water by WMWD. Project implementation would require the construction of new water and wastewater connections in order to further connect South Campus to WMWD water and wastewater collection and treatment systems. The proposed Project would also generate jobs during operations thereby increasing the demand for operational water use. Due to the size of the Project and the potential for the Project to require water and generate wastewater in quantities beyond those currently handled by WMWD’s service infrastructure, potentially significant impacts could result. A WSA will be prepared and approved by WMWD to provide an analysis as to whether WMWD will have sufficient water supplies available to serve the Project in normal, dry, or multiple dry years. The analysis in the WSA may result in the need for mitigation measures. This issue requires additional analysis and is therefore considered potentially significant until it can be analyzed fully in the SEIR. As such, this issue will be further evaluated in the SEIR prepared for the proposed Project.

- c) **Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?**

Potentially Significant Impact. The WWTP is currently being expanded by the Western Municipal Water District to increase capacity and the expansion should be completed before the proposed Project is operational. The facility is designed to meet Regional Water Quality Control Board discharge requirements and WWTP capacity would be available to treat projected flows. Thus, there would be no impact with respect to applicable Regional Water Quality Control Board requirements. However, because WWTP expansion project completion date is unknown, further investigation is required. Although the proposed Project would have a reduced development footprint compared to the originally approved Project, and the 2003 Focused EIR determined impacts would be less than significant, impacts will be evaluated in the SEIR prepared for the proposed Project.

- d) **Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. Analysis performed for the 2003 Focused EIR found that an estimated 165,626 pounds or 83 tons of solid waste per day will be generated at buildout of the Specific Plan and projects adequate capacity for Riverside County through the year 2024. Further, the 2003 Focused EIR

also estimates that El Sobrante landfill has permitted capacity until 2030, and that the landfill is permitted to receive up to 10,000 tons of municipal solid waste for disposal on a daily basis. The March Business Center will be serviced by Inland Waste Management Inc., who disposes waste at the El Sobrante landfill. The expected rate of solid waste generation is not expected to be a significant impact since County long-term landfill capacity is available through Specific Plan buildout in 2025 without the need for additional waste disposal facilities. Construction of the proposed Project would result in the generation of solid waste such as scrap lumber, concrete, residual wastes, packing materials, and plastics. Operation of the proposed Project would result in an increase in intensity of uses on the Project site, compared to existing conditions, which would likely be associated with generation of solid waste. As such, impacts are considered potentially significant. This topic will be discussed and analyzed in the SEIR prepared for the proposed Project.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The proposed Project will comply with federal, state, and local statutes and regulations related to solid waste. Although the March JPA is not directly subject to AB 939, users would nonetheless be required to comply with guidelines established for cities and counties that direct diversion of 50 percent by 2000 pursuant to AB 939. Per California Integrated Waste Management Board (CIWMB) program CalRecycle, proposed users are required to divert at least 50% of construction waste materials from landfills. Furthermore, March JPA complies with the intent of state mandates for solid waste reduction by participating in local and regional programs to encourage reduction of solid waste. Compliance with Riverside County ordinances regarding solid waste management would ensure project consistency with the Riverside County SRRE. Thus, impacts would be less than significant. This topic will not be discussed and analyzed in the SEIR prepared for the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐

a) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. In 2008, the March JPA adopted the March Area Emergency Resource Guide. The Guide provides a list of resources and contact information for emergency resources in the area including area hospitals, animal disaster resources, law enforcement, fire protection, airports/air services, emergency services for the March Inland Port, mass transportation

information, nearby health care clinics, utilities providers, pharmacies, and ambulance resources. The proposed Project is consistent with the March Area Emergency Resource Guide because the Project's construction or operations would not result in a physical interference with emergency routes. During construction of the proposed Project, no lane closures are anticipated. As such, adequate emergency access during construction and operation of the proposed Project would be maintained, and the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, with improvements to Village West Drive, a through connection between Nandina Avenue to the south and Van Buren Boulevard to the north, would be created thereby improving overall emergency access in the vicinity of the Project site. Given these factors, there would be no impacts. This issue will not be further evaluated in the SEIR prepared for the proposed Project.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. The Project site is located in a Local Responsibility Area for fire protection (<https://egis.fire.ca.gov/arcgis/rest/services/FRAP/SRA/MapServer>). According to the Map My County – Riverside County database (County of Riverside 2020), the Project site is not within a designated fire hazard area. Additionally, the Project site is surrounded by development to the north, west, and south. Therefore, the risk of a large, high-intensity wildland fire impacting the site is low. Impacts would be less than significant, and this issue will not be further evaluated in the SEIR prepared for the proposed Project.

c) Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Potentially Significant Impact. The Project would include the development of emergency-associated infrastructure. The California Fire Code, along with the March JPA Planning Area emergency response plan, administer the rules and regulations on fire access design. The proposed Project must present a design which affords fire and emergency responders suitable fire access roads dimensions and surfaces (Chapter 5, § 503.1 through 503.4 of the California Fire Code). The SEIR will include a traffic impact analysis that analyzes emergency access associated with the development of the proposed Project. As such, this topic is considered potentially significant and will be further evaluated in the SEIR prepared for the proposed Project.

d) Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Potentially Significant Impact. As discussed in Section VII, Geology and Soils, impacts related to flooding, landslide, runoff, and drainage changes would be potentially significant. Wildfire risks are unknown at this time, therefore this topic will be considered potentially significant and further discussed in the SEIR prepared for the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

- a) **Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. For environmental evaluation purposes, the baseline conditions will be the South Campus Specific Plan area as it exists in its partial developed and partial vacant state and the SEIR will consider the environmental impact “delta” between the environmental impacts that were already evaluated and accounted for in the 2003 Focused EIR and subsequent South Campus environmental documents and the proposed Project. *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949. As discussed in the 1999 MEIR, long-term effects associated with plan implementation include increases in traffic, air pollutants, noise visual changes, and additional demands on public services and infrastructure. Because the March JPA General Plan and related projects allowed under the Plan would be implemented over a long period, many of the environmental impacts associated with its implementation will be incremental and cumulative over the long-term rather than immediate. Urban development allowed under the March JPA General Plan would limit the range of beneficial uses of the environment. For example, once an area is developed, its potential uses as a natural habitat for native plant and species would end. The land would not be expected to revert to a natural habitat use at any foreseeable time after development. Policies and programs in the March JPA General Plan are designed to limit disruption of the natural environment and minimize the adverse effects of urban development and project-specific mitigation measures will also be included in the development of individual projects, as feasible.

As discussed in Section IV, Biological Resources, the Village West Drive extension component of the proposed Project has the potential to impact sensitive vegetation communities and habitat for special-status wildlife. Impacts are considered potentially significant. This topic will be discussed and analyzed in the SEIR prepared for the proposed Project.

- b) **Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact. Based on the analysis contained herein, there are areas where potential impacts from the proposed Project can be considered potentially significant. For the areas identified as potentially significant, the cumulative impacts will be discussed and analyzed in the SEIR prepared for the proposed Project.

- c) **Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. As evaluated throughout this document, the proposed Project could result in impacts to Aesthetics, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Recreation, Transportation, Utilities and Service

Systems, and Wildfire. Impacts are considered potentially significant. As such, these topics will be discussed and analyzed in the SEIR prepared for the proposed Project.

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Health & Safety Code section 25505; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656; *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937.

References Cited:

- Caltrans (California Department of Transportation). 2017. List of Eligible and *Officially Designated State Scenic Highways*. Accessed June 1, 2017.
- County of Riverside Road Improvement Standards & Specifications. https://rctlma.org/Portals/7/documents/ord461/ord461_package.pdf
- County of Riverside, Ordinance 651.5. <https://www.rivcocob.org/wp-content/uploads/2019/05/651.5.pdf>
- CRM TECH, October 2019. *Historical, Archaeological, and Paleontological Resources Survey Village West Drive Extension Project*.
- Department of Conservation (DOC) 2015. Fault Activity Map of California. <http://maps.conservation.ca.gov/cgs/fam/>
- Federal Emergency Management Agency (FEMA) 2008. Flood Insurance Rate Map. Riverside County. Panel 745 of 3805
- Hunt & Mead 2014. March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Adopted by Riverside County Airport Land Use Commission November 13, 2014. http://www.rcaluc.org/filemanager/plan/march_ARB/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf.
- Kimley-Horn and Associates, Inc. October 2002. Section 404 Individual Permit Authorization Request; March Business Center.
- March Joint Powers Authority (March JPA) 1997. March JPA Development Code
- March JPA. 1999. Master Environmental Impact Report (MEIR) for the General Plan of the March Joint Powers Authority.
- March JPA 2003. March Business Center Final Focused Environmental Impact Report. February 2003.
- March JPA 2018. Meridian South Campus Specific Plan Amendment – Land Swap Addendum (September 2018).
- Rocks Biological Consulting, August 2009. *Vegetation Mapping and Burrowing Owl Assessment*.
- Zeiser Kling Consultants, Inc., 2007. Geotechnical Investigation and 40-Scale Grading Plan Review, Unit 4, Meridian, Tract No. 30857-4, County of Riverside, California.

INTENTIONALLY LEFT BLANK

Appendix A

Cultural Letter Report

**CRM TECH**

1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

October 9, 2019

Timothy Reeves
Meridian Park, LLC
1156 N. Mountain Avenue
Upland, CA 91785-0670

Re: Historical, Archaeological, and Paleontological Resources Survey
Village West Drive Extension Project
Near the City of Riverside, Riverside County, California
CRM TECH Contract 3520

Dear Mr. Reeves:

At your request, CRM TECH has conducted a historical, archaeological, and paleontological resources survey on an approximately 4,320-foot (0.82-mile) segment of the existing or proposed right-of-way for Village West Drive lying to the north of its intersection with Nandina Avenue (Figures 1, 2). The study is necessitated by the Village West Drive Extension Project, a proposed infrastructure improvement associated with the nearby Meridian Business Park South Campus Project, which seeks to provide additional access to the South Campus project site from the southeast via Nandina Avenue. The March Joint Powers Authority (MJPA), as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA).

The present study is an addendum to a series of past studies that CRM TECH has completed for the Meridian Business Park South Campus Project since 2016 (Tang et al. 2016; Tang 2017a; 2017b; 2018; 2019). The purpose of the study is to assist your firm and the MJPA in determining whether the proposed Village West Drive Extension Project would adversely affect any “historical resources,” as defined by CEQA, or significant, nonrenewable paleontological resources. In order to accomplish this objective, CRM TECH initiated cultural and paleontological resources records searches, pursued historical and geological background research, and carried out an intensive-level field survey. This letter report presents a summary of the methods and results of these research procedures and the final conclusion of the study.

CURRENT NATURAL SETTING OF THE PROJECT AREA

The project area lies across the south half of Section 27 and the north half of Section 34, Township 3 South Range 4 West, San Bernardino Baseline and Meridian, to the southwest of the Riverside National Cemetery and March Air Reserve Base, and to the southeast of the City of Riverside (Figure 1). It coincides mostly with the existing alignment of Village West Drive, an asphalt-paved public road, except where the existing alignment bypasses a water reservoir (Figures 1, 2). The northern portion of the project area is located between the Lieutenant General Archie J. Old Junior Golf Course and Altavita Village, a retirement community, and the southern portion extends across undeveloped land (Figures 2, 3).

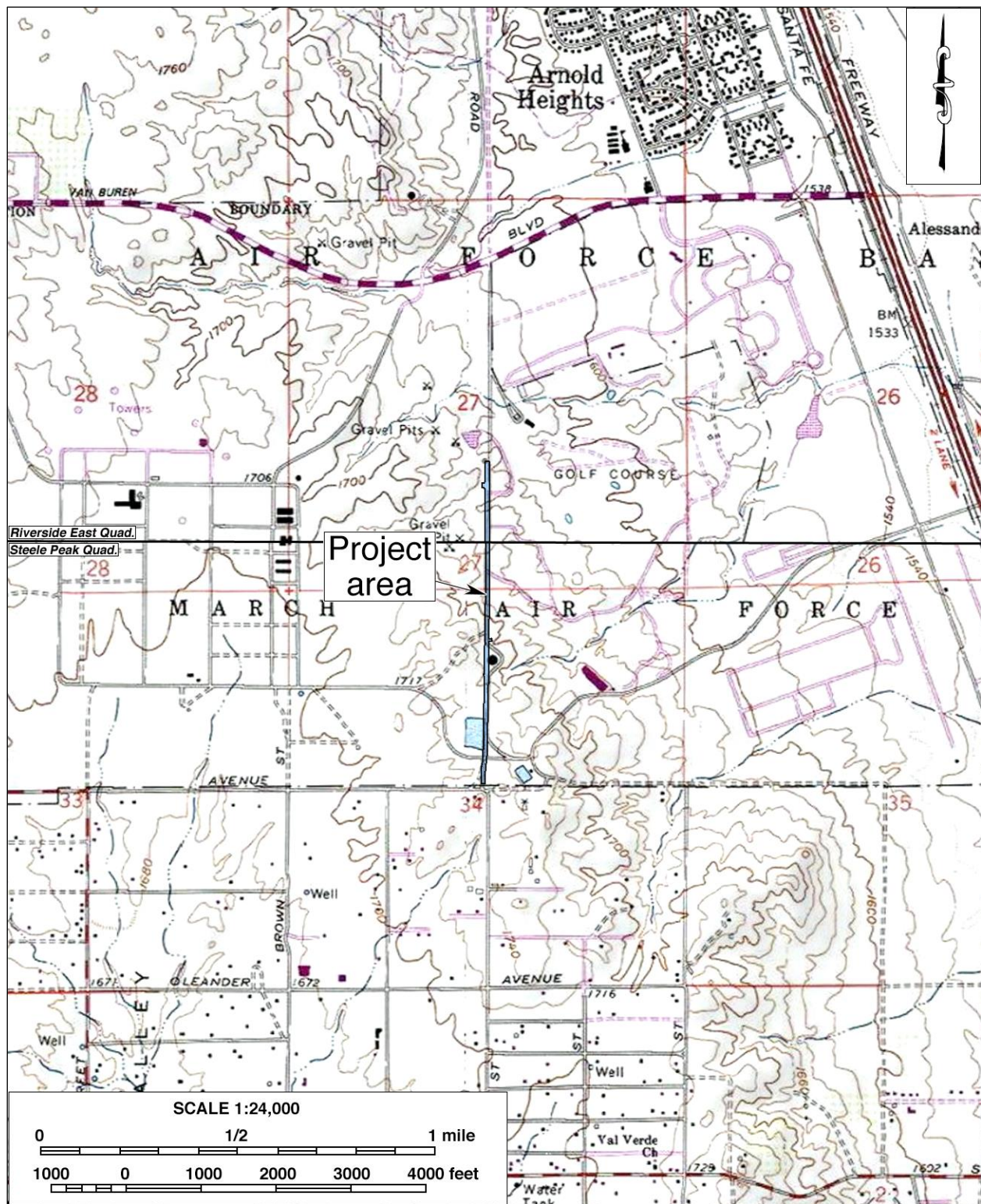


Figure 1. Project location. (Based on USGS Riverside East and Steele Peak, Calif., 7.5' quadrangles [USGS 1978; 1980])



Figure 2. Aerial image of the project area. (Based on Google Earth imagery)



Figure 3. Typical landscapes along the project route. *Left*: northern portion of the project area; *right*: southern portion of the project area. (Photographs taken on September 10, 2019; view to the north)

The terrain along the project route is relatively level except for a small, gentle hill occupied by the water tank, and the elevations range approximately from 1,630 feet to 1,740 feet above mean sea level within the project boundaries. Several small drainages are located outside but close to the eastern project boundary. Vegetation observed in the project vicinity includes buckwheat, tumbleweed, stinging nettle, foxtail, and other small grasses and bushes.

HISTORICAL/ARCHAEOLOGICAL RESOURCES

Cultural Resources Records Search

On September 4, 2019, CRM TECH archaeologist Nina Gallardo, B.A., completed the cultural resources records search at the Eastern Information Center (EIC), University of California, Riverside. The records search results indicate that seven cultural resources studies completed in the past covered at least a portion of the project area. Six of these studies, including five associated with the deactivation and realignment of March Air Force Base and one for a pipeline across the current project area, occurred between 1993 and 1998, more than 20 years ago.

The most recent study among the seven, completed in 2007 for a power line upgrade project, partially coincided with approximately 2,000 feet of the current project alignment, extending roughly from the intersection of Village West Drive and Arnold Drive to the vicinity of the water tank (Jordan 2007). Now over 10 years old, this study is also considered to be out-of-date for statutory compliance purposes today. Despite these survey efforts, no historical/archaeological resources were previously identified within or adjacent to the project boundaries.

Outside the project boundaries but within a one-mile radius, EIC records show at least 38 additional studies on various tracts of land and linear features. In all, more than 70% of the land within the scope of the records search has been surveyed, which resulted in the identification of 124 historical/archaeological sites and two isolates—i.e., localities with fewer than three artifacts—within the one-mile radius.

The vast majority of these known cultural resources, including 113 of the sites and one of the isolates, were of prehistoric—i.e., Native American—origin. The sites consisted predominantly of bedrock milling features, the most common type of prehistoric cultural remains in the Riverside-

Moreno Valley-Perris area. The nearest among them, Site 33-005399, was recorded approximately 45 feet to the east of the project location and was described as a boulder outcrop with four grinding slicks. The prehistoric isolate represented a schist metate fragment.

The other 11 sites and one isolate dated to the historic period and consisted mostly of buildings, structural remains, and other facilities associated with March Air Force Base or the World War II-era Camp Haan, along with a few other buildings and scattered refuse items, such as ammunition shell casings. As stated above, none of these sites or isolates was found within or immediately adjacent to the project area. Therefore, none of them requires further consideration during this study.

Historical Background Research

Historic maps and aerial photographs of the vicinity indicate that no man-made features existed within the project boundaries until the early 1950s, when the forerunners of Village West Drive and the intersecting 5th Street appeared across the largely barren landscape, evidently resulting from the expansion of March Air Force Base during and after World War II (Figures 4-7). These roads were followed over the ensuing decade by the water tank atop the hill and an earthen basin further to the south, both of them constructed sometime before 1966 (Figure 8; NETR Online 1966). Also by the mid-1960s, the golf course to the east of the project area had been developed (Figure 8; NETR Online 1966).

The next major development near the project alignment was Altavita Village, formerly known as Air Force Village West, which opened in 1989-1990 as a retirement community for former military

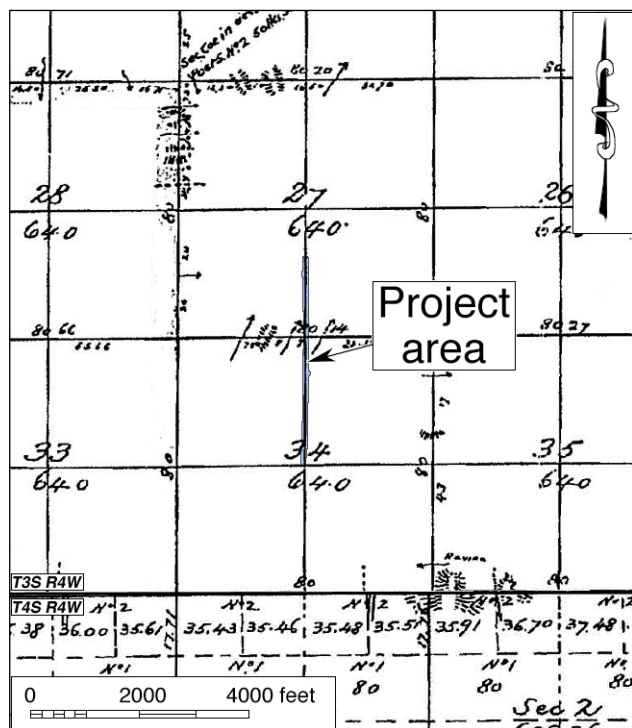


Figure 4. The project area and vicinity in 1853-1866. (Source: GLO 1855; 1883)

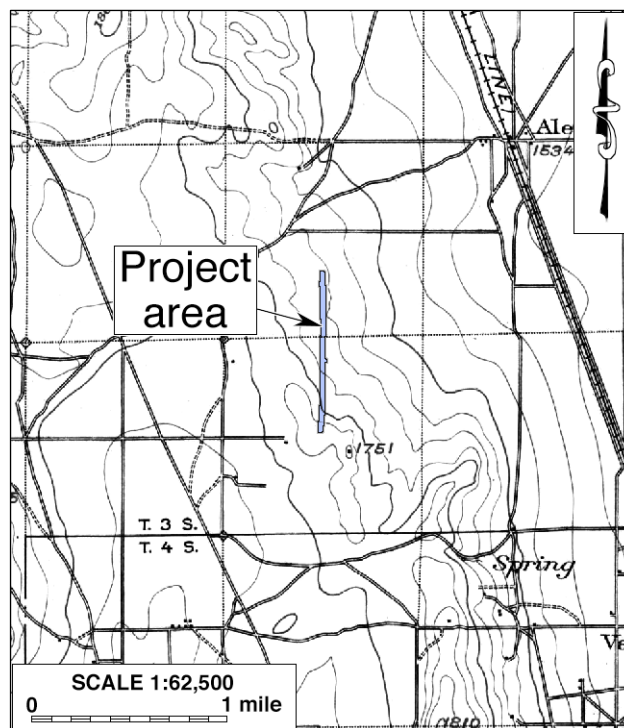


Figure 5. The project area and vicinity in 1897. (Source: USGS 1901)

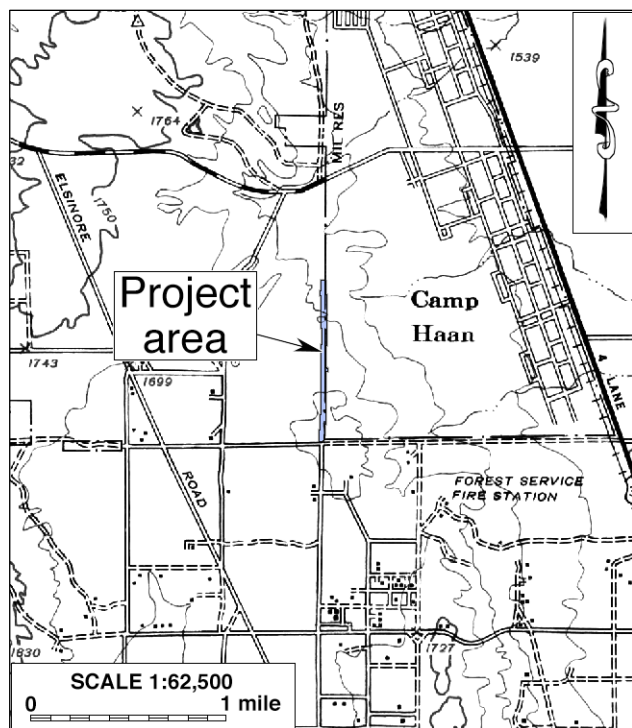


Figure 6. The project area and vicinity in 1939. (Source: USGS 1942)

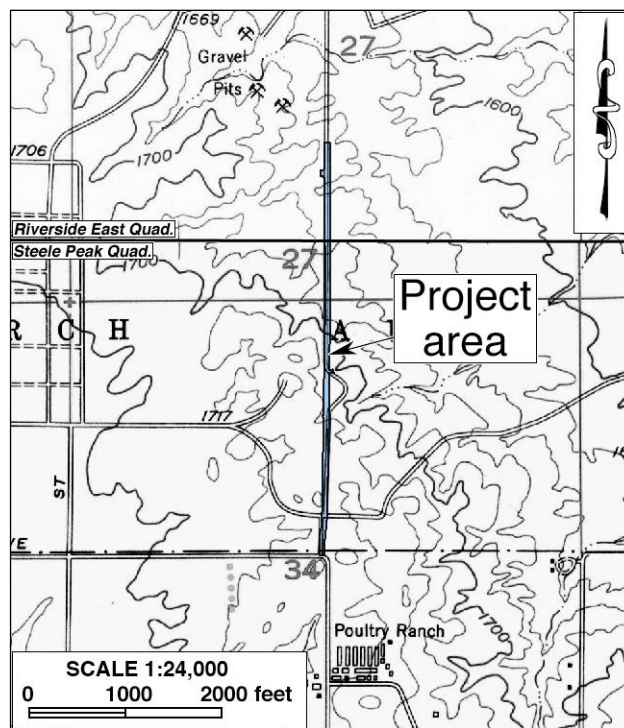


Figure 7. The project area and vicinity in 1951-1953. (Source: USGS 1953a; 1953b)

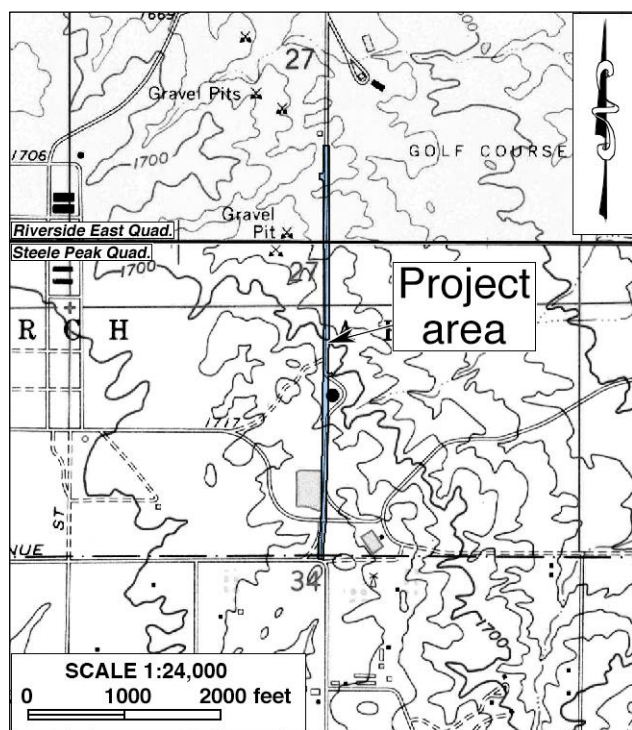


Figure 8. The project area and vicinity in 1966-1967. (Source: USGS 1967a; 1967b)

officers and their spouses (NETR Online 1966-1994; MJPA 2007:I-2; 2010:1-7). Originally adjacent to the project area only at the northern end, the compound was expanded several times between 1993 and 2007 to reach its current size and configuration (NETR Online 1994-2009; MJPA 2007:I-2). In conjunction with these expansions, the northern portion of Village West Drive in the project area was widened and modernized (NETR Online 1994-2009). No further changes in land use have occurred in or near the project area since then (NETR Online 2009-2016).

Field Survey

On September 10, 2019, CRM TECH field director Daniel Ballester, M.S., and project archaeologist Nina Gallardo, B.A., conducted the intensive-level field survey of the project area. The survey was completed on foot by walking two parallel north-south transects placed on either side of the project centerline and at the distance of 15 meters

(approximately 50 feet) from each other, effectively covering a total width of 100 feet with visual inspections, which exceeds the maximum width of 96 feet for the proposed road improvement project.

A small portion of the project area near the earthen basin, secured by a fence line, could not be accessed on foot and was therefore inspected across the fence. Any granitic boulder outcrops encountered during the survey were carefully inspected for potential milling features, and edges of slopes, rodent burrows, and soil indentations were examined for any indication of cultural remains. Visibility of the native ground surface is generally poor due to the presence of pavement and the occasionally dense vegetation growth (Figure 3). Given the relatively small size of the project area and the apparent extent of past ground disturbance, the field method and the ground visibility were considered adequate for this study.

Throughout the course of the field survey, the only features of prehistoric or historical origin encountered within the project boundaries were the subject segment of Village West Drive and small portions of 5th Street, the water tank, and the earthen basin. The water tank, a circular concrete structure, is utilitarian in character and typical of similar features in appearance (Figure 9). The earthen basin, located on the western edge of the project area, is a simple, nondescript depression in the ground surface with no particularly notable features.

In the northern portion of the project area, Village West Drive was completely modernized during the development and expansion of the adjacent Altavita Village and is now a typical urban/suburban two-lane street with concrete curbs on both sides and a partial sidewalk on the west side (Figure 3). In the southern portion, it remains a narrow country road with soft shoulders (Figure 3), as is the short segment of 5th Street in the project area, but both of these roads also demonstrate the results of maintenance efforts dating well after their period of origin, namely the 1940s-1950s era.

In addition to the systematic survey of the project area, Ballester and Gallardo also visited two prehistoric bedrock milling feature sites that were previously recorded nearby in order to ascertain their precise locations in relation to the project boundaries. Site 33-005399, the closest to the project area, was found to have been destroyed, leaving only fragments of boulders at its former location. Site 33-005405, consisting of six milling features with eight slicks and a basin metate, is now the nearest known site at a distance of approximately 60 feet east of the project area.



Figure 9. Concrete water reservoir standing partially in the project area. (Photograph taken on September 10, 2019; view to the north)

Discussion

The purpose of the historical/archaeological resources study is to identify any cultural resources within or adjacent to the project area and assist the MJP in determining whether such resources meet the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or

archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.
(PRC §5024.1(c))

As stated above, the only features of prehistoric or historical origin located partially within the project area were Village West Drive, 5th Street, the water tank, and the earthen basin, all of which date to the 1940s-1960s era. As ubiquitous late-historic-period infrastructure features of standard design and construction, these features do not demonstrate sufficient likelihood for historic significance and thus do not constitute potential “historical resources” that would warrant formal recordation into the California Historical Resources Inventory.

Furthermore, none of these minor features is known to be closely associated with any persons or events of recognized historic significance despite their peripheral connection to the operations of March Air Force Base, nor does any of them exhibit any special merit in architecture, engineering, or construction. As they date to a period that is well documented in historical literature, these features hold little promise for important archaeological data for the study of history. Based on these considerations, none of these post-World War II infrastructure features appears eligible for listing in the California Register, and none of them meets the definition of a “historical resource.”

PALEONTOLOGICAL RESOURCES

Paleontological Resources Records Search

The paleontological records search service for this study was provided by the San Bernardino County Museum (SBCM) in Redlands and the Western Science Center (WSC) in Hemet. These institutes maintain files of regional paleontological localities as well as supporting maps and documents. The records search results are used to identify known paleontological localities in the project vicinity and geological formations within the project boundaries. Copies of the records search results are attached to this report as an appendix.

The records search yielded no known paleontological localities at the project location or within a one-mile radius (see appendix). The SBCM and the WSC further note that the project area lies upon surface exposure of medium-grained granitic plutonic rock of Cretaceous age, such as quartz diorite and tonalite (see appendix). Therefore, the WSC concludes that the project location is low in paleontological sensitivity (see appendix).

Geological Background Research

The geological background research was conducted on the basis of topographic and geologic maps of the surrounding area, published geologic literature pertaining to the project location, and other materials in the CRM TECH library, including unpublished reports produced during similar surveys on nearby properties. These sources confirm the igneous origin of the geologic formation underlying the project area.

Morton (2001) and Morton and Cox (2001), for example, identify the surface geology as Val Verde tonalite (*Kvt* in Figure 10), although early Pleistocene alluvial fan deposits of much higher paleontological sensitivity (*Qvofa* in Figure 10) are mapped a few hundred feet to the east of the northern portion of the project area. Described as “gray-weathering, relatively homogeneous, massive- to well-foliated, medium- to coarse-grained, hypautomorphic-granular biotite-hornblende tonalite,” *Kvt* is the principal rock type of the Val Verde pluton (*ibid.*).

Field Survey

No surface indication of any fossil remains were observed during the field survey, nor were any paleontologically sensitive sediments found in or near the project boundaries. Most of the project area has been disturbed in the past by construction activities associated with the existing features, which further reduces its paleontological sensitivity.

Discussion

The records search results identified no known paleontological localities in or near the project area, and the field survey encountered no evidence of any fossil remains on the surface. In addition, sources indicate that the project area lies upon surface exposure of granitic plutonic rock, which is unlikely to contain any fossil remains. Based on these findings, the proposed project’s potential to impact significant, nonrenewable paleontological resources is determined to be low, and no paleontological mitigation measures, including monitoring, will be necessary for this project.

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” For paleontology, CEQA guidelines (Title 14 CCR App. G, Sec. V(c)) similarly mandate that public agencies determine whether a proposed project would “directly or indirectly destroy a unique paleontological resource” during the environmental review process.

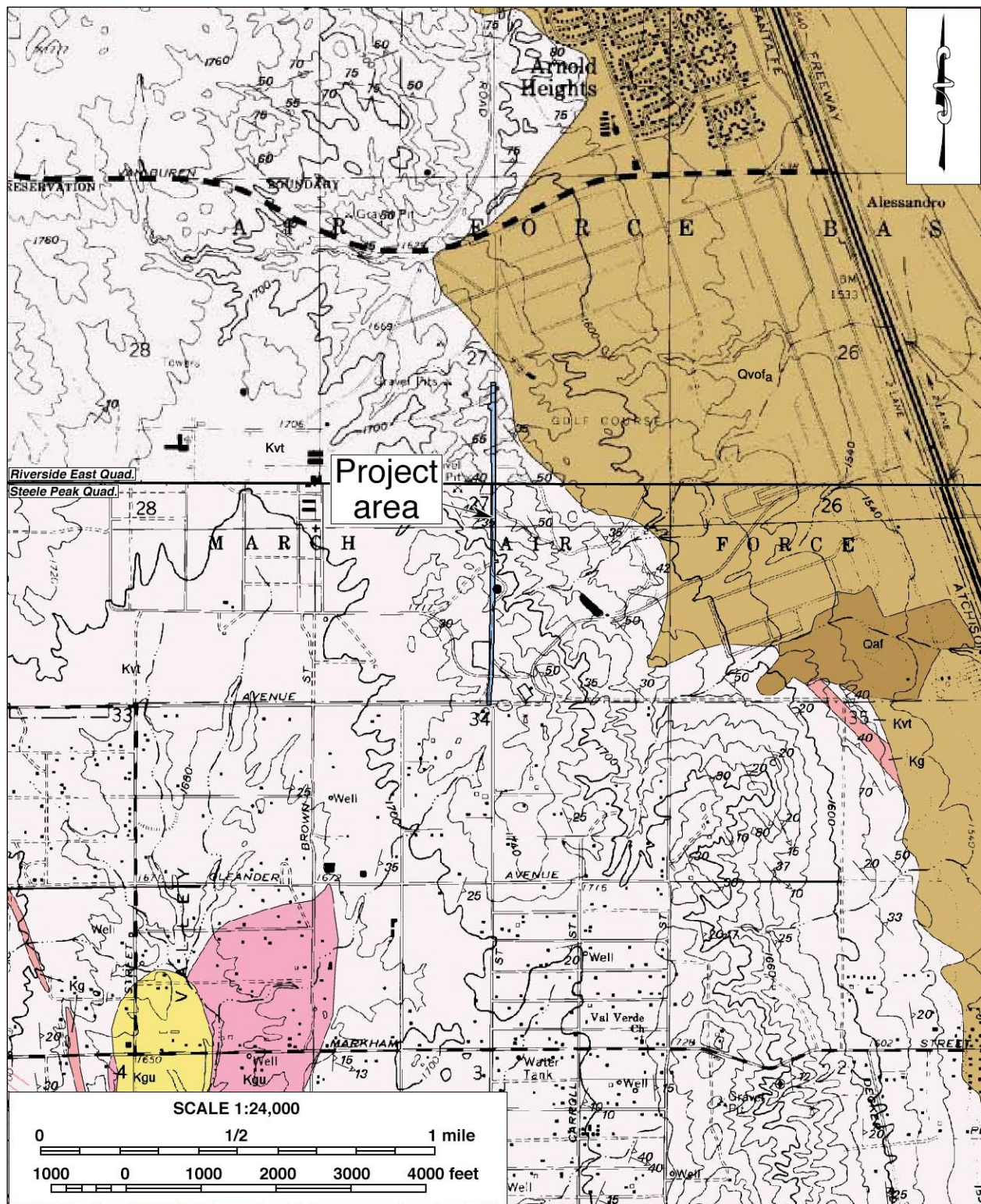


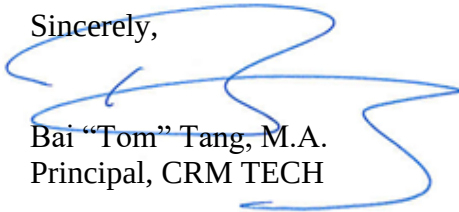
Figure 10. Geologic map of the project vicinity. (Source: Morton 2001; Morton and Cox 2001)

In summary of the research results presented above, no “historical resources” are known to be present within or adjacent to the project area, and the project has a low potential to impact significant, nonrenewable paleontological resources. Therefore, CRM TECH recommends to the MJPA a finding of *No Impact* regarding “historical resources” as well as paleontological resources.

No further historical, archaeological, or paleontological resources investigation is recommended for the project unless construction plans undergo such changes as to include areas not covered by this study. However, if buried archaeological remains are encountered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Thank you for this opportunity to be of service.

Sincerely,



Bai “Tom” Tang, M.A.
Principal, CRM TECH

REFERENCES

GLO (General Land Office, U.S. Department of the Interior)

1855 Plat Map: Township No. 3 South Range No. 4 West, SBBM; surveyed in 1853-1855.

1883 Plat Map: Township No. 4 South Range No. 4 West, SBBM; surveyed in 1853-1866.

Jordan, Stacey C.

2007 Archaeological Survey Report for Southern California Edison Company March JPA Village West Projects, March Air Force Base, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.

MJPA (March Joint Powers Authority)

2007 Air Force Village West Specific Plan Amendment No. 1. [https://www.marchjpa.com/documents/docs_forms/SP07%20Air%20Force%20Village%20West%20Specific%20Plan%20\(Altavita\).pdf](https://www.marchjpa.com/documents/docs_forms/SP07%20Air%20Force%20Village%20West%20Specific%20Plan%20(Altavita).pdf).

Morton, Douglas M.

2001 Geologic Map of the Steele Peak 7.5' Quadrangle, Riverside County, California; Version 1.0. U.S. Geological Survey Open-File Report 01-449.

Morton, Douglas M., and Brett Cox

2001 Geologic Map of the Riverside East 7.5' Quadrangle, Riverside County, California; Version 1.0. U.S. Geological Survey Open-File Report 01-452.

NETR Online

1966-2016 Aerial photographs of the project vicinity; taken in 1966, 1967, 1978, 1994, 2002; 2005, 2009, 2010, 2012, 2014, and 2016. <http://www.historicaerials.com>.

Tang, Bai “Tom”

2017a Addendum to Historical/Archaeological Resources Survey Report: South Campus Expansion Project, Meridian Business Park, near the City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.

- 2017b Historical/Archaeological Resources Survey Report: Meridian South Campus Specific Plan Amendment—Land Swap Addendum, near the City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.
- 2018 Historical/Archaeological Resources Survey: Addition to South Campus (Balance of Lot 41), Meridian Business Park, near the City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.
- 2019 Addendum to Historical/Archaeological Resources Survey Report: South Campus Re-Entitlement Project, Meridian Business Park, near the City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.
- Tang, Bai “Tom,” Michael Hogan, Jesse Yorck, and Nina Gallardo
- 2016 Historical/Archaeological Resources Survey Report: South Campus Expansion Project, Meridian Business Park, near the City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.
- USGS (United States Geological Survey, U.S. Department of the Interior)
- 1901 Map: Riverside, Calif. (15', 1:62,500); surveyed in 1897.
- 1942 Map: Riverside, Calif. (15', 1:62,500); aerial photos taken in 1939.
- 1953a Map: Riverside East, Calif. (7.5', 1:24,000); aerial photos taken 1951, field-checked in 1953.
- 1953b Map: Steele Peak, Calif. (7.5', 1:24,000); aerial photographs taken in 1951, field-checked in 1953.
- 1967a Map: Riverside East, Calif. (7.5', 1:24,000); aerial photos taken 1966, field-checked in 1967.
- 1967b Map: Steele Peak, Calif. (7.5', 1:24,000); aerial photographs taken in 1966, field-checked in 1967.
- 1978 Map: Steele Peak, Calif. (7.5', 1:24,000); 1967 edition photorevised in 1973, photoinspected in 1978.
- 1980 Map: Riverside East, Calif. (7.5', 1:24,000); 1967 edition photorevised in 1978.

APPENDIX

PALEONTOLOGICAL RECORDS SEARCH RESULTS



**San Bernardino County
Museum
Division of Earth Sciences**

Crystal Corte
Curator of Earth Science

email: Crystal.cortez@sbcm.sbcounty.or

05 September, 2019

CRM Tech
Attn: Nina Gallardo
1016 E. Cooley Drive, Suite B
Colton, CA 92324

PALEONTOLOGY RECORDS REVIEW for proposed Village West Extension
project (CRM tech No. 3538P)

Dear Nina,

The Division of Earth Sciences of the San Bernardino County Museum (SBCM) has completed a records search for the above-named project in Riverside County, California. The proposed Village West Extension project is located near the City of Riverside, Section 27 and 34, Township 3 south, Range 4 west, as shown on the United States Geological Survey (USGS) 7.5 minute Riverside East (1967) and Steele Peak (1967:Photorevised 1973), California quadrangle.

Previous geologic mapping indicates that the proposed project site has surface exposure of medium grained granitic plutonic rock. The rock is mostly comprised of quartz diorite that developed as part of the Peninsular ranges batholith in sometime in the Cretaceous.

For this review, I conducted a search of the Regional Paleontological Locality Inventory (RPLI) at the SBCM. The results of this search indicate that no recorded paleontological resource localities are present within the proposed project.

This records search covers only the paleontological records of the San Bernardino County Museum. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Please do not hesitate to contact us with any further questions that you may have.

Sincerely,

BOARD OF SUPERVISORS

ROBERT A. LOVINGOOD
First District

JANICE RUTHERFORD
Second District

DAWN ROWE
Third District

CURT HAGMAN
Chairman, Fourth District

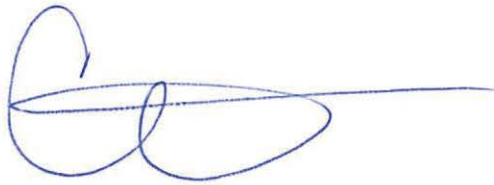
JOSIE GONZALES
Vice Chair, Fifth District

Gary McBride
Chief Executive Officer

Village West Extension, CA

05 September, 2019

PAGE 2 of 2

A handwritten signature in blue ink, consisting of a large loop followed by a horizontal line and another loop.

Crystal Cortez, Curator of Earth Sciences
Division of Earth Sciences
San Bernardino County Museum

BOARD OF SUPERVISORS

ROBERT A. LOVINGOOD
First District

JANICE RUTHERFORD
Second District

DAWN ROWE
Third District

CURT HAGMAN
Chairman, Fourth District

JOSIE GONZALES
Vice Chair, Fifth District

Gary McBride
Chief Executive Officer



September 5, 2019

CRM Tech
Nina Gallardo
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

Dear Ms. Gallardo,

This letter presents the results of a record search conducted for the Proposed Village West Expansion Project (CRM Tech # 3538P) in the city of Riverside, Riverside County, California. The project site is located on March Air Reserve Base on approximately 5.5 acres of land along Village West Drive, south of Van Buren Boulevard in Section 27 and 34, Township 3 South, and Range 4 West, on the Steele Peak and Riverside East USGS 7.5 minute quadrangles.

The geologic units underlying the project area are mapped entirely as Cretaceous tonalite units of low paleontological sensitivity (Morton, 1991, 1995-1996). The Western Science Center does not have localities within the project area or within a 1 mile radius and believes the probability of fossil resources within the project area to be very low. It is our current belief that a mitigation program to monitor for fossil resources is not necessary at this project location.

If you have any questions, or would like further information, please feel free to contact me at dradford@westerncentermuseum.org

Sincerely,

A handwritten signature in black ink, appearing to read "Darla Radford", written in a cursive style.

Darla Radford
Collections Manager