



# PUBLIC NOTICE

**U.S. ARMY CORPS OF ENGINEERS  
LOS ANGELES DISTRICT**

**BUILDING STRONG®**

**APPLICATION FOR PERMIT  
Veterans Industrial Park 215**

**Public Notice/Application No.:** SPL-2016-00533-CLD

**Project:** Veterans Industrial Park 215, March Air Force Base, Moreno Valley, Riverside County, CA

**Comment Period:** August 21, 2020 through September 21, 2020

**Project Manager:** Crystel Botar; (951) 276-6624 X 260; [Crystel.L.Botar@usace.army.mil](mailto:Crystel.L.Botar@usace.army.mil)

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**Applicant**

Riverside Inland Development, LLC.  
901 Via Piemonte, Suite 175  
Ontario, California 91764

**Contact**

Kathy Hoffer  
Vice President  
909-380-7157

**Location**

The proposed Veterans Industrial Park 215 Development project is located in a vacant undeveloped field adjacent to March Air Reserve Base in the city of Moreno Valley, Riverside County, CA (at: 33.7464447211461, -115.993948037986; see Exhibit 2 and 3).

**Activity**

The applicant is proposing to permanently discharge 1.51 acre (6,308 linear feet) of fill material into non-wetland Waters of the U.S. (WoUS) for construction of an industrial development in association with Veterans Industrial Park 215. For more information see Additional Project Information section below.

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**Submittal of Public Comments**

Interested parties are hereby notified an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawing(s). We invite you to review today's public notice and provide views on the proposed work. By providing substantive, site-specific comments to the Corps Regulatory Division, you provide information that supports the Corps' decision-making process. All comments received during the comment period become part of the record and will be considered in the decision. This permit will be issued, issued with special conditions, or denied under Section 404 of the Clean Water Act.

**During the Coronavirus Health Emergency, Regulatory Program staff are teleworking. Please do not mail hard copy documents, including comments to any Regulatory staff. Instead, your comments should be submitted electronically to: [Crystel.L.Botar@usace.army.mil](mailto:Crystel.L.Botar@usace.army.mil). Should you have any questions or concerns about the Corps' proposed action or our comment period, you may contact Crystel Botar directly at (951) 276-6624 X 260.**

The mission of the U.S. Army Corps of Engineers Regulatory Program is to protect the Nation's aquatic resources, while allowing reasonable development through fair, flexible and balanced permit decisions. The Corps evaluates permit applications for essentially all construction activities that occur in the Nation's waters, including wetlands. The Regulatory Program in the Los Angeles District is executed to protect aquatic resources by developing and implementing short- and long-term initiatives to improve regulatory products, processes, program transparency, and customer feedback considering current staffing levels and historical funding trends.

Corps permits are necessary for any work, including construction and dredging, in the Nation's navigable water and their tributary waters. The Corps balances the reasonably foreseeable benefits and detriments of proposed projects, and makes permit decisions that recognize the essential values of the Nation's aquatic ecosystems to the general public, as well as the property rights of private citizens who want to use their land. The Corps strives to make its permit decisions in a timely manner that minimizes impacts to the regulated public.

During the permit process, the Corps considers the views of other Federal, state and local agencies, interest groups, and the general public. The results of this careful public interest review are fair and equitable decisions that allow reasonable use of private property, infrastructure development, and growth of the economy, while offsetting the authorized impacts to the waters of the United States. The permit review process serves to first avoid and then minimize adverse effects of projects on aquatic resources to the maximum practicable extent. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration, enhancement, establishment, and/or preservation of aquatic ecosystem system functions and services.

### **Evaluation Factors**

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof. Factors that will be considered include conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people. In addition, if the proposal would discharge dredged or fill material, the evaluation of the activity will include application of the EPA Guidelines (40 CFR Part 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

## **Preliminary Review of Selected Factors**

**EIS Determination**- A preliminary determination has been made an environmental impact statement is not required for the proposed work.

**Water Quality**- The applicant is required to obtain water quality certification, under Section 401 of the Clean Water Act, from the California Regional Water Quality Control Board. Section 401 requires any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers prior to permit issuance. The applicant has applied for 401 certification with the California Regional Water Quality Control Board, Santa Ana Region.

**Coastal Zone Management**- This project is located outside the coastal zone and preliminary review indicates it would not affect coastal zone resources. After a review of the comments received on this public notice and in consultation with the California Coastal Commission, the Corps will make a final determination of whether this project affects coastal zone resources after review of the comments received on this Public Notice.

**Essential Fish Habitat**- No Essential Fish Habitat (EFH), as defined by the Magnuson-Stevens Fishery Conservation and Management Act, occurs within the project area and no EFH is affected by the proposed project.

**Cultural Resources**- The Federal Aviation Administration (FAA) completed consultation with the State Historic Preservation Officer (SHPO) in accordance with Section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 306108) on December 3, 2019 with a finding of No Historic Properties Affected. The Corps has reviewed the documentation provided by the agency and determined it is sufficient to confirm Section 106 compliance for this permit authorization, and additional consultation is not necessary.

**Endangered Species**- The Federal Aviation Administration (FAA) determined the proposed activity would not affect federally-listed endangered or threatened species, or their critical habitat. Therefore, formal consultation under Section 7 of the Endangered Species Act was not required. The Corps has reviewed the documentation provided by the agency and determined it is sufficient to confirm Section 7 ESA compliance for this permit authorization, and additional consultation is not necessary. There are no threatened or endangered species within the Corps' Scope of Analysis for this project.

**Public Hearing**- Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing.

## **Proposed Activity for Which a Permit is Required**

**Basic Project Purpose**- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the applicant's project is water dependent (i.e., requires access or proximity to or siting within the special aquatic site to fulfill its basic purpose). Establishment of the basic project purpose is necessary only when the proposed activity would discharge dredged or fill material into a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs). Because no fills are proposed within special aquatic sites, identification of the basic project purpose is not necessary. The project is not water dependent.

Overall Project Purpose- The overall project purpose serves as the basis for the Corps' 404(b)(1) alternatives analysis and is determined by further defining the basic project purpose in a manner that more specifically describes the applicant's goals for the project, and which allows a reasonable range of alternatives to be analyzed. The overall project purpose for the proposed project is to provide industrial development.

### **Additional Project Information**

Baseline information- The Proposed Action is part of the March AFB Redevelopment Plan and the March JPA General Plan. The March AFB Redevelopment Plan provides the mechanism to facilitate successful redevelopment of the airport and promote economic development of the airport and western Riverside County. The March JPA General Plan is a comprehensive long-term future development plan for the airport and its vicinity. The Proposed Action would be needed to:

- Redevelop existing vacant military surplus property with land uses consistent with the March JPA General Plan and the FAA-approved Airport Layout Plan (ALP); and
- Contribute to long-term regional economic benefits in response to the regional economic loss incurred by the 1993 closure/realignment of the former March AFB.

The overall project encompasses approximately 142.5 acres of land which would support a variety of aviation and non-aviation related development. Each development within the Project would include all on site and off site infrastructure necessary for operation of facilities at the completion of development. All development would be consistent with the overall build-out of the March Inland Port Airport.

The proposed project is located on a vacant undeveloped field adjacent to March Air Reserve Base that supports no native vegetation but does receive storm water discharge from the I-215 Freeway that flows across the site in drainage channels.

Project description- The proposed project consists of the development of two industrial buildings for high-cube warehouse uses. Both buildings would primarily be used for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouses. The project site also includes an extension of Van Buren Boulevard, west and south of the project site. Specific off-site improvements associated with the project would include the following:

- Approximately 3 acres of new roadway improvements for the extension of Western Way between the project site and Nandina Avenue;
- Expansion of an approximately 720-foot-long section of Van Buren Boulevard from an existing two-lane to four-lane roadway immediately
- Installation of a new 18-inch water line within the existing right-of-way of Western Way between Nandina Avenue and Harley Knox Boulevard; and
- An interim channel structure and associated access road encompassing approximately 1.7 ac would be constructed onto MARB property.

Proposed Mitigation– The proposed mitigation may change as a result of comments received in response to this public notice, the applicant's response to those comments, and/or the need for the

project to comply with the 404(b)(1) Guidelines. In consideration of the above, the proposed mitigation sequence (avoidance/minimization/compensation), as applied to the proposed project is summarized below:

**Avoidance/ Minimization:** The proposed project would develop the entire project site. On site drainages are located where new warehouse buildings, new parking lots, and a new extended Van Buren Boulevard would be placed. Discharges would occur in all five (5) drainages due to site development. The existing drainages were created to receive storm water flows and would be replaced with an underground storm drain system.

**Compensation:** Compensation will be developed in concert with the Corps as part of the 404 permitting process and is expected to include the purchase of mitigation credits from an approved bank or in lieu fee program.

### **Proposed Special Conditions**

Special conditions providing for the avoidance, minimization, and mitigation for impacts to waters of the United States, would likely be incorporated into any Corps permit authorization, if issued. No special conditions are proposed at this time.

For additional information please call Crystel Botar of my staff at (951) 276-6624 X 260 or via e-mail at [Crystel.L.Botar@usace.army.mil](mailto:Crystel.L.Botar@usace.army.mil). This public notice is issued by the Chief, Regulatory Division.



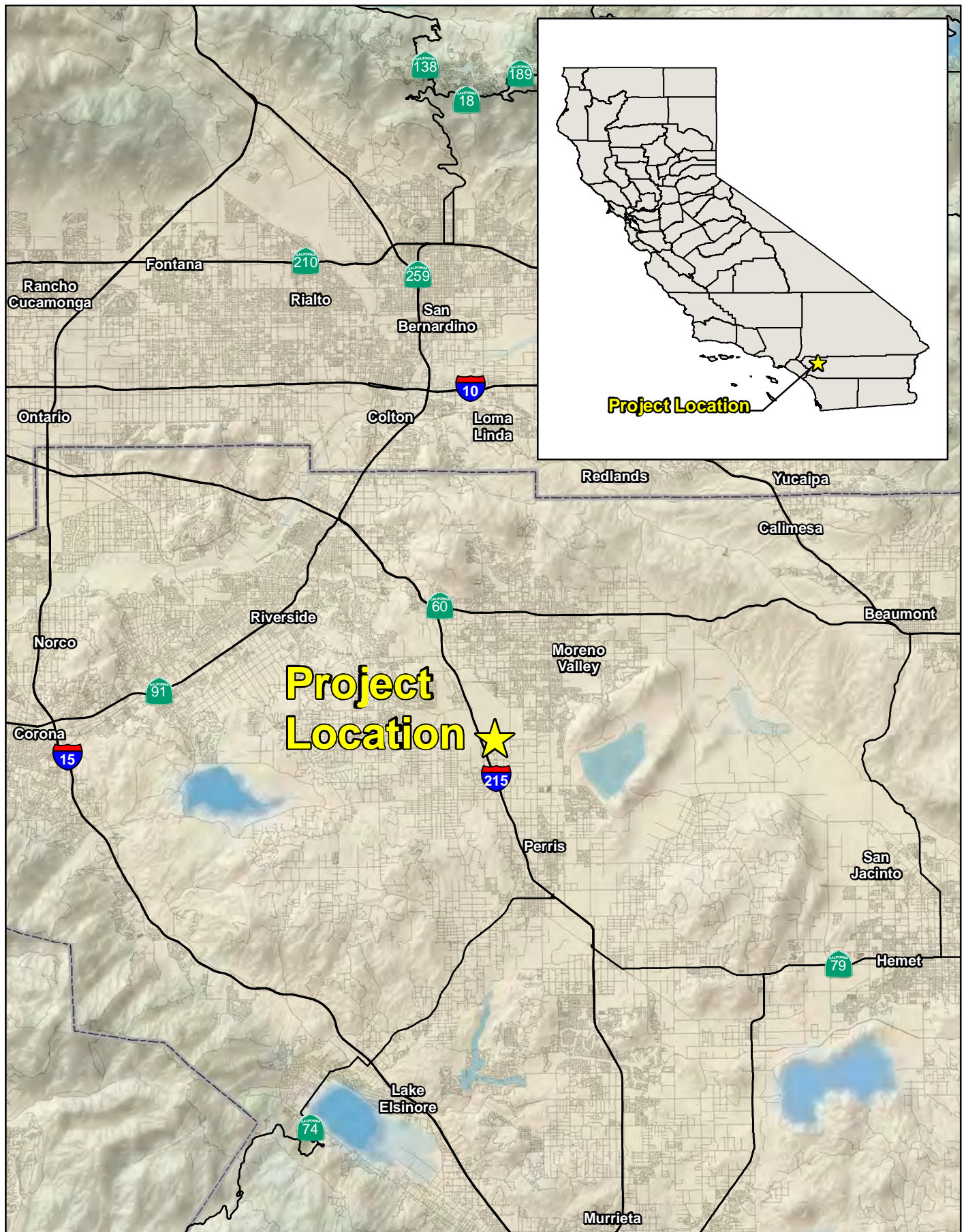
#### *Regulatory Program Goals:*

- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

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**DEPARTMENT OF THE ARMY**  
**LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS**  
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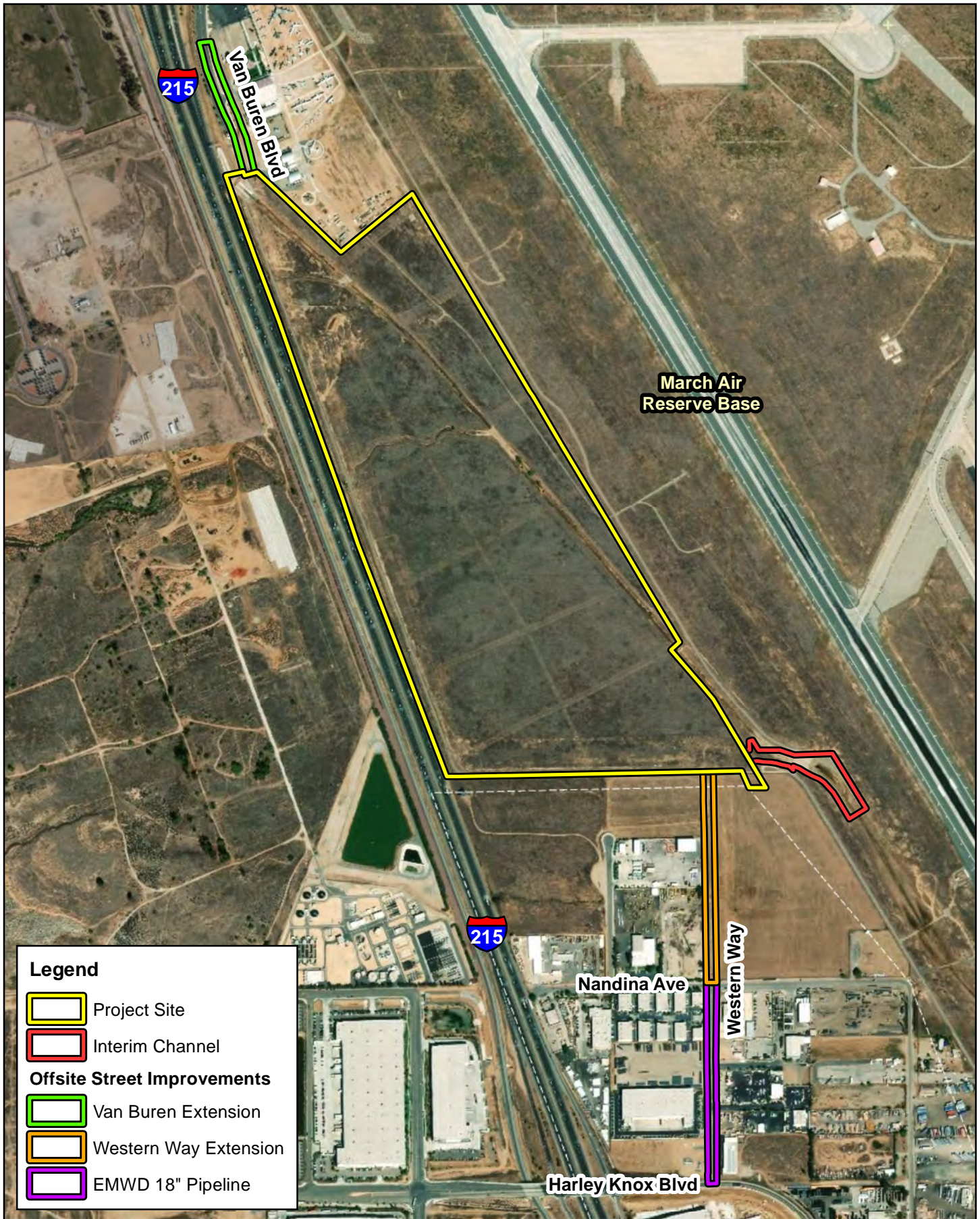












VETERANS INDUSTRIAL PARK 215  
BIOLOGICAL ASSESSMENT

**Project Site**

Exhibit 3