

MARCH JOINT POWERS AUTHORITY



NOTICE OF EXEMPTION

2019090138

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 304 Sacramento, CA 95812-3044</p> <p><input type="checkbox"/> Clerk of the Board of Supervisors Or</p> <p><input checked="" type="checkbox"/> County Clerk: County of: Riverside County Clerk's Office 2720 Gateway Drive Riverside, CA 92502-0751</p>	<p>FROM:</p> <p>Public Agency/Lead Agency:</p> <p>March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518</p> <p>Contact: Jeffrey M. Smith, AICP Phone: 951 656-7000</p>
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1. Project Title:	Substantial Conformance Determination for a Minor Modification to the Approved Greens Group / Veterans Plaza – Plot Plan PP16-02, located at 22400 Van Buren Boulevard
2. Project Applicant:	Greens Group, Inc
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The project site is located within the southeastern portion of the North Campus of the Meridian Specific Plan Area, specifically on the northeast corner of Van Buren Boulevard and Opportunity Way. The proposed Project site is bounded by Meridian Unit 4 Lot 3 to the north; the MIPA controlled south detention basin to the east, Van Buren Boulevard to the south, and Opportunity Way to the west, in the County of Riverside, City of Riverside, CA.
4. (a) Project Location – City:	Riverside
(b) Project Location – County:	Riverside
5. Description of nature, purpose, and beneficiaries of Project:	<p>The Applicant is proposing the following changes to the April 12, 2017 approved Plot Plan PP 16-02 and Conditional Use Permit CUP 16-01, and November 29, 2018 approved Plot Plan 16-02, Substantial Conformance 1:</p> <p>For better flexibility, accommodate potential tenants and to balance other uses on site, the Applicant is proposing increasing and decreasing building square footages as outlined below:</p> <p><u>Building A – Hotel:</u> Increases in size by 2,469 square feet. Number of hotel rooms increase to 157.</p> <p><u>Building B – Hotel:</u> Decreases in size by 2,469 square feet. Number of hotel rooms decrease to 94.</p> <p><u>Building D – Mixed Use:</u> Fast Food use to increase in size by approximately 1,200 square feet to accommodate potential new tenant.</p> <p><u>Building E – Convenience Store:</u> Car Wash Building to decrease in size by 241 square feet. The addition of two fuel pumps, from 6 to 8, helps site circulation Pursuant to</p>

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201900986
09/04/2019 09:19 AM Fee: \$ 50.00
Page 1 of 3

Removed: _____ By: _____ Deputy



	CEQA, the filing of a Notice of Exemption is required
7. Name of Public Agency approving project:	March Joint Powers Authority
8. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Greens Group, Inc.
9. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input checked="" type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d) <input type="checkbox"/> Categorical Exemption. State type and class number:	
(e) <input type="checkbox"/> Declared Emergency.	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
10. Reason why project was exempt:	Under State CEQA Guidelines Section 15061. Review for Exemption, (b) A Project is exempt from CEQA if, (3), "The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed changes include increasing and decreasing building square footages of Buildings A, B, D, and E and for better flexibility, accommodate potential tenants and to balance other uses on site. The proposed changes do not have the potential for causing any new significant effect to the environment which was not previously analyzed in the Initial Study/Addendum for Plot Plan 16-02. The Planning Director finds the proposed changes are not significant alterations to the previously approved Plot Plan 16-02. Pursuant to CEQA, staff will file a Notice of Exemption with the Riverside County Clerk's Office.
11. Lead Agency Contact Person:	Jeffrey M. Smith, AICP Senior Planner
Telephone:	(951) 656-7000
12. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
13. Has a Notice of Exemption been filed by the public agency approving the project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

14. Was a public hearing held by the lead agency to consider the exemption? Yes No

If yes, the date of the public hearing was: N/A



Signature:

Jeffrey M. Smith

Date: September XX Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Governor's Office of Planning & Research
SEP 04 2019
STATE CLEARINGHOUSE

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-273939

State Clearinghouse # (if applicable): N/A

Lead Agency: MARCH JOINT POWERS AUTHORITY Date: 09/04/2019

County Agency of Filing: RIVERSIDE Document No: E-201900986

Project Title: SUBSTANTIAL CONFORMANCE DETERMINATION FOR A MINOR MODIFICATION TO THE

Project Applicant Name: GREENS GROUP, INC Phone Number: (951) 656-7000

Project Applicant Address: 14205 MERIDIAN PARKWAY SUITE 140, RIVERSIDE, CA 92518

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report
- Negative Declaration
- Application Fee Water Diversion (State Water Resources Control Board Only)
- Project Subject to Certified Regulatory Programs
- County Administration Fee \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached))
- Project that is exempt from fees (Notice of Exemption)

Total Received \$50.00

Signature and title of person receiving payment:



Deputy

Notes:

STATE CLEARINGHOUSE

SEP 04 2019

Governor's Office of Planning & Research