



MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518
 (951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com


NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research P. O. Box 304 Sacramento, CA 95812-3044 <input type="checkbox"/> Clerk of the Board of Supervisors Or <input checked="" type="checkbox"/> County Clerk: County of: Riverside County Clerk's Office 2720 Gateway Drive Riverside, CA 92502-0751	FROM: Public Agency/Lead Agency: March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: 951 656-7000
---	---

1. Project Title:	Determination of Substantial Conformance 4, for a Minor Modification to the Approved Greens Group / Veterans Plaza Commercial Center – Plot Plan PP16-02, located at 22400 Van Buren Boulevard, Riverside, CA 92518
2. Project Applicant:	Greens Group, Greens Inv. 11, LLC
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 Project site is bounded by Meridian Unit 4 Lot 3 to the north; the MJPA 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; and September 4, 2019 approved Plot Plan 16-02, Substantial Conformance 2; and February 3, 2021 approved Plot Plan 16-02, Substantial Conformance 3.</p> <p>For better flexibility, accommodate potential tenants and to balance other uses on site, the Applicant is proposing the following:</p> <p>A. Circulation, Queuing, Additional Parking: For Building F, the Applicant is proposing to improve circulation, queuing and adding parking to a lot, north of Building F.</p> <p>B. Change in Square Footage for Buildings: For better flexibility, accommodate potential tenants and to</p>

	<p>balance other uses on site, the Applicant is proposing shifting the proposed location of a building, and increasing and decreasing building square footages as outlined below:</p> <ul style="list-style-type: none"> • Building B – Hotel: Shifting the proposed location of Building B, 250 feet to the east of the current proposed location. • Building C – Restaurant: Decrease in size by 17,330 square feet. Building C will move from “Retail” designation to “Restaurant” designation. • Building J – Mixed Use: Decrease in size by 242 square feet. • Building K – Restaurant: Decrease in size by 1,930 square feet. • Building L – Fast Food / Quick Restaurant: Increase in size by 600 square feet. <p>Pursuant to CEQA, the filing of a Notice of Exemption is required</p>
8. Name of Public Agency approving project:	March Joint Powers Authority
9. 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, Greens Inv. 11, LLC
10. 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:	
11. Reason why project was exempt:	<p>Findings - Under State CEQA Guidelines Section 15061 (b)(3): 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 C, J, K, and L and for better flexibility, accommodate potential tenants and to balance other uses on site. The proposed changes do not</p>

	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.
12. Lead Agency Contact Person:	Jeffrey M. Smith, AICP Principal Planner
Telephone:	(951) 656-7000
13.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.
14.	Has a Notice of Exemption been filed by the public agency approving the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
15.	Was a public hearing held by the lead agency to consider the exemption? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, the date of the public hearing was: N/A

Signature: 
Jeffrey M. Smith, AICP

Date: July 14, 2022 **Title:** Principal 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.