

MARCH JOINT POWERS AUTHORITY



NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency) March Joint Powers Authority
<input checked="" type="checkbox"/> Riverside County Clerk 2724 Gateway Drive Riverside, CA 92507	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92506

1. Project Title:	Meridian South Industrial Buildings 1-3
2. Project Applicant:	Seefried Industrial Properties, 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):	<p><u>Address:</u> Building 1: 16300 Coyote Bush Road, Riverside, CA 92518 Building 2: 21101 Krameria Avenue, Riverside, CA 92518 Building 3: 21201 Krameria Avenue, Riverside, CA 92518</p> <p><u>Cross Streets:</u> Building 1: Coyote Bush Road and Caroline Way Building 2: Krameria Avenue and Bundy Avenue Building 3: Krameria Avenue and Bundy Avenue</p>
4. Project Location	County of Riverside
5. Description of nature, purpose, and beneficiaries of Project:	<p>On October 26, 2022, the March Joint Powers Authority, through its March Business Center Implementation Committee, granted ministerial design approvals for Design Plans 22-02, 22-03, and 22-04 for Meridian South Buildings 1-3.</p> <p>Meridian South Buildings 1-3 were previously approved in January 2021 and analyzed in the Subsequent Environmental Impact Report for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH #2020059028). Under the approval, Meridian South Buildings 1-3 were entitled to incorporate the following improvements:</p> <ul style="list-style-type: none"> - Building 1/Design Plan (PP 22-02): construction of a 144,030 square foot speculative warehouse building on 9.45 acres in the Mixed-Use zoning district of the March Business Center Specific Plan. - Building 2/Design Plan (PP 22-03): construction of a 127,134 square foot speculative warehouse building on 7.31 acres in the Business Park zoning

		<p>district of the March Business Center Specific Plan.</p> <ul style="list-style-type: none"> - Building 3/Design Plan (PP 22-04): construction of a 53,085 square foot speculative warehouse building on 3.03 acres in the Business Park zoning district of the March Business Center Specific Plan.
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	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:	<p>Dan Bick</p> <p>Seefried Industrial Partners, Inc.</p> <p>2301 Rosecrans Ave, Suite 3165</p> <p>El Segundo, CA 90245</p>
8.	Exempt status: (check one)	
(a)	<input checked="" type="checkbox"/> Ministerial project.	Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268 (a)
(b)	<input checked="" type="checkbox"/> Not a project.	Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15369
(c)	<input type="checkbox"/> Emergency Project.	
(d)	<input type="checkbox"/> Categorical Exemption. State type and section number:	
(e)	<input type="checkbox"/> Declared Emergency.	
(f)	<input type="checkbox"/> Statutory Exemption. State Code section number:	
(g)	<input type="checkbox"/> Other. Explanation:	
9.	Reason why project was exempt:	<p>The Meridian South Buildings 1-3 were previously approved in January 2021 and analyzed in the Subsequent Environmental Impact Report for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH #2020059028.) Approval of Design Plans 22-02, 22-03 and 22-04 is a ministerial approval because it involved little or no personal judgment as to the wisdom or manner of carrying out construction of the Meridian South Industrial Buildings 1-3 and instead applied fixed standards and objective measurements. Approval of the Design Plans is thus a ministerial activity and not a project within the meaning of CEQA. (Public Resources Code § 21080(b)(1); State CEQA Guidelines § 15369.)</p> <p>Further, approval of the Design Plans is exempt from environmental review because it is a ministerial activity. (State CEQA Guidelines Section 15268 (a).) The Design Plans underwent a ministerial review process and was found consistent with the development standards under the March Business Center Specific Plan (SP-1, Amendment No. 8), the March Business Center Design Guidelines, and the adopted Mitigation Measures for the Meridian South Campus Specific Plan and Village West Drive Extension SEIR (SCH 2020059028). All services and access each of the project sites is made available through the Specific Plan</p>

	(SP-1, A8). The determination that the Design Plans are consistent involved no discretionary judgement by the March Business Center Implementation Committee and involved only the use of fixed and objective standards rather than subjective decision making.
10. Lead Agency Contact Person:	Lauren Sotelo
Telephone:	(951) 656-7000
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public meeting held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public meeting was: <u>10/26/2022</u>	

Signature: Lauren Sotelo Date: 10/27/2022 Title: Senior Planner

Name: Lauren Sotelo

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.