

MARCH JOINT POWERS AUTHORITY



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County of Riverside 2724 Gateway Drive, Riverside, CA 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority 14205 Meridian Parkway, #140 Riverside, CA 92518 Contact: Lauren Sotelo Phone: 951-656-7000
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (submitted through CEQA submit portal)	Lead Agency (if different from above)	Address:
	<input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Contact:	Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	SCH# 2020059028
Project Title: South Campus Buildings F and G Project	
Project Applicant:.	
Meridian Park, LLC. 1156 N. Mountain Upland, CA 91786 Timothy Reeves (909) 581-2609	
Specific Project Location – Southeast corner of Barton Street and Van Buren Boulevard. See Map Below:	



General Project Location (City and/or County): County of Riverside, California

Project Description:

2003 March Business Center Focused EIR and 2021 Meridian South Campus Specific Plan and Village West Drive Extension Project Subsequent Environmental Impact Report

The Final Focused EIR for the March Business Center (SCH# 200300139) was certified by the March Joint Powers Commission on February 19, 2003. On January 21, 2021, the March JPA certified the Final Subsequent Environmental Impact Report (“SEIR”) for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH # 2020059028), which analyzed changes to the March Business Center Specific Plan, included shifting a mix of land uses in the South Campus area. The SEIR analyzed the potential significant environmental impacts of, among other things, rezoning the Project site to Business Park and developing the Project site consistent with the Business Park zoning.

The Project and Addendum to the SEIR

The Project has two components: (1) Plot Plan 22-02 (PP 22-02) for the construction of two speculative warehouse buildings (Buildings F and G) on 15.33 acres zoned Business Park as identified in the March Business Center Specific Plan (SP-1, Amendment No. 8); and (2) Tentative Parcel Map 38414 (TPM 22-01) to subdivide Parcel 1 of Final Map 37878 into two separate lots to accommodate the Project. The SEIR previously analyzed the environmental impacts of the proposed warehouse buildings on the Project site. The Project site was evaluated in the 2021 SEIR as a single 15.3-acre Business Park parcel with a total of 509,282 square feet (SF) of development (356,498 SF warehouse use and 152,784 SF office use). The Project now proposes two parcels with a combined total of 288,850 SF of warehouse development (279,850 SF warehouse use and 9,000 SF office use). This combined total of proposed development square footage represents a 43% reduction of overall development to what was analyzed in the Final SEIR. The Project is a proposed minor modification to the development analyzed in the SEIR by seeking approval of a tentative parcel map to subdivide the parcel into two separate lots and approve a lesser amount building area.

On December 19, 2022, March Joint Powers Commission approved PP 22-02 and TPM 22-01, approved the Addendum to the SEIR and found that none of the circumstances identified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 existed so no further environmental review was required.


Identify the person or entity undertaking the project, including any private applicant:

Meridian Park, LLC.
 1156 N. Mountain
 Upland, CA 91786

Timothy Reeves
 (909) 581-2609

This is to advise that the (Lead Agency or Responsible Agency) has approved the above-described project on December 19, 2022 and has made the following determinations regarding the above described project:

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| 1. | <input type="checkbox"/> | The project will have a significant effect on the environment. |
| | <input checked="" type="checkbox"/> | The project modifications will NOT have a significant effect on the environment |
| 2. | <input checked="" type="checkbox"/> | A Subsequent Environmental Impact Report (SEIR) was previously prepared and certified and adopted for this project pursuant to the provisions of CEQA and the SEIR reflects the independent judgment of the Lead Agency. |
| | <input type="checkbox"/> | A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. |
| | <input type="checkbox"/> | A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. |
| 3. | <input checked="" type="checkbox"/> | Mitigation measures, identified in the previously certified SEIR, were made a condition of the approval of the project. |
| | <input type="checkbox"/> | Mitigation measures were NOT made a condition of the approval of the project. |
| 4. | <input checked="" type="checkbox"/> | A Mitigation Monitoring or Reporting Plan was adopted for the originally approved project. |
| | <input type="checkbox"/> | A Mitigation Monitoring or Reporting Plan was NOT adopted for this project. |
| 5. | <input checked="" type="checkbox"/> | A Statement of Overriding Considerations was adopted for the originally approved project. |
| | <input type="checkbox"/> | A Statement of Overriding Considerations was NOT adopted for this project |
| 6. | <input checked="" type="checkbox"/> | Findings pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 relating to subsequent environmental review were made were made pursuant to the provisions of CEQA. |
| | <input type="checkbox"/> | Findings were NOT made pursuant to the provisions of CEQA. |
| This is to certify that the Final SEIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at: https://marchjpa.com/2022-meeting-archives/ | | |
| Custodian: Lauren Sotelo, Senior Planner | | Location: 14205 Meridian Parkway, Suite 140; Riverside, CA 92518 |

Date: <u>12/20/22</u>	 Signature Name: <u>Dan Fairbanks</u> Title: <u>Planning Director</u>
Date Received for Filing: _____	

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.