



MARCH JOINT POWERS AUTHORITY

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NOTICE OF PUBLIC HEARING BEFORE THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY

NOTICE IS HEREBY GIVEN that at **3:00 P.M. on Wednesday, September 11, 2024**, or as soon thereafter as possible, in the March Joint Powers Authority Boardroom, located at 14205 Meridian Parkway, Suite 140, Riverside, California 92518, **a public hearing will be held by the Commission of the March Joint Powers Authority.** The Agenda/Staff Report, along with teleconference meeting and public participation instructions, will be posted 72 hours before the Public Hearing on the Authority's webpage at: <https://marchjpa.com/meetings-agendas/>. This public hearing is scheduled to discuss and take action on a request by **Greens INV 11, LLC**, for the proposed **Veterans Plaza Car Wash Project**. The 1.08-acre vacant/parcel project site is located at the southeast intersection of Sysco Way and Opportunity Way, north of Van Buren Boulevard, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. The proposed Project consists of the following:

Conditional Use Permit (CUP 22-03): The proposed Conditional Use Permit would allow for the development of a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre vacant parcel. The primary entrance to the car wash facility is oriented off of the Sysco Way/Opportunity Drive-drive aisle, leading into three stacking lanes, which will accommodate up to 16 cars. The car wash facility will also include a covered vacuum/detailing area, with parking stalls which will accommodate up to 8 cars, 2 onsite parking stalls, 2 ADA parking stalls, along with 6 bicycle parking spaces, one trash enclosure, landscaping, and associated paving. The building is single-story with varying building heights and a tower feature, with a maximum height is 29 feet. The project has been designed in accordance with the Meridian North Specific Plan (SP-5, A5) Development Standards. At this time, the Applicant is in negotiations, to lease the facility to the Quick Quack Car Wash Company.

Environmental Determination: On April 12, 2017, the Commission considered and adopted Resolution #JPA 17-04, an Addendum to the 2010 SEIR for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) for the Veterans Plaza Commercial Project (CUP 16-01, PP 16-02, TM 16-01, and V 16-01), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guideline. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures, pursuant to State CEQA Guideline 15162. Accordingly, staff will recommend filing a Notice of Determination.

Additional Information: In accordance with Government Code Section 65009, anyone wishing to challenge any of the proposed actions taken by the March Joint Powers Commission in court, you may be limited to raising only those issues raised at the public hearings described in the notice or raised in written correspondence delivered to the hearing body, at or prior to the public hearing. Any written correspondence submitted to one or more of the March JPA Commissioners regarding this matter must also be copied to the Commission Clerk and the Project Planner, prior to the meeting date referenced above. The Agenda/Staff Report, along with teleconference meeting and public participation instructions, will be posted 72 hours before the Public Hearing on the Authority's webpage at: <https://marchjpa.com/meetings-agendas/>.

Please contact Jeffrey Smith, AICP, Principal Planner, March Joint Powers Authority, at (951) 656-7000, or by email at smith@marchjpa.com, should you have any questions regarding this notice. If you require special accommodations during your attendance at this Public Hearing meeting, please contact Cindy Camargo, Clerk, March Joint Powers Authority, at (951) 656-7000, or by email at camargo@marchjpa.com, at least 24 hours in advance of the meeting time. Thank you



Veterans Plaza Car Wash Project Location:

The approximately 1.08-acre, vacant Project site is located at the southeast intersection of Sysco Way and Opportunity Way, north of Van Buren Boulevard, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.