



# MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518  
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## NOTICE OF DETERMINATION

|            |   |              |  |
|------------|---|--------------|--|
| <b>TO:</b> | <input type="checkbox"/> Clerk of the Board of Supervisors<br>or<br><input checked="" type="checkbox"/> <b>County Clerk</b><br>County of: Riverside<br>Address: 2724 Gateway Drive<br>Riverside, CA 92507 | <b>FROM:</b> | <b>Public Agency/Lead Agency:</b><br><br>March Joint Powers Authority<br>Address: 14205 Meridian Parkway, Suite 140<br>Riverside, CA 92518<br>Contact: Jeffrey M. Smith, AICP<br>Phone: (951) 656-7000 |
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| <b>TO:</b> | <input checked="" type="checkbox"/> Office of Planning and Research<br>P. O. Box 3044<br>Sacramento, CA 95812-3044<br><br><input checked="" type="checkbox"/> 1400 Tenth Street (overnight or hand delivery)<br>Sacramento, CA 95814 | Lead Agency (if different from above)<br><br>Address:<br><br>Contact:<br>Phone: |  |
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**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.


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| <b>State Clearinghouse Number (If submitted to SCH):</b> 2009071069   |  |
| <b>Project Title:</b> Veterans Plaza Car Wash Project: Conditional Use Permit 22-03 (PP 22-03)  |  |
| <b>Project Applicant:</b> Greens INV 11, LLC.   |  |
| <b>Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name):</b>   |  |
| 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. See attached map.   |  |
| <b>General Project Location (City and/or County):</b> County of Riverside   |  |
| <b>Project Description:</b> The proposed Project consists of the following:   |  |
| <p><u>Conditional Use Permit (CUP 22-03):</u> 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.</p> |  |

**Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.**

Greens INV 11, LLC

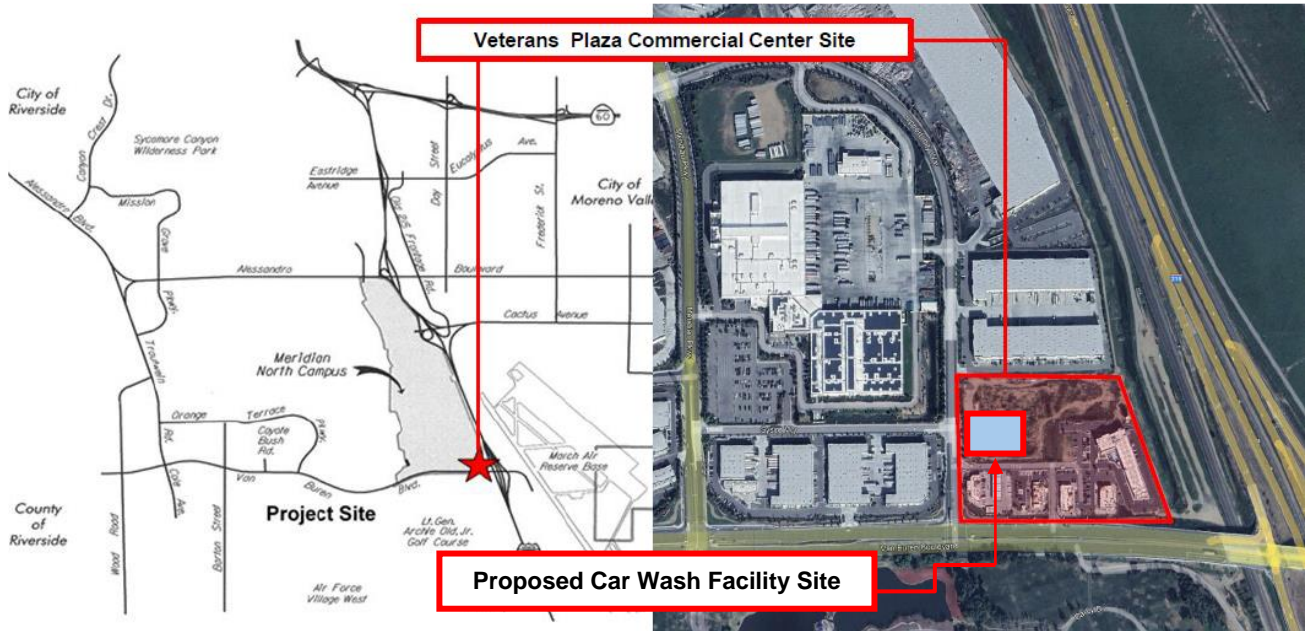
This is to advise that the ( **Lead Agency** or  **Responsible Agency**) has approved the above described project on **September 11, 2024** and has made the following determinations regarding the above described project:

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| 1. | <input type="checkbox"/> The project will have a significant effect on the environment.   |
|    | <input checked="" type="checkbox"/> <b>The project will NOT have a significant effect on the environment beyond those previously analyzed.</b>  |
| 2. | <input checked="" type="checkbox"/> <b>An Environmental Impact Report, and subsequent CEQA Addendum, were previously prepared and certified/adopted for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency (SCH# 2009071069).</b> |
|    | <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.  |
|    | <input checked="" type="checkbox"/> <b>A CEQA Addendum was prepared, which considered this proposed project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.</b>   |
| 3. | <input checked="" type="checkbox"/> <b>Mitigation measures from the applicable Certified Subsequent EIR were made a condition of the approval of the project but were adopted when the Subsequent EIR was certified.</b>  |
|    | <input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.  |
| 4. | <input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.  |
|    | <input checked="" type="checkbox"/> <b>A new Mitigation Monitoring or Reporting Plan was NOT adopted for this project.</b>  |
| 5. | <input type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.   |
|    | <input checked="" type="checkbox"/> <b>A Statement of Overriding Considerations was NOT adopted for this project but were made when the Subsequent EIR was certified.</b>   |
| 6. | <input checked="" type="checkbox"/> <b>Findings were made pursuant to the provisions of CEQA that no further environmental analysis was required pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.</b>   |
|    | <input type="checkbox"/> Findings were NOT made pursuant to the provisions of CEQA.   |
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|    | <b>Custodian:</b> March Joint Powers Authority  |
|    | <b>Location:</b> 14205 Meridian Parkway, Suite 140<br>Riverside, CA 92518   |

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| <b>Date:</b> <u>September 11, 2024</u> | <b>Signature:</b>  |
| <b>Date Received for Filing:</b> _____ | <b>Title:</b> <u>Principal Planner</u>   |

Authority cited: Sections 21083, Public Recourse Code.

Reference Section 21000-21174, Public Resources Code.



**Veterans Plaza Commercial Center 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.