

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-371126

State Clearinghouse # (if applicable): 2009071069

Lead Agency: MARCH JOINT POWERS AUTHORITY Date: 11/14/2019

County/Agency of Filing: RIVERSIDE Document No: E-201901315

Project Title: MS PRIME SIX - DEVELOPMENT C

Project Applicant Name: MS PRIME SIX, LLC C/O SILAGI DEVELOPMENT Phone Number: (951) 656-7000

Project Applicant Address: 101 HODENCAMP ROAD, SUITE 200 THOUSAND OAKS, CA 90703

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$50.00

Total Received \$50.00

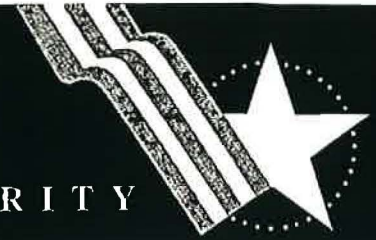
Signature and title of person receiving payment



Deputy

Notes:

MARCH JOINT POWERS AUTHORITY



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Riverside Address: 2724 Gateway Drive Riverside, Ca 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 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 (overnight or hand delivery) <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:
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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): Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SCH # 2009071069)	FILED / POSTED County of Riverside Peter Aldana Assessor-County Clerk-Recorder E-201901315 11/14/2019 12:22 PM Fee: \$ 50.00 Page 1 of 4
Project Title: MS Prime Six – Development C	Removed: By: Deputy
Project Applicant: MS Prime Six, LLC. c/o Silagi Development	
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	



General Project Location (City and/or County): March Joint Powers Authority – Unincorporated Riverside County

Project Description:

General Plan Amendment (GPA 19-01): The approval of an amendment to the General Plan Land Use Map in order to accommodate the proposed zone changes as part of the Specific Plan Amendment as described below.

Specific Plan Amendment (SPA 19-01, Amendment 5): The approval of amendment #5 to the Meridian North Campus Specific Plan SP-5 in order to 1) allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU, and 2) authorize modifications to three figures in the Specific Plan; Figure II-3A was revised to identify the changes to the General Plan land uses as part of the Project, Figure II-4A would be revised to identify the zoning changes as part of the Project, and Figure V-4 was revised to identify the zoning changes as part of the Project.

Plot Plan Amendment (PP 17-04, Amendment 1): On November 17, 2017, the March Business Center Design Implementation Committee found Design Plan 17-04 consistent with the Meridian North Campus SP-5 EIR, the Meridian North Campus SP-5 Specific Plan, and the March Business Center Design Guidelines. This previously approved project was entitled for a two-story, approximately 74,922 square feet (sf) speculative office building on Unit 4, Lot 12 of the Meridian North Campus Specific Plan (SP-5). Today, the Applicant is proposing to amend the previously approved Design Plan by proposing the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12. The proposed project would provide 128 standard parking stalls and 97,467 sf of landscaping. The buildings are proposed to operate with an array of permitted uses, however the applicant is seeking the approval of a Conditional Use Permit to operate as a business enterprise use in the MU zone. Maximum building height proposed is 34-feet. Unit 4, Lot 9 was previously approved for three (3) single-story office buildings totaling 32,628 sf. The Applicant will still construct the buildings as previously entitled, however the applicant is seeking a change in zoning

from OF to MU.

Conditional Use Permit (CUP 19-01 through 19-05): In conjunction with the Plot Plan Amendment application (PP 17-04, A1), the applicant is seeking the approval of a five (5) conditional use permits in order to allow Buildings 1 through 5 of Unit 4, Lot 12 to operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.

Tentative Parcel Map (TPM 19-01): As part of proposed project, the Applicant wishes to further subdivide Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act.

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.

MS Prime Six LLC c/o Silagi Development, 101 Hodencamp Road, Suite 200 Thousand Oaks, California 90703

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on November 13, 2019 and has made the following determinations regarding the above described project:

1.	<input type="checkbox"/>	The Meridian Specific Plan Amendment (SP-5) will have a significant effect on the environment and this project will have no additional significant effects than those of the Specific Plan Amendment.
	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment beyond that already identified in the previously certified EIR.
2.	<input checked="" type="checkbox"/>	An Addendum to a previously certified Environmental Impact Report (SCH#2009071069) was prepared and certified for this project pursuant to the provisions of CEQA and 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 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 this project. Specifically, this Project relies upon and is subject to the Mitigation Monitoring and Reporting Program adopted in connection with the previously-certified Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069).
	<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 previously adopted for the Meridian Specific Plan Amendment and applies to this project.
	<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/>	Findings 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 EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:

Custodian: Lauren Sotelo/Associate Planner March Joint Powers Authority	Location: March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518
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Date: <u>11/14/2019</u>	<u>Lauren Sotelo</u> Signature Name: <u>Lauren Sotelo</u> Title: <u>Associate Planner</u>
Governor's Office of Planning & Research Date Received for Filing: <u>NOV 14 2019</u>	

STATE CLEARINGHOUSE

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



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.riversideacr.com

Receipt: 19-371126

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Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	4
	Document #	E-201901315
	Filing Type	5
F&G Clerk Handling Fee		\$50.00
Total		\$50.00
Tender (Check)		\$50.00
Check #	1014788	
Paid By	MARCH JOINT POWERS AUTHORITY	

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