


MARCH JOINT POWERS AUTHORITY

NOTICE OF EXEMPTION

TO: <input 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 type="checkbox"/> Clerk of the Board of Supervisors Or <input checked="" type="checkbox"/> County Clerk: County of Riverside County Clerk's Office 2720 Gateway Drive Riverside, CA 92502-0751	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: 951 656-7000 2020020423

1. Project Title:	Substantial Conformance Determination for a Minor Modification to the Approved Freeway Business Center Project – Plot Plan PP 14-02, located at 2677 East Alessandro Boulevard
2. Project Applicant:	CHI / Freeway Business Center, LLC
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):	The Freeway Business Center Project is located at the southwest corner of Alessandro Boulevard and Old 215 Frontage Road, in unincorporated Riverside County, California, under the jurisdiction of the March JPA. The site is bounded by Alessandro Boulevard to the north, the Cactus Avenue on-ramp for Interstate 215 Freeway (I-215) to the south, Old 215 Frontage Road to the east, and I-215 to the west.
4. (a) Project Location – City: Riverside	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project: FILED / POSTED County of Riverside Peter Aldana Assessor-County Clerk-Recorder E-202000173 02/20/2020 01:40 PM Fee: \$ 50.00 Page 1 of 3 Removed:  By: Deputy	The previously approved Plot Plan 14-02 is an industrial warehouse, speculative development. The Project will be developed on a 39.4 acre site, consisting of a single industrial warehouse building, approximately 709,083 square feet in size. The industrial warehouse building includes 694,083 square feet of warehouse space, 12,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space. To accommodate potential tenants, the Applicant has proposed adding an additional 10,000 square feet of office area, reducing the warehouse area by the same square footage. The warehouse space will now total 684,083 square feet and the new office area square footage will total 25,000 square feet (22,000 square feet of ground floor office space and 3,000 square feet of mezzanine office space).
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:	CHI / Freeway Business Center, LLC
8.	Exempt status: (check one)	
(a)	<input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input checked="" type="checkbox"/> Not a project.	
(c)	<input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	<input type="checkbox"/> Categorical Exemption. State type and section number:	
(e)	<input type="checkbox"/> Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/> Statutory Exemption. State Code section number:	
(g)	<input type="checkbox"/> Other. Explanation:	
9.	Reason why project was exempt:	<p>Under State CEQA Guidelines Section 15061, Review for Exemption, (b) A Project is exempt from CEQA if, (3), "The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."</p> <p>The proposed Project of adding 10,000 square feet of office area. The additional office area square footage does not have the potential for causing any new significant effect to the environment which was not previously analyzed in the Draft Environmental for Plot Plan 14-02. The Planning Director finds the proposed 10,000 square feet of additional office area is not a significant alteration to the previously approved Plot Plan 14-02. Pursuant to CEQA, staff will file a Notice of Exemption with the Riverside County Clerk's Office.</p>
10.	Lead Agency Contact Person:	Jeffrey M. Smith, AICP Senior Planner, March Joint Powers Authority
	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 ☒ No ☐
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒
- If yes, the date of the public hearing was: _____

Signature: _____

Name: Jeffrey M. Smith

Date: February 20, 2020 Title: Senior Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

Governor's Office of Planning & Research

Date Received for Filing: FEB 21 2020

(Clerk Stamp Here)

STATE CLEARINGHOUSE

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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

Receipt #: 20-59592

State Clearinghouse # (if applicable): 2015031015

Lead Agency: March Joint Powers Authority Date: 2/20/2020

County Agency of Filing: Riverside Document No: E-202000173

Project Title: SUBSTANTIAL CONFORMANCE DETERMINATION FOR A MINOR MODIFICATION TO THE
APPROVED FREEWAY BUSINESS CENTER PROJECT - PLOT PLAN PP 14-02, LOCATED AT
2677 EAST ALESSANDRO BOULEVARD

Project Applicant Name: CHI/Freeway Business Center, LLC

Project Applicant Address: 14205 Meridian Parkway, Suite 140, Riverside, CA 92518

Project Applicant: Local Public Agency

Phone Number: (951) 656-7000

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

Total Received \$ 50

Signature and title of person receiving payment:



Notes: