

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202000380
04/15/2020 01:52 PM Fee: \$ 50.00
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2020040290

Removed: By: Deputy

NOTICE OF EXEMPTION



TO:	FROM:
<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	(Public Agency) March Joint Powers Authority
<input checked="" type="checkbox"/> Riverside County Clerk 2724 Gateway Drive Riverside, CA 92507	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

1. Project Title:	Design Plan 19-05: Eagle Business Park
2. Project Applicant:	Eagle Business Park, 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):	
4. Project Location	County of Riverside
5. Description of nature, purpose, and beneficiaries of Project:	<p>On April 8, 2020, the March Business Center Design Implementation Committee approved Design Plan 19-05 for the development of a business park development ranging from 78,960 to 123,500 square feet (sf) with a combined total of 390,480 sf consisting of four (4) buildings on 19.84 acres. The business park is designed to accommodate a combination of both Business Enterprise (warehouse uses under 50,000 sf) and Light Manufacturing uses consistent with the Permitted Uses Table III-I on page III-11 and Table III-2 on page III-14 of the March Business Center Specific Plan (SP-1, A7). Site access would be provided through five driveways all located off Krameria Avenue – 3 passenger car only driveways and 2 service driveways for trucks. Total on-site parking includes 491 stalls, with 356 standard stalls, 20 (12' x 18') ADA spaces, and 115 carpool/vanpool/electric vehicle preferential parking spaces. Employee break</p>

	areas are proposed in the truck courts which include 12 picnic benches with landscape surrounding and trees to provide shade. Along the easterly property line, a decorative aluminum fence is proposed for security of the site. The westerly decorative aluminum fence will remain in place and was constructed as part of the adjacent development to the west. A 12-foot high Meridian theme wall is proposed along the northerly property line to screen the onsite development from the existing and recorded conservation easement area to the north. Within the southerly property line lies a 15-foot LLMD easement area with landscape installed and maintained by the LLMD.
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:	Eagle Business Park, LLC.
8. Exempt status: (check one)	
(a) <input checked="" type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268(a) and 15369)
(b) <input checked="" type="checkbox"/> Not a project.	(Pub. Res. Code § 21080(a))
(c) <input type="checkbox"/> Emergency Project.	
(d) <input type="checkbox"/> Categorical Exemption. State type and section number:	
(e) <input type="checkbox"/> Declared Emergency.	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	First, the approval of Design Plan 19-05 is not a "project" subject to CEQA. CEQA defines "project" as a discretionary action taken by a public agency. (Pub. Resources Code § 21080(a).) Here, the approval of the design plan is a ministerial action. As explained in <i>Health First v. March Joint Powers Authority</i> (2009) 174 Cal.App.4th 1135, approval of the design plan does not involve the exercise of judgment, deliberation or discretion. Rather, the approval involves determination of whether the proposed design plan conforms to the March Business Center Design Guidelines ("Design Guidelines"), the March Business Center Specific Plan (SP-1, A7) ("Specific Plan"), and the Certified Final Focused Environmental Impact Report and Mitigation Measures for the March Business Center Specific Plan (SCH#2002071089) ("Specific Plan FEIR"). If the March Business Center Design Implementation Committee determines that the proposed design plan complies with the Design Guidelines, Specific Plan and Specific Plan FEIR, then the Committee has no discretion to deny the design

	<p>plan, and instead must approve the design plan. Here, based on the staff report, the attachments to the staff report, the Ministerial Review Comprehensive Checklist, and other relevant documents in the City's files, the Committee determined that the design plan is consistent with the March Design Guidelines, the Specific Plan the Specific Plan FEIR. Based on this determination the Committee had no discretion to deny the design plan, and as such, approval is not a discretionary action.</p> <p>Further, even if the approval is considered a "project" within CEQA's meaning, the approval of the design plan is exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) and State CEQA Guidelines sections 15268 (a) and 15369, all of which exempt ministerial projects from CEQA. As explained above, approval of the design plan is a ministerial process and the Committee did not exercise its independent judgment, discretion or deliberations. Rather, the Committee had a ministerial duty to approve the design plan so long as the design plan complied with the Design Guidelines, Specific Plan and Specific Plan FEIR. The approval is thus exempt as a ministerial action.</p>
10. Lead Agency Contact Person:	Lauren Sotelo
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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Was a public meeting held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public meeting was: <u>April 8, 2020</u>	

Signature: Lauren Sotelo Date: 04/10/2020 Title: Senior Planner

Name: Lauren Sotelo

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: Governor's Office of Planning & Research

(Clerk Stamp Here)

APR 23 2020

STATE CLEARINGHOUSE

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

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

RECEIVED

APR 20 2020

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

BY: RB

Receipt #: 20-123773

State Clearinghouse # (if applicable): _____

Lead Agency: MARCH JOINT POWERS AUTHORITY

Date: 04/15/2020

County Agency of Filing: RIVERSIDE

Document No: E-202000380

Project Title: DESIGN PLAN 19-05; EAGLE BUSINESS PARK

Project Applicant Name: EAGLE BUSINESS PARK LLC C/O MARCH JOINT

Phone Number: (951) 656-7000

Project Applicant Address: 14205 MERIDIAN PARKWAY STE 140, RIVERSIDE, CA 92518

Project Applicant: PRIVATE ENTITY

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)

\$0.00

Total Received \$50.00

Signature and title of person receiving payment:

Sheila L. Zavala

Deputy

Notes: