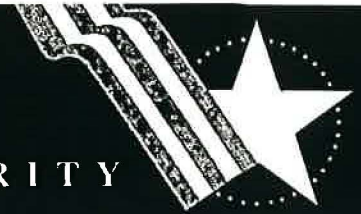


MARCH JOINT POWERS AUTHORITY



NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 304 Sacramento, CA 95812-3044 <input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Riverside	FROM: Public Agency/Lead Agency March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, California 92518
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1. Project Title:	Determination of Substantial Conformance No. 2 for the approved Plot Plan 17-05 for the MS Van Buren II Business Park located at 21750 – 21880 Van Buren Boulevard.
2. Project Applicant:	Silagi Development and Management, Inc. 101 Hodencamp Road, Suite 200 Thousand Oaks, CA 90703
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):	Street Address: 21750 -21880 Van Buren Boulevard Riverside, CA 92518 Cross streets: Meridian Parkway and Van Buren Boulevard
4. (a) Project Location – City:	Riverside
(b) Project Location – County:	Riverside
5. Description of nature, purpose, and beneficiaries of Project:	<p>Since the approval of Plot Plan 17-05, the applicant is proposing supplemental changes to the previously approved project. These changes include the following:</p> <p>Building's 10-12:</p> <ol style="list-style-type: none"> 1) Remove landscaping behind Building's 10 and 11 to accommodate the proposed concrete service area. 2) Add one (1) 14'x10' glass roll up door to each building elevation facing the service area. 3) Modify the paint scheme to match the MS Van Buren I Business Park, the business park to the east of the project site. 4) Eliminate 46 parking stalls along Economic Drive to accommodate the pre-treatment area as per the Precise Grading Plans. <p>Retail Building:</p> <ol style="list-style-type: none"> 5) Modify the paint scheme to match the MS Van Buren I Business Park, the business park to the east of the project site. 6) Replace the previously approved yellow awning to blue to match the retail building located at the MS Van Buren I Business Park located to the east of the project site.

FILED / POSTED

County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder

E-202000592
 05/29/2020 04:54 PM Fee: \$ 50.00
 Page 1 of 3

Removed: By: Deputy



	<p>7) Add decorative steel trellis and landscape along the west and east building elevations.</p> <p>Buildings 1-9:</p> <p>8) Replace the previously approved accent color Sherwin Williams "Pottery Urn" with "Denim Blue" to match the MS Van Buren I Business Park, the business park located to the east of the project.</p> <p>Overall Site Plan changes:</p> <p>9) Due to the proposed changes, the total onsite landscape has been reduced from 136,695 sf to 118,790 sf with a percent landscape change from 23.1% to 20%</p> <p>10) Due to the proposed changes, the total number of parking spaces has been reduced from 527 spaces to 481 spaces</p> <p>According to the March JPA Development Code § 9.02.280, the March Joint Powers Authority has determined that the proposed changes associated with the previously approved development project are in substantial conformance 17-05. The proposed project are minor alterations to a previously approved Plot Plan with no direct changes to the building height or square footage. Pursuant to CEQA, the filing of a Notice of Exemption is required.</p>
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:	Silagi Development and Management, Inc.
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	
(b) <input checked="" type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	
(d) <input type="checkbox"/> Categorical Exemption. State type and class 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:	<p>The project was originally approved subject to an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SCH# 2009071069), pursuant to the California Environmental Quality Act. The March Joint Powers Authority finds that the project is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the</p>

	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." The proposed changes include minor modifications to the previously approved site plan and building elevations for the MS Van Buren II Business Park. The proposed modifications do not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Initial Study for Plot Plan 17-05. Thus not making it a "Project" per its definition under State CEQA Guidelines Section 21065.
10. Lead Agency Contact Person:	Lauren Sotelo, Senior Planner
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 type="checkbox"/> No <input checked="" type="checkbox"/>	
13. Was a public hearing held by the lead agency to consider the exemption? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, the date of the public hearing was: _____	

Signature: Lauren Sotelo Date: 05/28/2020 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

Governor's Office of Planning & Research

(Clerk Stamp Here)

Jun 08 2020

STATE CLEARINGHOUSE

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RECEIVED

JUN 04 2020

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

BY: FWB

Receipt #: 20-166897

State Clearinghouse # (if applicable): 2009071069

Lead Agency: MARCH JOINT POWERS AUTHORITY Date: 05/29/2020

County Agency of Filing: RIVERSIDE Document No: E-202000592

Project Title: DETERMINATION OF SUBSTANTIAL CONF. NO. 2 APPROVED PP17-05 FOR MS VAN BUREN II

Project Applicant Name: SILAGI DEVELOPMENT AND MANAGEMENT INC Phone Number: (951) 656-7000

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

C. Sandral

Deputy

Notes: 201000682 RECEIPT NUMBER FROM 07/21/2010 FOR FULL FEE-CS