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

BY: PAB

Receipt #: 20-240263

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: MARCH JOINT POWERS AUTHORITY

Date: 07/24/2020

County Agency of Filing: RIVERSIDE

Document No: E-202000872

Project Title: TPM 20-03 FOR CONDOMINIUM PURPOSES FOR THE MS VAN BUREN II BUS. PARK

Project Applicant Name: MARCH JOINT POWERS AUTHORITY

Phone Number: (951) 656-7000

Project Applicant Address: 14205 MERIDIAN PARKWAY SUITE 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:

U. Sandral

Deputy

Notes:

# MARCH JOINT POWERS AUTHORITY



2020080041

## NOTICE OF EXEMPTION

FILED / POSTED

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202008072  
07/24/2020 02:59 PM Fee: \$ 50.00  
Page 1 of 3

Removed: By: Deputy



TO: <input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)
<input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk County of: Riverside	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

1. Project Title:	Tentative Parcel Map 20-03 (TPM 20-03) for condominium purposes for the MS Van Buren II Business Park
2. Project Applicant:	MS Van Buren II, 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):	Street Address: 21750 -21880 Van Buren Boulevard Riverside, CA 92518 Cross streets: Meridian Parkway and Van Buren Boulevard
4. (a) Project Location – City:	(b) Project Location – County: County of Riverside
5. Description of nature, purpose, and beneficiaries of Project:	Tentative Parcel Map 20-03 (TPM 20-03) for condominium purposes was approved to create separate air space for each of the thirteen buildings previously approved as part of the MS Van Buren II Business Park. The condominium map will allow individual sale and ownership of each building. This will facilitate small business owners to occupy and own their own facility. In addition to the condominium conversion described above, the parcel map will make minor adjustments to internal parcels lines to better align with existing parking lot improvements.
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:	MS Van Buren II, LLC 16130 Ventura Blvd. Suite 510 Encino, CA 91436
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input 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 checked="" type="checkbox"/>	Categorical Exemption. State type and section number:	Per State CEQA Guidelines 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 environment.
(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:		The March Joint Powers Commission finds Tentative Parcel Map 20-03 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 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." Tentative Parcel Map 20-03 does not propose any new construction activities as the thirteen previously approved buildings are already under construction. Rather, Tentative Parcel Map 20-03 for condominium purposes was approved to create separate air space for each building. The condominium map allows individual sale and ownership of each building. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-03 does 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. Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.
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 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 type="checkbox"/>		
	If yes, the date of the public hearing was: <u>July 22, 2020</u>		

Signature: Lauren Sotelo Date: 07/22/2020 Title: Senior Planner

Name:

☒ Signed by Lead Agency ☐ Signed by Applicant  
Governor's Office of Planning & Research

Date Received for Filing: Aug 05 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.