MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

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NOTICE OF EXEMPTION

TO: ☐	Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	**FROM**: (Public Agency)	March Joint Powers Authority
☒	Clerk of the Board of Supervisors or **County Clerk:** County of : Riverside Address: 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

1.	**Project Title:**	Final Map 37116
2.	**Project Applicant:**	Greens Inv 11 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):**	Final Map 37116: Located within the southeastern portion of the North Campus of the Meridian Specific Plan Area, specifically on the northeast corner of Van Buren Boulevard and Opportunity Way, within the March Joint Powers Authority's (JPA) jurisdiction in unincorporated Riverside County
4.	**(a) Project Location – City:**	Unincorporated Riverside County
	(b) Project Location – County:	Riverside
5.	**Description of nature, purpose, and beneficiaries of Project:**	Final Map 37116 subdivides the remaining 7.36-acres of the 14.4 acres Veterans Plaza project site, into four (4), fee-title parcels that are buildable lots, and an extension of a parcel to improve circulation, queuing and add parking to a lot (Lot 5), north of Building F (In N Out). The four buildable lots are scheduled for the proposed future development of two restaurants, one mixed-use facility (retail and fast food/drive-through restaurant) and a hotel. The subdivision will take access off a future driveway oriented off of the Sysco Way/Opportunity, in addition to a "Right-In/Right-Out" driveway on Opportunity Way and a "Right-In/Right-Out" driveway on Van Buren Boulevard. The Final Map is consistent with the Meridian Specific Plan's (SP-5) Development Regulations, and Section 9.14.090 of the March JPA Development Code. The Final Map is comprised of three (3) parcels (APN's: 294-070-044, 294-040-046, and 297-070-050), creating four legal development parcels, and an extension of an existing parcel to the south, to improve circulation, queuing, and parking. All streets and landscape areas, upon construction and acceptance by March JPA, would be maintained by the March JPA LLMD #1 (streets, landscape, street lights, graffiti control, street sweeping, traffic signals, and storm drain drains 36-inch or smaller).

		Final Map 37116 will not amend any prior entitlements and is subject to all prior approvals and conditions related to the Veterans Plaza Project, Master Conditional Use Permit 16-01, Plot Plan 16-02, Tentative Tract Map 37116, Specific Plan Amendment 16-03 A3, and Variance-V 16-01
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:**	Greens Inv 11 LLC
8.	**Exempt status:** (check one)	
	(a) ☒ **Ministerial project.**	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268(b)(3))
	(b) ☐ Not a project.	
	(c) ☐ Emergency Project.	
	(d) ☐ Categorical Exemption. State type and class number:	
	(e) ☐ Declared Emergency.	
	(f) ☐ Statutory Exemption. State Code section number:	
	(g) ☐ Other. Explanation:	
9.	**Reason why project was exempt:**	Based upon the requirements of the MJPA Development Code and State CEQA Guidelines 15268(b)(3), the approval of a final subdivision map is considered a "ministerial" project
10.	**Lead Agency Contact Person:**	Jeffrey M. Smith, AICP Principal 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:** June 11, 2025	

Signature: _____ **Date:** June 11, 2025 **Title:** Principal Planner

Jeffrey M. Smith

☒ **Signed by Lead Agency** ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

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