

MARCH JOINT POWERS AUTHORITY



NOTICE OF EXEMPTION

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

1. Project Title:	Substantial Conformance Determination to allow a maximum 5-year deferral of a mitigation measure requiring a roof mounted solar voltaic system.
2. Project Applicant:	Timothy Reeves Meridian Park K-4, LLC 1156 N. Mountain Avenue Upland, CA 91786
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):	22765 Cactus Ave, Moreno Valley, California 92553 Located south of Cactus Avenue, between Frederick Street and Veterans Way. See site map on page 3.
4. (a) Project Location, City: Not located within an incorporated city.	(b) Project Location: Located within Riverside County within the land use jurisdiction of March Joint Powers Authority

5. Description of nature, purpose, and beneficiaries of Project:	<p>On December 11, 2019, the March Joint Powers Commission approved multiple applications on the 35.4-acre K4 parcel, including the Final EIR, a General Plan Amendment to approve the Industrial land use designation, and a Plot Plan application to allow a 718,000 square foot warehouse distribution building. The supporting Zone Change was formally adopted on January 8, 2020.</p> <p>The building is near construction completion, and the developer requests that the required solar voltaic system be deferred for up to a five-year period, or until another tenant occupies the building.</p> <p>The applicant has identified that due to a 33,000 square/foot reduction in building size and due to occupancy of the building by a low-intensity third-party logistic provider (3PL) as compared to the fulfillment center analyzed in the project EIR, the tenant will have fewer employees, fewer employee vehicle trips, fewer truck trips, and significantly reduced greenhouse gas emission, as shown below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3" style="text-align: center;">Comparison of CEQA Analysis for High-Cube Fulfillment Center Versus Proposed 3rd Party Logistics Provider</th> </tr> <tr> <th style="text-align: center;">Trip</th> <th style="text-align: center;">K4 EIR (718,000 s/f) Fulfillment Center</th> <th style="text-align: center;">Proposed (685,000 s/f) 3-Party Logistic Provider</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Car Trips</td> <td style="text-align: center;">5,356</td> <td style="text-align: center;">58</td> </tr> <tr> <td style="text-align: center;">Truck Trips</td> <td style="text-align: center;">517</td> <td style="text-align: center;">80</td> </tr> <tr> <td style="text-align: center;">Total Trips</td> <td style="text-align: center;">5,873</td> <td style="text-align: center;">138</td> </tr> </tbody> </table>	Comparison of CEQA Analysis for High-Cube Fulfillment Center Versus Proposed 3rd Party Logistics Provider			Trip	K4 EIR (718,000 s/f) Fulfillment Center	Proposed (685,000 s/f) 3-Party Logistic Provider	Car Trips	5,356	58	Truck Trips	517	80	Total Trips	5,873	138
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The limited operations of the 3rd Party Logistic Provider results in a substantial reduction in the emission of greenhouse gasses, significantly below the mitigated levels projected in the Project EIR. As identified below, the proposed user would result in 12,245 fewer MT CO₂e per year than the use analyzed in the 2019 EIR.

**Comparison of CEQA Analysis for High-Cube Fulfillment Center
Versus Proposed 3rd Party Logistics Provider (MT CO₂e per year)**

Category	Fulfillment Center	Proposed Third-Party Logistic Provider
Area	0.04	0.04
Energy (Nat Gas and Elect)	-1,342	258
Water Supply and Wastewater	18	583
Solid Waste	123	324
On-Road Traffic	23,407	2,241
Construction	70	70
Vegetation	-5	0
Totals	15,721	3,476

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:	Timothy Reeves Meridian Park K-4, LLC 1156 N. Mountain Avenue Upland, CA 91786
8.	Exempt status: (check one)	
	(a) <input type="checkbox"/> Ministerial project.	
	(b) <input type="checkbox"/> Not a project.	
	(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 checked="" type="checkbox"/> Other. Explanation:	<u>CEQA Guidelines Section 15061 (b)(3)</u>
9.	Reason why project was exempt:	Under State CEQA Guidelines section 15061 (b)(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." In this case, the proposed modifications allow an interim deferral of a solar voltaic system based on substantial evidence that greenhouse gas emissions for the tenant/building will be approximately 22% of the forecast mitigated project emissions. Furthermore, the requirement for the solar voltaic

system is not eliminated but is simply delayed for up to five (5) years, or until the building is occupied by a different tenant. The changes in greenhouse gas emissions are attributable to the 33,000 square foot reduction in building size, the reduced number of employees, and the reduced employee vehicle trips and truck trips. Because the request results in significantly reduced greenhouse gas emissions, the proposed modifications do not have the potential for causing any new significant effect to the environment which was not previously analyzed in the comprehensive Final Environmental Impact Report for Plot Plan 18-04. The Planning Director finds the proposed project is a minor alteration to a previously approved Plot Plan and the approved mitigation measures, with no direct changes to the building or site area, beyond the reductions previously cited.

10. Lead Agency Contact Person:

Dan Fairbanks

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

14. Site Map:



Signature: _____

Date: 12/16/2021

Title: March JPA Planning Director

Name:

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)