



NOTICE OF EXEMPTION

☒ Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency) March Inland Port Airport Authority
☒ County Clerk Address: 2724 Gateway Drive Riverside, CA 92507 County of: Riverside	Address 17405 Heacock Street, Moreno Valley, CA 92551

1. Project Title:	Sublease consent related to the reuse of former office and storage space between the Metrea Strategic Mobility Inc. and Alameda BC, LLC; and associated parking agreement for five (5) preferential aircraft parking spaces
2. Project Applicant:	Metrea Strategic Mobility, LLC.
3. Project Location –	Metrea is proposing to occupy an existing 106,430 square feet air cargo facility and utilize five (5) aircraft parking spaces on the existing apron located at 17101 Heacock Street, Moreno Valley, CA 92551.
4. (a) Project Location – City: Unincorporated	(b) Project Location – County: Riverside
5. Description of nature, purpose, and beneficiaries of Project:	The approval of a Sublease consent related to the reuse of former office and storage space between the Metrea Strategic Mobility Inc. and Alameda BC, LLC; and associated parking agreement for five (5) preferential aircraft parking spaces
6. Name of Public Agency approving project:	March Inland Port Airport 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:	Metrea Strategic Mobility Inc. 1222 22nd Street NW, 3rd Floor Washington D.C. 20037 Contact: Jeri Looney, Esq.
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	
(b) ☐ Not a project.	

(c)	☐	Emergency Project.	
(d)	☒	Categorical Exemption. State type and section number:	15301: Class 1 Existing Facilities
(e)	☐	Declared Emergency.	
(f)	☐	Statutory Exemption. State Code section number:	
(g)	☐	Other. Explanation:	
9.	Reason why project was exempt:		The Project is categorically exempt from CEQA under the Class 1 Existing Facilities exemption, CEQA Guidelines section 15301, in that the approval of the Sublease and Parking Agreement would involve the operation, repair, maintenance, permitting, and leasing of an existing building located at 17101 Heacock Street, Moreno Valley, CA 92551. Specifically, the tenant, Metrea, plans to occupy the existing 106,430 square foot building for administrative, repair, and storage of airplane parts and equipment. All uses would occur inside the building and have the same purpose and capacity with no expansion of use. Additionally, the approval of the associated Parking Agreement would allow Metrea preferential parking of 5 aircraft parking positions on the existing apron. No expansion of use on the existing apron is proposed.
10.	Lead Agency Contact Person:		Grace Martin, DPPD
	Telephone:		(951) 656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "B") before filing.		
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐		
13.	Was a public meeting held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: <u>October 15, 2025</u>		

Signature:  Date: 10-16-2025 Title: Chief Executive Officer
 Name: Grace Martin, DPPD

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.