



MARCH JOINT POWERS AUTHORITY

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NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: (951) 656-7000
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TO:	<input type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 <input type="checkbox"/> 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814		Lead Agency (if different from above) Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2016081061		
Project Title: Veterans Industrial Park 215 (VIP 215)		
Project Applicant: Riverside Inland Development, LLC.		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name):		
<p>The approximately 142.5 acre VIP 215 Project site is located east of the Interstate 215 Freeway, south of the existing March Field Air Museum, west of the existing runways and facilities of the March Air Reserve Base (MARB), and north of the boundary of the City of Perris, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.</p>		
General Project Location (City and/or County): County of Riverside		
Project Description: The proposed VIP 215 Project consists of the following:		
<p><u>General Plan Amendment (GPA 16-01):</u> The VIP 215 Project site has an existing General Plan Land Use designation of “Aviation” and is the subject of the General Plan Amendment. The proposed Amendment would add a “Specific Plan” Overlay (SP-8) to the existing “Aviation” land use designation. The Amendment would also allow for a Specific Plan to serve as the zoning document to guide the development of the project site.</p>		
<p><u>Specific Plan (SP 16-06):</u> The VIP 215 Specific Plan includes a list of permitted and ancillary uses and contains the development standards and procedures necessary to develop the VIP 215 project site. As the project site is not currently zoned, the Specific Plan will be used to create an overlay zone and designate the project site “Specific Plan” (SP-8).</p>		

Plot Plan (PP 20-02): The proposed Plot Plan would allow for the development of a 2,022,364-square-foot industrial warehouse building (intensive ecommerce use), inclusive of 46,637 square-feet of ground floor office space and 13,506 square feet of second floor office space. The building is proposed to have a maximum height of 54 feet. The Project site is proposed to accommodate 2,551 parking spaces for employees and visitors on the west side of the building, and 428 truck trailer parking stalls and 39 stalls for tractor cab parking on the east side of the building. The proposed project would also include screen walls and fencing, drainage and bio-retention basins, landscaping, driveways and the extension of Van Buren Boulevard. Services, utilities and infrastructure would be extended to the project site concurrent with the construction of facilities for the proposed project. All development within the project area will include all onsite and offsite infrastructure necessary for operation of facilities at the completion of development. Although the building is intended to be used as an industrial warehouse building, an end user has not been identified.

Tentative Parcel Map 37220: The VIP 215 Project site is comprised of five assessor parcels for taxation purposes but is not presently a legal development parcel. The proposed project will include a Tentative Parcel Map to create one legal development parcel. This will also dedicate rights-of-way for the extension of Van Buren and Western Avenues and identify required utility easements.

Development Agreements (DA 16-01): The project requires approval of a statutory development agreement in accordance with the California Code Section 65864 et seq. Statutory Development Agreement (DA) and Disposition and Development Agreement (DDA) will be processed as part of the approval of the Project. The development agreements will include, among other items, methods for financing acquisition and construction of infrastructure, and phasing, including future phasing. Such development agreement shall be fully approved and executed before the issuance of the first building permit for this project

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Riverside Inland Development, LLC

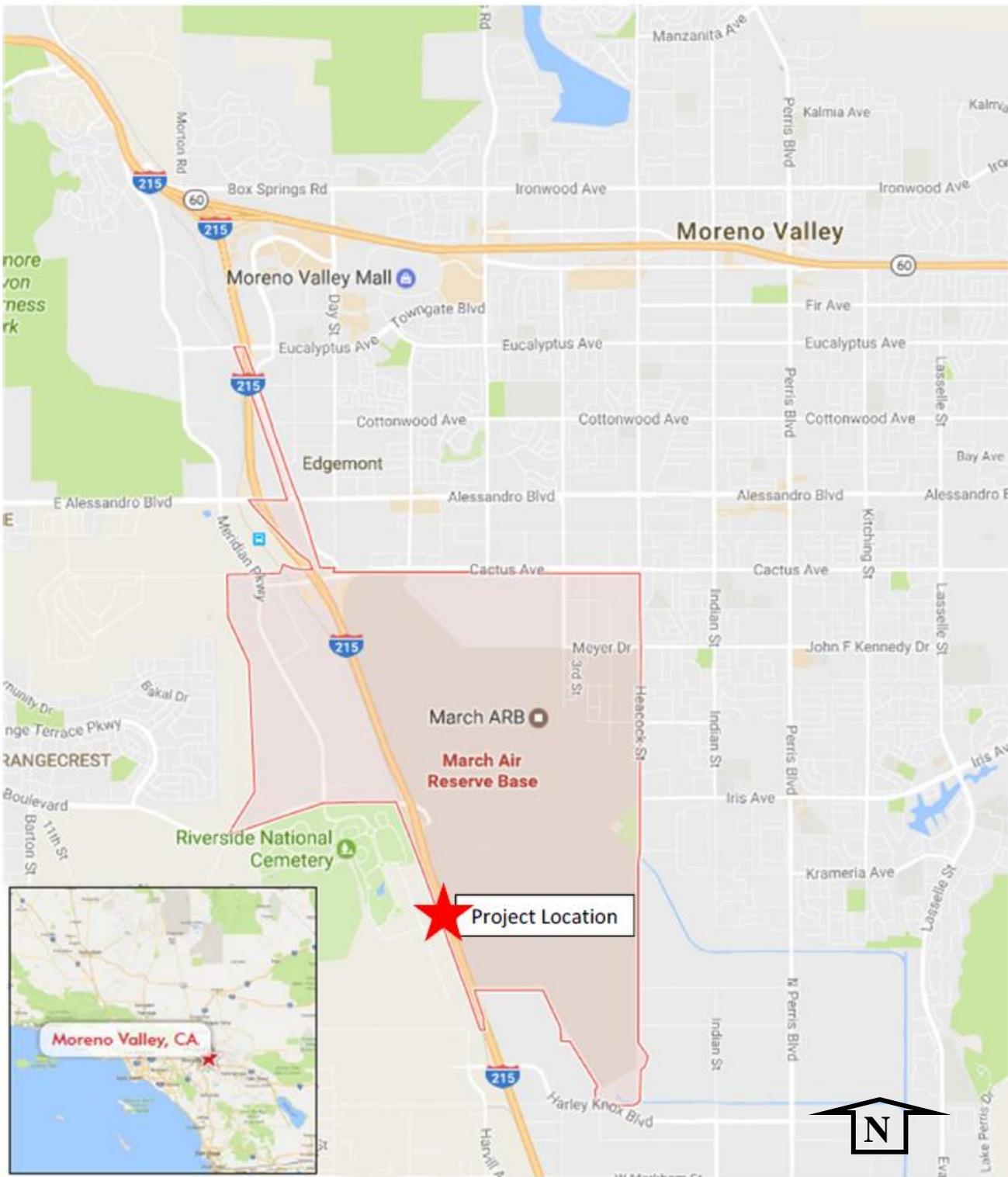
This is to advise that the (**Lead Agency** or **Responsible Agency**) has approved the above described project on **December 16, 2020** and has made the following determinations regarding the above described project:

1.	<input checked="" type="checkbox"/> The project will have a significant effect on the environment.
	<input type="checkbox"/> The project will NOT have a significant effect on the environment
2.	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/> Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input checked="" type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.
	<input type="checkbox"/> A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/> Findings were made pursuant to the provisions of CEQA.

<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.	
<input checked="" type="checkbox"/>	This certifies that Final EIR with comments and responses and record of project approval is available to the general public at the following location(s):	
	Custodian: March Joint Powers Authority	Location: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: <u>December 16, 2020</u>	Signature: 
Date Received for Filing: _____	Title: <u>Senior Planner</u>

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.



Veterans Industrial Park 215 (VIP 215) Project Location:

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