



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 checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 <input checked="" 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: Plot Plan Amendment #1 (PP 20-02, A1) and Tentative Parcel Map 37220		
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): 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.		
General Project Location (City and/or County): County of Riverside		
Project Description: The proposed Amended Project consists of the following: <u>Plot Plan Amendment #1 (PP 20-02, A1):</u> To amend the previously approved Plot Plan (PP 20-02), allowing for, but not limited to, the following: <ul style="list-style-type: none"> ▪ <u>A reduction of building square footage.</u> A reduction of 155,416 sq. ft. when compared to the approved project (2,022,364 sq. ft.). As proposed, the building will continue to be a single, 1,866,948 sq. ft. intensive ecommerce warehouse building, inclusive of 1,807,011 sq. ft. of ground floor warehouse uses, 44,887 sq. ft. of ground floor office uses, and 15,050 sq. ft. of office mezzanine space. The building will have a maximum height of 54 feet, inclusive of mechanical equipment. 		

- A reduction of vehicle parking spaces. The amended Plot Plan proposes 2,390 parking spaces. This is a reduction of 161 passenger vehicle spaces.
- An increase in the number of truck trailer parking stalls. The amended Plot Plan proposes an additional 572 truck trailer parking stalls, for a total of 1,000 truck trailer parking stalls, compared to 428 stalls from the approved project. Due to the reduced building footprint, trucks will also be parked on the south side of the building. On-site truck circulation paths are modified based on changes to the parking configurations.
- Elimination of one driveway. The approved project consisted of six driveways, of which two are along the southern/easterly extension of Van Buren Boulevard. Driveway 5 will be eliminated, allowing trucks to access the truck trailer parking area and dock doors, via Driveway 6.
- Addition of a Pedestrian Bridge. To allow for unrestricted truck movement through the most northern drive aisle (Driveway 1), a new pedestrian bridge is proposed, to be constructed spanning the drive aisle. Pedestrians will access the bridge from a staircase on either side of the drive aisle. The proposed height of the bridge will be approximately 31.5 feet.

Tentative Parcel Map 37220: The VIP 215 project site is comprised of five assessor parcels (APN's: 294-140-013, 294-150-009, 294-170-005, 294-180-038 and 295-300-008) 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 Boulevard and Western Avenue and identify required utility easements. It should be noted that the project site does not provide access to existing runways or taxiways at March Air Reserve Base.


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

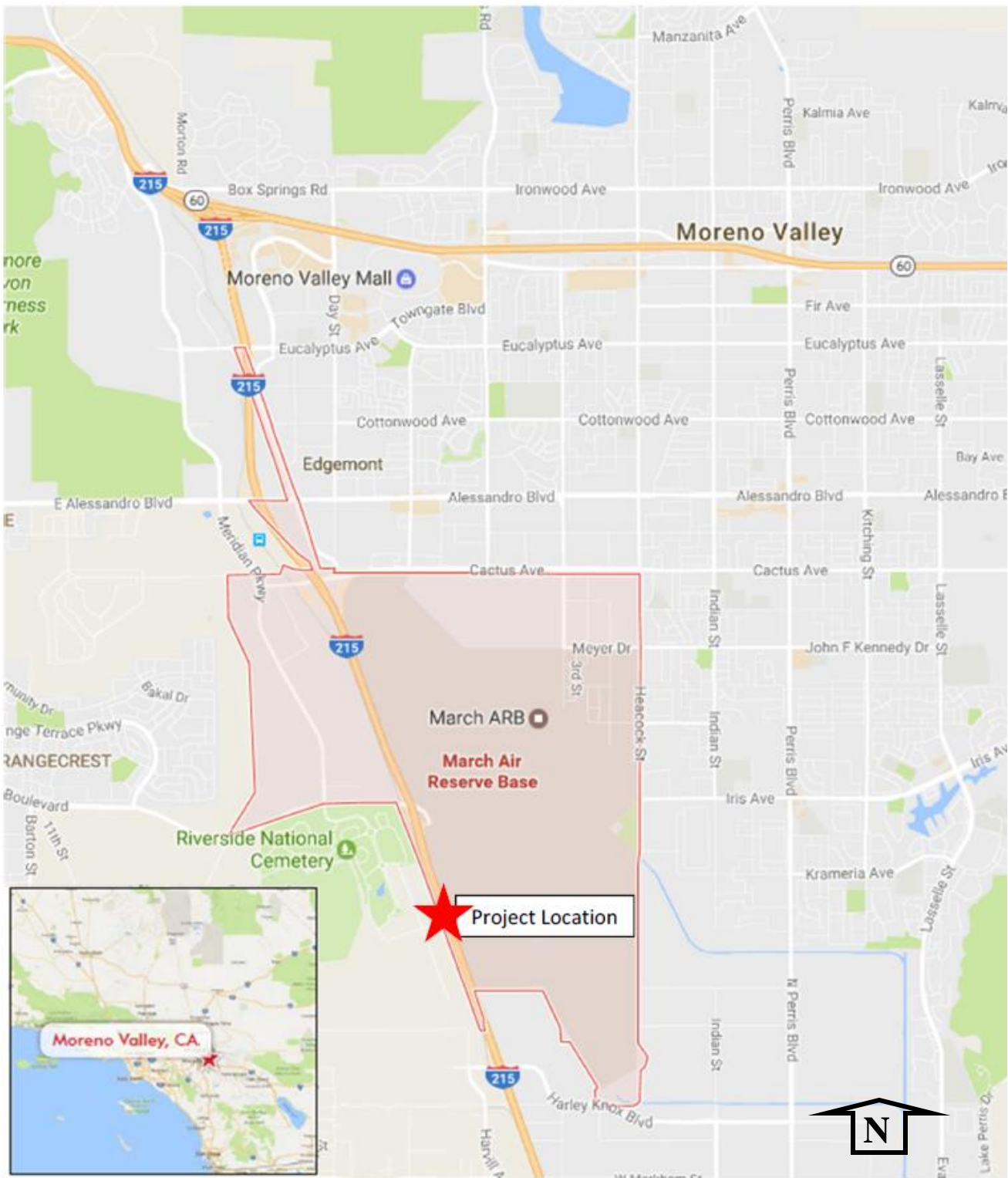
This is to advise that the (**Lead Agency** or Responsible Agency) has approved the above described project on **May 26, 2021** and has made the following determinations regarding the above described project:

1.	<input type="checkbox"/> The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/> The project will NOT have a significant effect on the environment
2.	<input 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.
	<input checked="" type="checkbox"/> A CEQA Consistency Analysis/Addendum to the Certified EIR (SCH# 2016081061) (MJPA Resolution #JPA 20-27), for Plot Plan Amendment #1 (PP 20-20, A1), was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.
3.	<input checked="" type="checkbox"/> Mitigation measures from the applicable Certified EIR were made a condition of the approval of the project but were adopted when the EIR was certified.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.
4.	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.

<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project but were made when the EIR was certified.	
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"/>	A CEQA Consistency Analysis/Addendum to the Certified EIR (SCH# 2016081061) (MIPA Resolution #JPA 20-27), for Plot Plan Amendment #1 (PP 20=20, A1), 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>May 26, 2021</u>	Signature: 
Date Received for Filing: _____	Title: <u>Principal Planner</u>

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



Veterans Industrial Park 215 (VIP 215) Project Location:

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 project site is 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