



MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518
 (951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Office of Planning and Research P. O. Box 304 Sacramento, CA 95812-3044 <input type="checkbox"/> Clerk of the Board of Supervisors Or <input checked="" type="checkbox"/> County Clerk: County of: Riverside County Clerk's Office 2720 Gateway Drive Riverside, CA 92502-0751	FROM: Public Agency/Lead Agency: March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: 951 656-7000
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1. Project Title:	Substantial Conformance Determination for a Car Wash Use Within the Commercial Zoning District in the Meridian Specific Plan (SP-5, A5) Area
2. Project Applicant:	Greens Group, 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):	The Commercial Zoning District is 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. The Commercial Zoning District is bounded by a Business Park Zoning District to the north; the MJPA controlled south detention basin (Parks/Recreation/Open Space Zoning District) to the east, Van Buren Boulevard to the south, and Opportunity Way to the west, in the County of Riverside, City of Riverside, CA.
4. (a) Project Location – City:	Riverside
(b) Project Location – County:	Riverside
5. Description of nature, purpose, and beneficiaries of Project:	The Applicant has requested a use interpretation is due to a specific use, an express car wash, which seeks to develop on the site area immediately north of the existing Gas Station/Convenience Store, within the Commercial Zoning District, Meridian Specific Plan (SP-5, A5) Area, located at the northeast corner of Opportunity Way and Van Buren Boulevard.
7. Name of Public Agency approving project:	March Joint Powers Authority
8. 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	Greens Group, Greens Inv. 11, LLC

Public Agency as part of the activity:		
9. Exempt status: (check one)		
(a)	<input type="checkbox"/>	Ministerial project. (Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input checked="" type="checkbox"/>	Not a project.
(c)	<input type="checkbox"/>	Emergency Project. (Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	<input type="checkbox"/>	Categorical Exemption. State type and class number:
(e)	<input type="checkbox"/>	Declared Emergency.
(f)	<input type="checkbox"/>	Statutory Exemption. State Code section number:
(g)	<input type="checkbox"/>	Other. Explanation:
10. Reason why project was exempt:	<p>Findings - Under State CEQA Guidelines Section 15061 (b)(3): Under State CEQA Guidelines Section 15061. Review for Exemption, (b) A Project is exempt from CEQA if, (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."</p> <p>The Planning Director finds that the proposed modifications allow a Car Wash to proceed to the March Joint Powers Authority for review of a Plot Plan, Conditional Use Permit and Initial Study through a public hearing process. This determination does not prejudice the Joint Powers Commission, rather it simply allows the use to be treated as other similar uses and allows a full environmental review to occur when the proposal is ripe for environmental review. Pursuant to CEQA, staff will file a Notice of Exemption with the Riverside County Clerk's Office.</p>	
11. Lead Agency Contact Person:	Jeffrey M. Smith, AICP Principal Planner	
Telephone:	(951) 656-7000	
12.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
13.	Has a Notice of Exemption been filed by the public agency approving the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14.	Was a public hearing held by the lead agency to consider the exemption? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, the date of the public hearing was: N/A	

Signature: _____



Jeffrey M. Smith, AICP

Date: July 17, 2023 Title: Principal Planner

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.