

# MARCH JOINT POWERS AUTHORITY

## NOTICE OF EXEMPTION

<b>TO:</b> <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	<b>FROM:</b> 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. <b>Project Title:</b>	Declaration of Covenants, Servitudes, Conditions, Restrictions and Easements (CC&R's) for Veterans Plaza (Greens Group/Greens Inv. 11, LLC),
2. <b>Project Applicant:</b>	Greens Hospitality, Incorporated / Greens Inv., LLC
3. <b>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):</b>	The project site 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, within the March Joint Powers Authority's (JPA) jurisdiction in unincorporated Riverside County.
4. (a) <b>Project Location – City:</b>	Unincorporated Riverside County
(b) <b>Project Location – County:</b>	Riverside
5. <b>Description of nature, purpose, and beneficiaries of Project:</b>	<p>The Declaration of Covenants, Servitudes, Conditions, Restrictions and Easements ("CC&amp;R's") for the multi-tenant Veterans Plaza development are a binding set of rules and obligations between Greens Group/Greens INV 11, LLC and property owners/multi-tenants at Veterans Plaza. The CC&amp;R's identify all private and common utilities, structures, and common areas within the Veterans Plaza site and specify maintenance responsibilities between applicable parties. The CC&amp;R's also include provisions for:</p> <p>Construction of Improvements and Approval of Plans; Regulation of Improvements; Regulation of Operations and Uses; Reservation and Maintenance of Common Areas and Easements, Enforcement; Rights and Duties; Hazardous Materials; Insurance; Destruction of Improvements, and Prohibited Uses</p> <p>The CC&amp;R's also ensure that the development, structures, units and common areas properly meet Specific Plan and Development Code standards and identifying maintenance responsibilities.</p>

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-201900730  
08/27/2019 08:22 AM Fee: \$ 50.00  
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Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy



6.	<b>Name of Public Agency approving project:</b>	March Joint Powers Authority
7.	<b>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:</b>	Greens Hospitality, Incorporated / Greens Inv., LLC
8.	<b>Exempt status: (check one)</b>	
(a)	<input checked="" type="checkbox"/> <b>Ministerial project.</b>	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input 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:	
9.	<b>Reason why project was exempt:</b>	Based upon the requirements of the MJPA Development Code and State CEQA Guidelines 15268(b), the approval of the Declaration of Covenants, Servitudes, Conditions, Restrictions and Easements (CC&R's) for Veterans Plaza is considered a "ministerial" project.
10.	<b>Lead Agency Contact Person:</b>	Jeffrey M. Smith, AICP Senior Planner
	Telephone:	(951) 656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12.	<b>Has a Notice of Exemption been filed by the public agency approving the project?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13.	Was a public hearing held by the lead agency to consider the exemption? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>If yes, the date of the public hearing was:</b> June 26, 2019	

Signature:  Date: June 26, 2019 Title: Senior Planner  
 Jeffrey M. Smith, AICP

Signed by Lead Agency       Signed by Applicant

Date Received for Filing: \_\_\_\_\_

(Clerk Stamp Here)

Governor's Office of Planning & Research  
**JUN 27 2019**  
 STATE CLEARINGHOUSE

Authority cited: Sections 21083 and 21100, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-188893

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: MARCH JOINT POWERS AUTHORITY Date: 06/27/2019

County Agency of Filing: RIVERSIDE Document No: E-201900730

Project Title: DECLARATION OF COVENANTS, SERVIDUES, CONDITIONS, RESTRICTIONS AND EASEMENTS

Project Applicant Name: GREENS HOSPITALITY, INCORPORATED / MARCH Phone Number: (951) 656-7000

Project Applicant Address: 14205 MERIDIAN PARKWAY, SUITE 140, RIVERSIDE, CA 92518

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
- Negative Declaration \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Project Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \_\_\_\_\_ \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached)) \_\_\_\_\_
- Project that is exempt from fees (Notice of Exemption) \_\_\_\_\_

Total Received \_\_\_\_\_ \$50.00

Signature and title of person receiving payment:  Deputy

Notes:

Governor's Office of Planning & Research  
JUN 27 2019  
STATE CLEARINGHOUSE