



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): 2020059028	
Project Title: The Commons at Meridian Phase II: Conditional Use Permit 25-01 (Plot Plan 25-01); Conditional Use Permit 25-02 (Plot Plan 25-02); Tentative Parcel Map No 39164 (TPM 39164).	
Project Applicant: Meridian Park, 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 4.08-acre vacant Project site is located at the proposed retail center located on Lot 1 within the South Campus of the March Business Center Specific Plan, specifically at the southwest corner of Van Buren Boulevard and Orange Terrace Parkway. in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. See the location map below.	
General Project Location (City and/or County): County of Riverside	
Project Description: The proposed Project consists of the following: Conditional Use Permit (CUP) 25-01 and Plot Plan (PP 25-01): The proposed CUP would allow for the development of two drive-through restaurants, 950 square feet and 4,000 square feet, respectively, on two pads within the 4.08-acre site. Both drive-through restaurants will have dual lane entrances, merging into one lane prior to reaching order window. The order window for the 4,000 square foot drive-through (Pad B, Parcel 3) is located on the east (Orange Terrace Parkway) side of the building. The order window for the 950 square foot drive-through is located on the west side of the building, facing the entrance to the site. Maximum building heights range from 24 feet to 30 feet. Customers may access the site directly from Orange Terrace or via a main entrance from Van Buren Boulevard. Tenants have not been identified at this time. Conditional Use Permit (CUP) 25-02 and Plot Plan (PP 25-02): The proposed CUP would allow for a 5,381 square foot car wash, oriented with the entrance to the wash tunnel located at the south end of the site. A screen/sound wall with landscaping will be constructed at car wash tunnel exit facing Van Buren Blvd. The primary entrance to the car wash site	

is via the primary Project entrance off Van Buren Blvd. A secondary entrance is planned off Orange Terrace Parkway. The site will include 29 parking stalls, including 24 vacuum/ detailing stations. Customers will pay for service at the pay station and then proceed to the car wash tunnel, approximately 132 feet in length, and remain in their car during the wash cycle. The car wash building will also contain an enclosed mechanical area, office, break room, two restrooms and small retail area. Upon exiting the carwash tunnel, customers will have the option of exiting the facility entirely or moving their vehicle to a covered vacuum/detailing area. The building is single-story with varying building heights and a tower feature, with a maximum height of 35 feet.

Tentative Parcel Map (TPM) 39164: The Tentative Parcel Map proposes to subdivide a 4.08-acre parcel into four lots to accommodate the proposed businesses on three separate parcels. A 0.85-acre parcel is proposed for the southerly extension of Orange Terrace Parkway (Lot A).


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.

Meridian Park, LLC

This is to advise that the (**Lead Agency** or **Responsible Agency**) has approved the above the described project on **April 9, 2025** 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 beyond those previously analyzed.
2.	<input checked="" type="checkbox"/> A Subsequent Environmental Impact Report, and subsequent CEQA Addendum, were previously prepared and certified/adopted for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency (SCH# 2020059028).
	<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 Addendum was prepared, which considered this proposed 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 Subsequent EIR were made a condition of the approval of the project but were adopted when the Subsequent 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 new 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 Subsequent EIR was certified.
6.	<input checked="" type="checkbox"/> Findings were made pursuant to the provisions of CEQA that no further environmental analysis was required pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.
	<input type="checkbox"/> Findings were NOT made pursuant to the provisions of CEQA.

Custodian: March Joint Powers Authority	Location: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518
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Date: April 9, 2025	Signature: 
Date Received for Filing: _____	Mark R. Tomich, AICP
Title: <u>Contract Planner</u>	

Authority cited: Sections 21083, Public Recourse Code.

Reference Section 21000-21174, Public Resources Code.



Project Location:

The approximately 4.08-acre, vacant Project site is located southwest of the intersection of Van Buren Boulevard and Orange Terrace Parkway, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.