



MARCH JOINT POWERS AUTHORITY

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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:	Determination of Substantial Conformance for a Modification to the Previously Approved Meridian Sharp Industrial Warehouse Project Design Plan 19-06, located at the southwest corner of Authority Way and Meridian Parkway, Riverside, CA, APN 297232006
2. Project Applicant:	Davie Cowan, Kimley-Horn
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 3.03 acre project site is located within the March Business Center Specific Plan Area (SP-1, A6), specifically at the southwest corner of Authority Way and Meridian Parkway, in the County of Riverside, Riverside, CA.
4. (a) Project Location – City:	Riverside
(b) Project Location – County:	Riverside
5. Description of nature, purpose, and beneficiaries of Project:	<p>The Applicant is proposing the following changes to the August 5, 2020, approved Design Plan 19-06. For better flexibility, accommodate potential tenants and to balance other uses on site, the Applicant is proposing the following:</p> <ol style="list-style-type: none"> Changes in building square footage has resulted in a reduction of 15,857 s.f. The total building area is now approximately 45,751 s.f. (Building 1: 21,139 s.f. Building 2: 26,612 s.f.), with 77 parking spaces. The westerly property line retaining walls were previously 550 linear feet with a maximum height of 17 feet, and minimum height of 1 foot. The revised westerly property line retaining walls is now 104 linear feet, with a max height of 5.5 feet, and minimum height of 1 foot. The southerly property line retaining walls were previously 401 linear feet with a maximum height of 8.5 feet and minimum height of 1 foot. The revised southerly property line retaining walls is now 370 linear feet with a max height of 6 feet and a minimum height

	<p>of 1 foot.</p> <p>3. Minor building exterior material changes are consistent with the previous color schemes and materials as previously approved through Design Plan 19-06</p> <p>4. The proposed project includes an increase in proposed landscape (pervious) area and a decrease in impervious area. Since impervious areas generate more stormwater runoff than pervious areas, the proposed project includes a reduction in stormwater runoff with the reduction of impervious areas.</p> <p>5. The approved on-site landscape coverage was 19,813 s.f. The landscape coverage increased by 12,384 s.f., for a total of 32,197 s.f. The coverage of 24% exceeds the minimum lot landscape coverage requirement of 10%.</p> <p>Pursuant to CEQA, the filing of a Notice of Exemption is required</p>
6.	<p>Name of Public Agency approving project: March Joint Powers Authority</p>
7.	<p>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: Davie Cowan, Kimley-Horn</p>
8.	<p>Exempt status: (check one)</p> <p>(a) <input type="checkbox"/> Ministerial project. (Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)</p> <p>(b) <input checked="" type="checkbox"/> Not a project.</p> <p>(c) <input type="checkbox"/> Emergency Project. (Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))</p> <p>(d) <input type="checkbox"/> Categorical Exemption. State type and class number:</p> <p>(e) <input type="checkbox"/> Declared Emergency.</p> <p>(f) <input type="checkbox"/> Statutory Exemption. State Code section number:</p> <p>(g) <input checked="" type="checkbox"/> Other. Explanation:</p>
9.	<p>Reason why project was exempt:</p> <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 overall building square footage has been reduced by 15,857 square feet, landscape coverage increased by 12,384 s.f., an increase in landscape coverage (pervious) area</p>

	decreased impervious area resulting in less drainage. minor changes to building materials and retaining walls are compatible with the previously approved Design Plan 19-06, allowing for better flexibility, accommodating potential tenants and balancing other uses on site. The Planning Director finds the proposed changes are not significant alterations to the previously approved Design Plan 19-06.
10. Lead Agency Contact Person:	Jeffrey M. Smith, AICP Principal Planner
Telephone:	(951) 656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.
12.	Has a Notice of Exemption been filed by the public agency approving the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13.	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: April 14, 2025 **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.