



MARCH JOINT POWERS AUTHORITY

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**NOTICE OF PREPARATION / NOTICE OF SCOPING MEETING
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
MERIDIAN D1–GATEWAY AVIATION CENTER PROJECT, RIVERSIDE, CALIFORNIA**

DATE: March 31, 2021
TO: Responsible Agencies, Trustee Agencies, Interested Parties
FROM: March Joint Powers Authority
SUBJECT: Notice of Preparation / Notice of Scoping Meeting for a Draft Environmental Impact Report for the Meridian D1-Gateway Aviation Center Project, Riverside, California
PROJECT TITLE: Meridian D1-Gateway Aviation Center Project
PROJECT APPLICANT: Meridian Park D1, LLC

INTRODUCTION

The March Joint Powers Authority (March JPA) will be the Lead Agency, pursuant to the California Environmental Quality Act, and will prepare an Draft Environmental Impact Report (EIR) for the proposed **Meridian D1-Gateway Aviation Center Project** (Project) identified below. Through this Notice of Preparation (NOP), we are seeking your input regarding the scope and content of the environmental information which is germane to agency statutory responsibilities and public interests. Agencies receiving this NOP may use the Draft EIR prepared when considering permits or other approvals for the proposed Project.

The **Initial Study**, prepared for the proposed Project, which outlines the issues that the March JPA has determined will be addressed in the forthcoming EIR, **is not attached, but can be downloaded at:** <https://www.marchjpa.com/planning.php>.

PUBLIC SCOPING MEETING

The Project meets the criteria for a Scoping Meeting. The March JPA will hold a **Public Scoping Meeting, to be held via teleconference only on Wednesday, April 14, 2021, 6:00 pm – 7:00 pm**. In an effort to protect public health and prevent the spread of Covid-19 (Coronavirus) and enable social distancing, the MJPA encourages members of the public to watch the meeting remotely and not to attend the Scoping Meeting in person. If you would like remote access to view the Meeting, please email the Clerk at camargo@marchjpa.com by 3:00 pm on Wednesday, April 14, 2021 and we will provide remote access instructions.

Members of the public who wish to attend in person must be wearing a mask and enter at the south door of the Western Municipal Water District/March JPA Building. Please note that the Commission Board Room is not available for the Meeting. Therefore members of the public will be escorted and accommodated in the Authority’s Conference Room, where space is limited. With space limited, we strongly encourage members of the public to utilize the remote access approach described above or to simply provide comment on items of interest in the following ways:

1. Comments and contact information can be emailed to camargo@marchjpa.com by 3:00 pm on the day of the scheduled Scoping Meeting to be included in the written record; or
2. A request to speak can be emailed to camargo@marchjpa.com and the Clerk will place a phone call to the commenter and allow them to speak via speaker phone during the live meeting for up to three minutes.

Only one person at a time may speak by telephone and only after being recognized by the Principal Planner. Please be mindful that the teleconference will be recorded as any other meeting is recorded, and all other rules of procedure and decorum will apply when addressing the commission by teleconference finally, it is requested that any member of the public attending while on the teleconference to have his/her/their phone set on “Mute” to eliminate background noise or other interference.

To Join the Meridian D1 – Gateway Aviation Center Public Scoping Meeting via Zoom:

<https://us02web.zoom.us/j/82094559760?pwd=a1RyYzYvNEFmSEg0VWJlYkMwVW8yQT09>

Meeting ID: 820 9455 9760 Passcode: 14205

One tap mobile (from mobile or electronic device): +1 669 900 6833 US (San Jose), +1 253 215 8782 US (Tacoma)

NOP REVIEW/COMMENT PERIOD

The thirty-day, public review/comment period starts on Wednesday, March 31, 2021 and ends on Thursday, April 29, 2021. Due to the time limits mandated by State law, **your response on the NOP/Initial Study is due no later than the close of the review/comment period, 5:00 pm, Thursday, April 29, 2021.** The March JPA, however, would appreciate your response at the earliest possible date. Please send your written comments to Jeffrey Smith, AICP, Principal Planner, at the address shown above or email smith@marchjpa.com, with “*Meridian D1-Gateway Aviation Center - Project EIR*” in the subject heading. Public agencies providing comments are asked to include a contact person for their agency.

PROJECT LOCATION

The Meridian D-1 Gateway Aviation Center (Project) site consists of approximately 64 acres within March JPA land use jurisdiction. In addition, the Project includes an off-site component consisting of approximately 23 acres within March Air Reserve Base (March ARB), and less than one acre within public right-of-way. In total, the Project area consists of approximately 88 acres (Project area). The Project site is located in the southeastern portion of the March JPA planning area, west of Heacock Street, and southwest of the intersection of Heacock Street and Krameria Avenue (refer to Figure 1, Project Location, included with this Notice). The eastern boundary of the Project site abuts Heacock Street, and extends west to the existing airport tarmac/taxiway within March ARB. The southern boundary abuts existing warehouse operations, while the northern boundary abuts the March ARB Fire Department facility. Interstate 215 (I-215) is located approximately one mile west of the Project site.

PROJECT DESCRIPTION

The proposed Project consists of two development components, the Air Cargo Center Component and the Off-Site Component. The Air Cargo Center Component would include development of a gateway air cargo center, including the construction of an approximate 201,200-square-foot cargo building with 9 grade-level loading doors, 42 truck dock positions, 90 trailer storage positions, and 214 employee parking stalls. The Air Cargo Center Component would also include development of an approximate 69,620-square-foot maintenance building with grade-level loading door

access and 42 employee parking stalls. Additionally, the Project would construct a parking apron sized to accommodate commercial cargo airplanes, and would provide an expansion of the existing taxiway/tarmac to accommodate aircraft access to the cargo building. The proposed development layout for the Air Cargo Center Component is shown in Figure 2, included with this Notice. The Off-Site Component of the Project would include construction of features on land owned by March ARB, as well as work within the public right-of-way along Heacock Street. Work to be completed within March ARB would occur within six work areas, as described in the Initial Study project description and shown on Figure 5 of the Initial Study.

The proposed Project would also include the construction of various utility improvements within the site, including water, wastewater, natural gas, and electrical facilities, as well as stormwater facilities and an underground detention basin. The proposed Project would remove an existing security fence and construct a new security fence around the northerner and southern boundary of the Project site, and a tilt-up screenwall along the eastern boundary of the site. Vehicular access to the site would occur at a new signalized entrance along Heacock Street, aligned with the existing Lowe's distribution facility entrance.

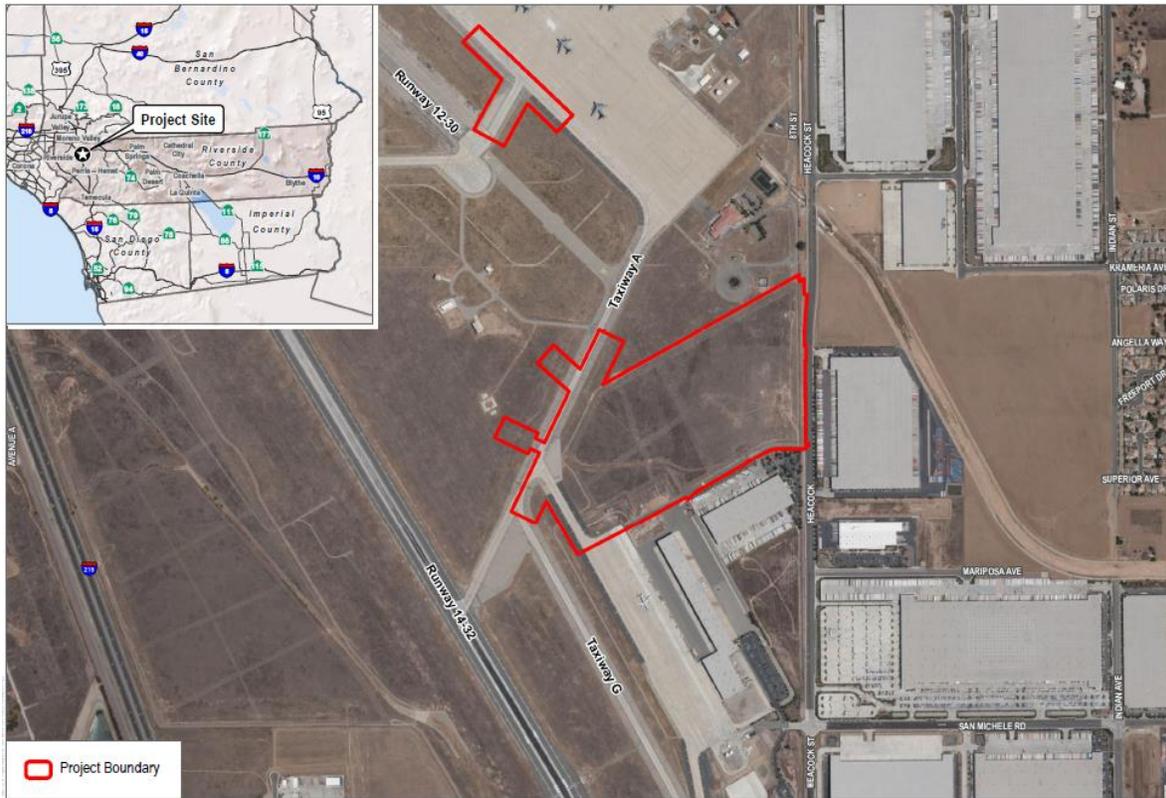
Once constructed, the Project is anticipated to average 17 flights per day, with operations occurring 6 days a week. The air freight cargo would be transferred from the planes to the cargo building, where the cargo would be placed onto trucks and conveyed to distribution centers; this process would also occur in reverse, from a distribution center to the cargo building. The maintenance building would provide mobile maintenance for planes and trucks. The following approvals would be required for the proposed Project:

- **Zoning Designation:** The Project site has not been assigned a zoning designation; therefore, to be consistent with the current General Plan land use designations of Aviation (AV), the proposed Project is requesting a zoning designation of Aviation (AV) for the approximate 64-acre Project site.
- **Plot Plan:** A plot plan approval is required to construct the Project. Refer to Project Description above.

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY HAZARDOUS WASTE LIST

The Project site is identified within the State Water Resources Control Board GeoTracker Database as a Military Cleanup Site. The Project site is identified within the Department of Toxic Substance Control EnviroStor database as being located adjacent to a Federal Superfund site per the California Hazardous Waste and Substances Sites (Cortese) List. The Military Cleanup Site is identified as Site FT007 (Site 7), a former fire training and disposal/burn pit area. An overlay of Site 7 within the Project site is shown on Figure 6 of the Initial Study.

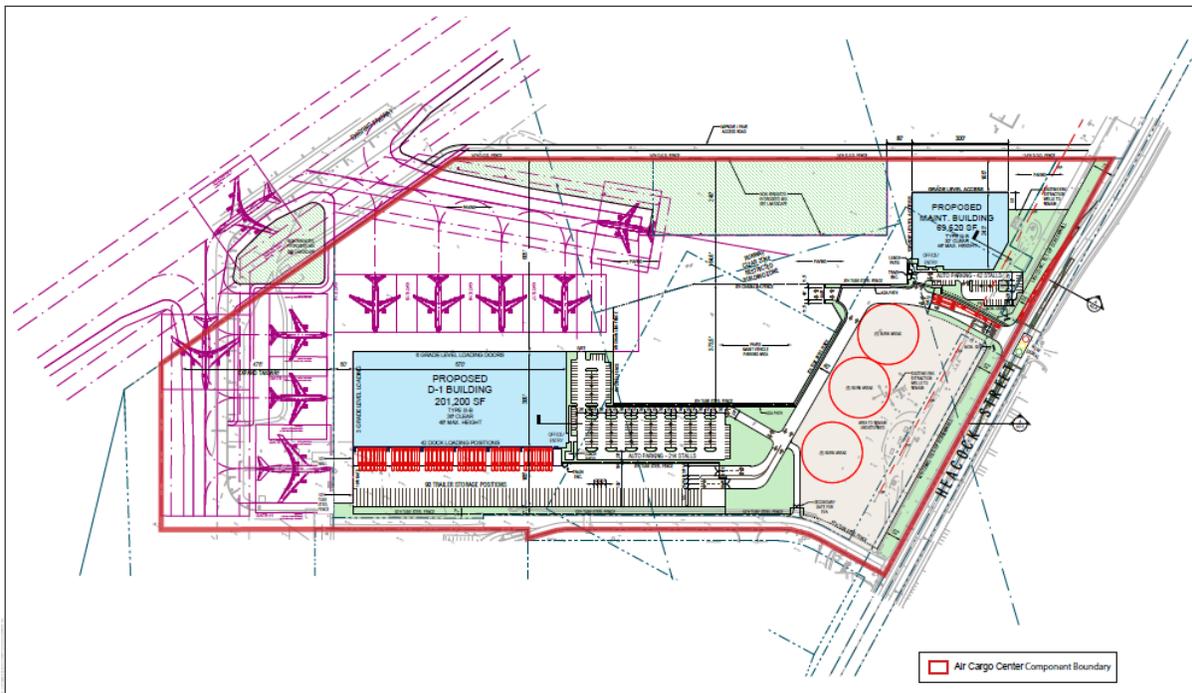
Please contact Jeffrey Smith, AICP, Principal Planner, March Joint Powers Authority, at (951) 656-7000, or by email at smith@marchjpa.com, should you have any questions regarding this notice. If you require special accommodations during your attendance at the Scoping Meeting, please contact Carey Allen, Office Manager, March Joint Powers Authority, at (951) 656-7000, or by email at allen@marchjpa.com, at least 24 hours in advance of the meeting time. Thank you.



SOURCE: Bing Maps 2020; DRC Engineering 2020



Figure 1
Meridian D1-Gateway Aviation Center
Project Location



SOURCE: RGA 2020



Figure 2
Meridian D1-Gateway Aviation Center
Site Plan / Development Layout - Air Cargo Center Component