

One-Stop Shop for Economic Development

Delivering Fast Track Permits in Southern California

“Fast Track Permitting” is a popular buzzword often used by municipalities to label an entitlement or permit review process that is either streamlined, or expedited, as an incentive to attract certain developments within their jurisdictions. While the term is well used in California, meeting fast track timelines are often a challenge for local jurisdictions. One public agency, however, is setting itself apart by mastering the issuance of fast track approvals in record time for Southern California businesses — March Joint Powers Authority (MJPA).

March Joint Powers Authority

MJPA is a Base Reuse Authority that is responsible for the planning and revitalization of more than 2,500-acres of former military properties around the March Air Reserve Base. Its unique land use and legislative authorities allow it to form partnerships with private developers that ensure successful projects within its Planning Area. Moreover, MJPA properties are master-planned with extensive environmental (CEQA) coverage to facilitate and streamline the fast-track permitting of undeveloped and shovel ready properties. MJPA's One-Stop Shop takes care of all of its customers' entitlement and permitting needs, and does not require additional federal, county or nearby city entitlements or permits, making it the most efficient economic development agency in Southern California.

Success Story

Panattoni is one of many success stories in MJPA's master-planned Meridian Business Park. Panattoni is an international real estate company, founded in 1886, that has developed industrial, office and retail projects in more than 300 markets and has completed over 250 million square feet of development throughout the United States, Canada and Europe. In Fall of 2014, Panattoni Development Company, Inc. purchased a 24.6-acre property in Meridian and was prepared for an extensive entitlement and construction review process with MJPA. However, their work with the agency resulted in a ninety-day entitlement process, and a fully constructed award-winning 486,000 square foot building within one year of entitlement. This Fall, Panattoni's building will house UPS, adding 200 permanent jobs to the region.

Meridian Business Park (Meridian)

Located on 1,290 acres of highly accessible and visible properties,

Meridian Business Park is a state-of-the-art, master-planned commerce and job center in the heart of booming western Riverside County region.

Divided into two development areas for efficiency, Meridian Business Park: North Campus offers move-in ready and shovel ready parcels for a variety of advanced technology, office, industrial, commercial and manufacturing types of uses, while the Meridian Business Park: South Campus is currently under construction to serve a growing demand for logistics and advanced manufacturing in late 2017. To learn more about opportunities in the Meridian Business Park North Campus visit www.meridiansocal.com, and for South Campus visit www.meridianinlandempire.com.



“We were impressed with the responsiveness and efficiency of the MJPA in processing our development within the Meridian Business Park. There were no surprises or unexpected requests from the initial discussions with the MJPA. The entire staff is very pragmatic and business friendly. We, at Panattoni, look forward to additional development opportunities with the MJPA and within the professionally developed Meridian Business Park.”

— Jacob LeBlanc, Partner
Orange County/Inland Empire



March LifeCare Development (LifeCare)

Our 236-acre LifeCare Campus is designed as a full-service master-planned health-care campus that will accommodate a variety of health-care related uses to

include hospitals, medical office buildings, skilled nursing facilities, research institutions and veteran services. The first phase of development, and backbone infrastructure, is currently under construction.

March Inland Port Airport (KRIV)

With access to one of the longest runways west of the Mississippi, the March Inland Port Airport offers air cargo, executive facilities and premier services for guests and businesses. KRIV is the future home of Veterans Industrial Park (VIP), a campus with direct access to transportation infrastructure for future industrial, aviation and advanced manufacturing users. VIP will be the newest master-planned campus at March in 2017-2018, covering approximately 200 acres near March Air Reserve Base.

Foreign Trade Zone 244 (FTZ 244)

In addition to its unique land use authority, MJPA is also the grantee for Foreign Trade Zone 244 where companies “Save Locally and Expand Globally!” In 2015, companies shipped approximately \$2.4 billion worth of merchandise out of the zone, saving designated businesses in western Riverside County millions in goods movement costs.

For information on how MJPA can help meet your business needs, please visit us at www.marchjpa.com.

Southern California's Fast Track Hub Where Developments Thrive

More than 2,500 acres of master planned industrial, commercial, business park, healthcare, and aviation zoned properties



**Lowest Cost Per
Square Foot in Region**

Centrally Located

**Fast Track
Permitting**

**Streamlined
Entitlements**

"The Meridian Business Park has developed into the premiere location for enterprise in the region under the guidance and direction of the March JPA staff and Commission. It is that continued commitment to excellence and detail by the MJPA that motivated us to pursue and become the successor master developer for the project. We look forward to enhancing and expanding Meridian for years to come."

-- **Jeff Gordon**

Meridian Park, LLC

"Since being selected by MJPA, Hillwood has enjoyed working with the staff to prepare the necessary studies and plans for our 220 acre project. Given the unique role that the March Air Reserve Base holds in the region, the MJPA leadership and staff are diligent, thoughtful, and responsive as we jointly plan out the new developments around this important asset." -- **John Magness**

HILLWOOD
A PEROT COMPANY

For information on how the
March Joint Powers
Authority
can help with your
business success story,
please visit us at
www.marchjpa.com
or call: (951) 656-7000



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