



Bringing Good Jobs to Riverside County

MERIDIAN D1 – GATEWAY AVIATION CENTER PROJECT

NOTICE OF PREPARATION (NOP) PUBLIC SCOPING MEETING FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

MARCH JOINT POWERS AUTHORITY | APRIL 14, 2021



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

INTRODUCTIONS AND ROLES

Lead Agency

- March Joint Powers Authority
 - Mat Evans, Planning Director
 - Jeffrey Smith, Principal Planner

Applicant

- Meridian Park D-1, LLC
 - Timothy Reeves, Lewis Retail Centers

Environmental

- Dudek
 - Wendy Worthey, Senior Project Manager
 - Andrew Capobianco, Environmental Analyst



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

SCOPING MEETING AGENDA

- California Environmental Quality Act (CEQA) Overview | Purpose of the Scoping Meeting
- Project Description
 - Project Location
 - Existing Conditions
 - Air Cargo Component
 - Off Site Component
- Project Operations | Requested Approvals and Entitlements
- Proposed Environmental Topics for the Environmental Impact Report (EIR) | Technical Studies to Support Environmental Analysis
- Environmental Thresholds to be Evaluated | Alternatives and Cumulative Analysis
- CEQA Process / Schedule | Opportunities for Public Input
- NOP Scoping Comments



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

CEQA OVERVIEW

- State requirement for projects requiring discretionary approval to be evaluated for potential environmental impacts and inform decision makers and the public about the potential impacts
- Identify feasible ways to avoid or reduce potential significant environmental impacts
- Provide an opportunity for the public and local/regional/state agencies to comment on the environmental issues that are evaluated

PURPOSE OF SCOPING MEETING

- To provide a background of the project and a project description
- To provide a basic outline of the CEQA process
- To identify potential environmental issues to be further analyzed in the Draft Environmental Impact Report (EIR)
- To allow for the public to provide feedback pertaining to the proposed scope of the Draft EIR and solicit comments on the scope of the environmental analysis.
- It is not the purpose of this scoping meeting to discuss whether the project should or should not be approved; no action on the project will be taken at this scoping meeting.



Meridian D1 | Notice of Preparation Public Scoping Meeting

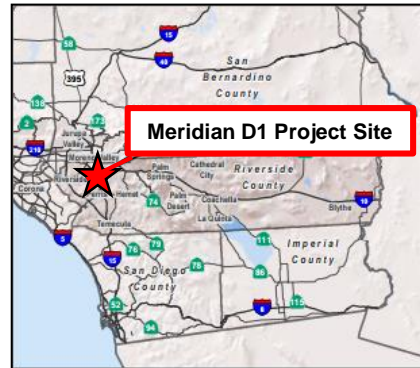
PROJECT DESCRIPTION

Project Location

- Southeastern portion of the March JPA planning area; Unincorporated Riverside County
- Comprises a total of 88 acres
 - 64 Acres within March JPA
 - 23 acres within March Air Reserve Base (March ARB)
 - 1 acre of right-of-way

Existing Conditions

- Majority of the site is vacant/undeveloped land
- Existing development: extraction well facilities; vacant fire house; paved taxiway and tarmac areas
- Site FT007 (Site 7): 5 burn pit areas (Burn Areas)
- Land Use Designation: Aviation
- Zoning: None





Meridian D1 | Notice of Preparation Public Scoping Meeting

PROJECT DESCRIPTION

Air Cargo Center Component

- Cargo Building
 - 201,200 square feet
 - 9 grade-level loading doors
 - 42 truck dock positions
- Maintenance Building
 - 69,620 square feet
- Aircraft Tarmac Expansion and Parking Apron
 - New "Taxilane J" to connect to March Inland Port (MIP) Airport runway
 - Connection of MIP Airport Taxiway G to parking apron
 - 7 aircraft parking gates

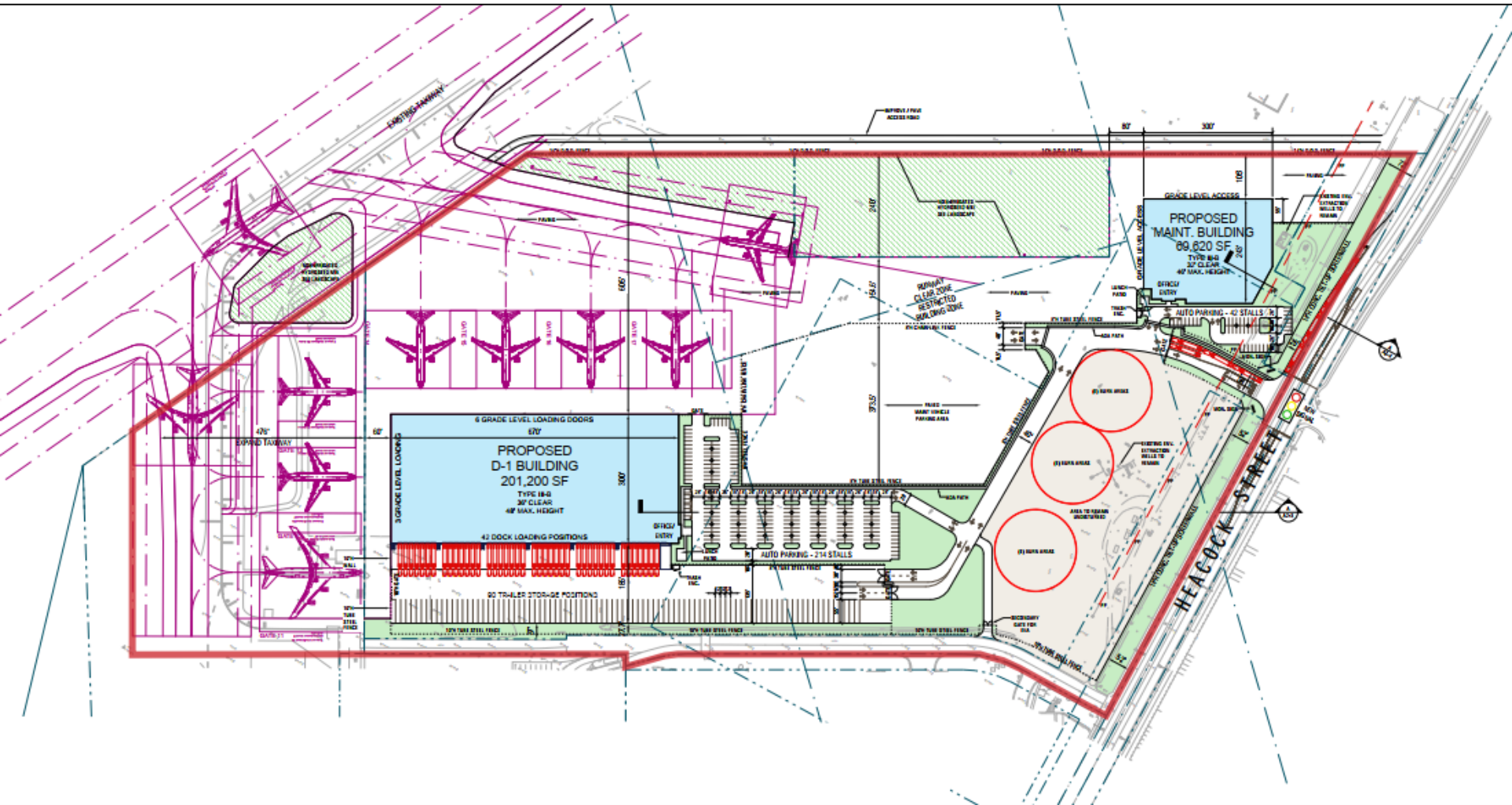
Off-Site Component

- Work Areas 1 through 6 within March ARB
 - Work Area 1: Widening of MIP Airport Taxiway A-C transition
 - Work Area 2: Perimeter patrol road
 - Work Area 3: Storm drain extension
 - Work Area 4: Taxiway A to J transition
 - Work Area 5: Storm drain extension
 - Work Area 6: Realignment of Taxiway A to G transition
- Public Right-of-Way
 - Right turn pocket into Project site
 - Install traffic signal at Project entrance
 - Street cut for sewer connection



Meridian D1 | Notice of Preparation Public Scoping Meeting

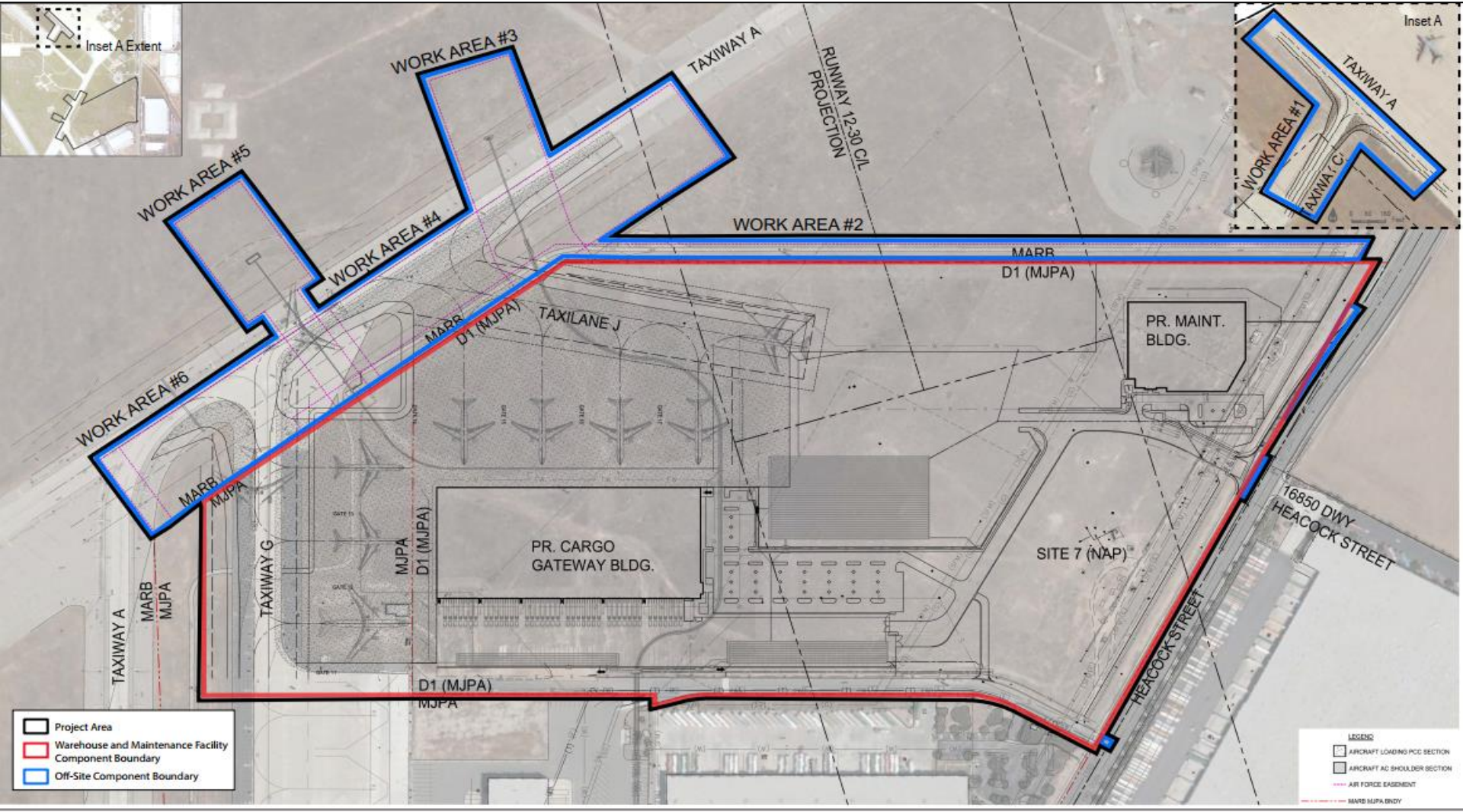
SITE PLAN: AIR CARGO CENTER COMPONENT





Meridian D1 | Notice of Preparation Public Scoping Meeting

SITE PLAN: OFF-SITE COMPONENT



- Project Area
- Warehouse and Maintenance Facility Component Boundary
- Off-Site Component Boundary

- LEGEND**
- AIRCRAFT LOADING POC SECTION
 - AIRCRAFT A/C SHOULDER SECTION
 - AIR FORCE EASEMENT
 - MARR MJPA BOUNDARY



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

PROJECT OPERATIONS

- Flight Operations
 - Occur 6 days/week; 17 flights per day (average)
 - Holiday season – potential increase in operations
 - Maximum annual flights not to exceed operations capacity under Joint Use Agreement
- Cargo Distribution and Maintenance Operations
 - Air freight cargo distribution
 - Mobile maintenance made available for aircraft and trucks
 - Portable wash rack made available for ground support and maintenance equipment

REQUESTED APPROVALS AND ENTITLEMENTS

- Zoning Designation:

Approval of a zoning designation of Aviation (AV) for the approximate 64-acre Project site within March JPA land use jurisdiction.
- Plot Plan:

Approval to construct the: cargo building; maintenance building; aircraft parking apron; 90 trailer storage positions; 256 employee parking stalls; expansion of the existing taxiway/tarmac; construction of stormwater facilities; removal of an existing security fence and construction of a new security fence; a signalized entrance onto Heacock Street.



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

PROPOSED ENVIRONMENTAL TOPICS FOR THE EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

TECHNICAL STUDIES TO SUPPORT ENVIRONMENTAL ANALYSIS

- Air Quality Reports (Ground and Aviation)
- Health Risk Assessment
- Biological Resource Assessment
- Aquatic Resource Delineation Report
- Historic Resource Report
- Energy Report (Ground and Aviation)
- Greenhouse Gas Emissions Report (Ground and Aviation)
- Geotechnical Exploration
- Paleontological Resource Report
- Phase I Environmental Site Assessment
- Soil Handling Plan for Site 7
- Hydrology/Drainage Report
- Water Quality Management Plan
- Noise Reports (Ground and Aviation)
- Transportation (Vehicle Miles Traveled and Traffic Analysis)



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

ENVIRONMENTAL THRESHOLDS TO BE EVALUATED

- Aesthetics
 - Light and Glare
- Air Quality
 - Conflicts with air quality plans
 - Cumulative net increase of criteria pollutants
 - Exposure of Sensitive receptors to pollutant concentrations
 - Other emissions, such as odors
- Biological Resources
 - Candidate, sensitive or special status species
 - Riparian habitat or other sensitive natural community
 - Wetlands
 - Interference with movement or migration
 - Conflicts with ordinances or Habitat Conservation Plan
- Cultural Resources
 - Historical Resource
 - Archeological Resource
 - Human Remains
- Energy
 - Wasteful, inefficient or unnecessary consumption of energy
 - Conflicts with energy plans
- Geology and Soils
 - Seismic ground shaking or liquefaction
 - Unstable geologic unit or soil
 - Expansive soils
 - Paleontological Resources



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

ENVIRONMENTAL THRESHOLDS TO BE EVALUATED

- Greenhouse Gas Emissions
 - Generate greenhouse gas emissions
 - Conflict with a plan, policy, or ordinance
- Hazards and Hazardous Materials
 - Transport, use, or disposal of hazardous materials
 - Upset and accident conditions releasing hazardous materials
 - Listed on a hazardous materials site
 - Airport safety hazards
- Hydrology and Water Quality
 - Violate water quality standards/degrade water quality
 - Decrease groundwater or interfere with recharge
 - Alter existing drainage pattern
 - Erosion/siltation
 - Increase runoff
 - Exceed runoff capacity
 - Impede or redirect floods
 - Release of pollutants due to flood inundation
 - Conflict with water quality or groundwater plans



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

ENVIRONMENTAL THRESHOLDS TO BE EVALUATED

- Land Use and Planning
 - Environmental impact due to a conflict with land use plan, policy, or regulation
- Noise
 - Generate substantial noise in excess of standards
 - Groundborne vibration/noise
 - Exposure to airport noise
 - Aircraft operation noise (sleep disturbance)
- Transportation
 - Conflict with program, plan, ordinance, or policy
 - Vehicle Miles Traveled
- Tribal Cultural Resources
 - Listed or eligible resource impacts
 - Tribal cultural resource impacts
- Utilities and Service Systems
 - New or expanded facilities
 - Sufficient water supplies
 - Adequate wastewater capacity
 - Generation of solid waste
 - Compliance with solid waste regulations

ALTERNATIVES AND CUMULATIVE ANALYSIS

- All EIRs are required to analyze Alternatives and Cumulative Effects
- Reasonable Range of Alternatives, including “No Project” Alternative (always required)
- Cumulative Effects = proposed Project activities + other projects in the area



Meridian D1 | Notice of Preparation Public Scoping Meeting

CEQA SCHEDULE / PROCESS

- Initial Study/Notice of Preparation/Scoping
 - IS/NOP release: Wednesday, March 31, 2021
 - Scoping Meeting: Thursday, April 14, 2021
 - IS/NOP comment period close: Thursday, April 29, 2021
- Draft EIR
 - Prepare Draft EIR: Spring / Summer 2021
 - Release Draft EIR: Summer / Fall 2021 (45 day Public Comment Period)
- Final EIR
 - Prepare Final EIR: Fall 2021
 - Responses to comments raised during 45-day review period
 - Mitigation Monitoring and Reporting Program
- EIR Certification
 - March Joint Powers Commission: Fall / Winter 2021

OPPORTUNITIES FOR PUBLIC INPUT

- Notice of Preparation – Public Scoping period (March 31, 2021- April 29, 2021)
- Completion of Draft EIR – 45-day public review period
- Public agencies have another opportunity 10 days prior to project approval
- Public Hearings



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

NOP SCOPING COMMENTS

This meeting is limited to COMMENTS regarding the scope of the Draft EIR.

➤ Written Comments:

- Written comments can be provided to Jeffrey Smith, Principal Planner
 - via email: smith@marchjpa.com
 - March Joint Powers Authority, 14205 Meridian Parkway, Suite 140
Riverside, CA , 92518

➤ Verbal Comment Process:

- If you joined via internet browser or the Zoom desktop or mobile app, please click the “Raise Hand” icon.
- Commenters will be called upon in the order that the comment requests are received.
- We will notify you when you can unmute and begin your comment.
- Commenters will have an opportunity to speak for 2 minutes.
- A verbal cue will be provided when your 2 minutes are almost up.
- Verbal comments are to be submitted in writing in order to be considered in the Draft EIR.



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

**THE NOP COMMENT PERIOD CLOSES
THURSDAY, APRIL 29, 2021 AT 5:00 P.M.**

Written comments on the scope of the EIR should be sent to:

Jeffrey Smith, Principal Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518
email: smith@marchjpa.com

**The NOP/IS and Presentation are posted on March JPA's website at:
<https://www.marchjpa.com/planning.php>**



Meridian D1 | Notice of Preparation **Public Scoping Meeting**

THANK YOU