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# **Appendix A-1**

## Notice of Preparation





# MARCH JOINT POWERS AUTHORITY

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## Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

<b>TO:</b> Responsible Agencies, Trustee Agencies, and Interested Parties	<b>FROM:</b> March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 (951) 656-7000
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The March Joint Powers Authority (JPA) will be the Lead Agency, pursuant to the California Environmental Quality Act, and will prepare an Environmental Impact Report (EIR) for the proposed Meridian D-1 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 EIR prepared when considering permits or other approvals for the proposed Project.

The project description, location, and the potential environmental impacts are included in the attached materials. The attached Initial Study prepared for the proposed Project outlines the issues that March JPA has determined will be addressed in the forthcoming EIR.

<input type="checkbox"/>	A copy of the Initial Study IS attached.
<input checked="" type="checkbox"/>	<b>A copy of the Initial Study IS NOT attached, but can be downloaded at:</b> <a href="https://www.marchjpa.com/planning.php">https://www.marchjpa.com/planning.php</a>
<input checked="" type="checkbox"/>	<b>The proposed Project IS considered a project of statewide, regional or areawide significance.</b>
<input type="checkbox"/>	The proposed Project IS NOT considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	<b>The proposed Project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.</b>
<input type="checkbox"/>	The proposed Project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	<b>A scoping meeting WILL be held by the lead agency.</b>
<input type="checkbox"/>	A scoping meeting WILL NOT be held by the lead agency.

The Project meets the criteria requiring a scoping meeting, and as such, the Lead Agency will hold the meeting, via teleconference, at the following date, time and location:

<b>Date:</b> April 14, 2021	<b>Time:</b> 6:00 pm – 7:00 pm	<b>Location:</b> March Joint Powers Authority Meridian Conference Room 14205 Meridian Parkway, Suite 140 Riverside, CA 92518
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Information regarding teleconference instructions can be found here: <https://www.marchjpa.com/planning.php>

The public review period for the NOP and Initial Study starts on March 31, 2021 and ends on April 29, 2021. Due to the time limits mandated by State law, your response must be received no later than April 29, 2021. Please send your response to

Jeffrey M. Smith, AICP, at the address shown above by Thursday, April 29, 2021, 5:00 pm, PST. Please include the name of a contact person in your agency.

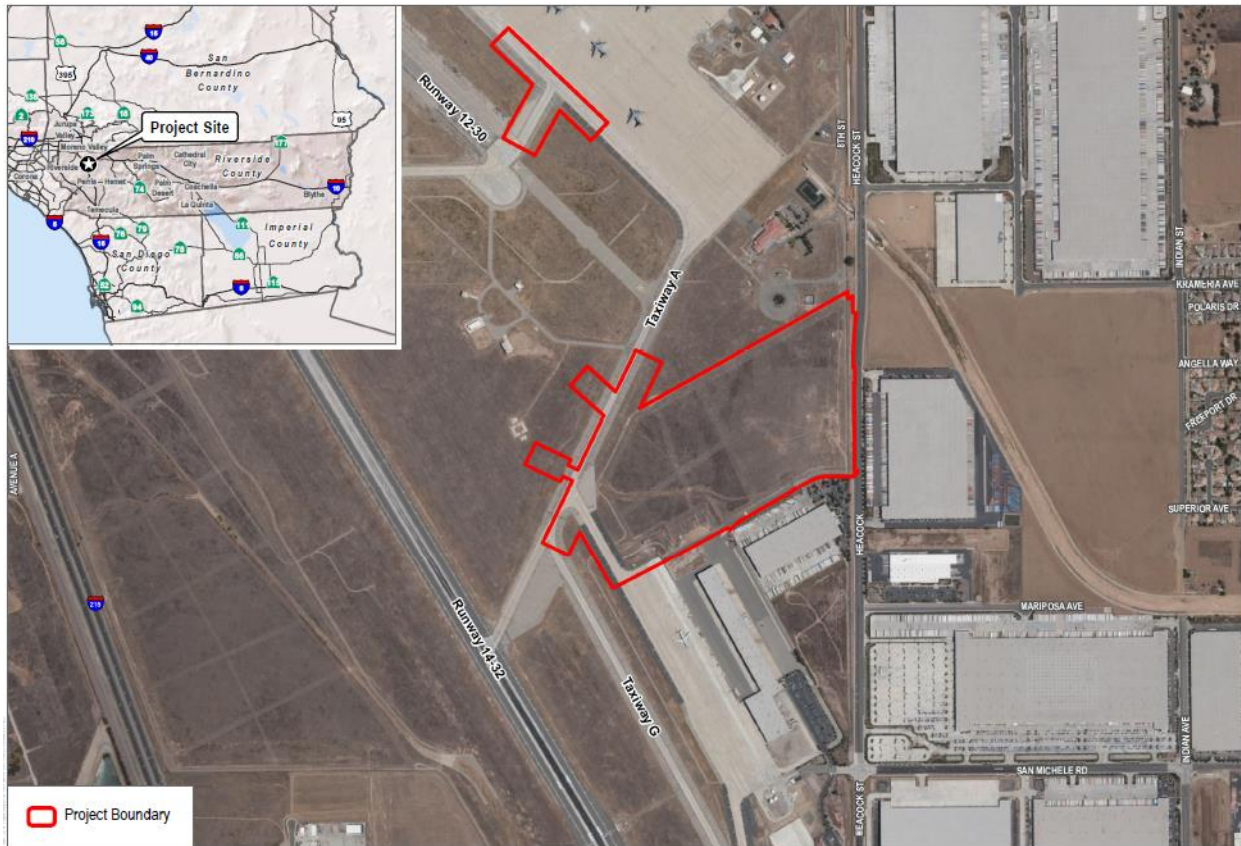
<p><b>Project Title:</b></p>	<p>Meridian D-1 Gateway Aviation Center Project</p>
<p><b>Project Applicant:</b></p>	<p>Meridian Park D-1, LLC</p>
<p><b>Project Location:</b></p>	<p>The Meridian D-1 Gateway Aviation Center (Project) site consists of approximately 64 acres within March Joint Powers Authority (JPA) land use jurisdiction. In addition, the Project includes an off-site component consisting of approximately 23 acres within March Air Reserve Base (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, of the attached Initial Study). 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 1 mile west of the Project site.</p> <p>The Project area is located within portions of three parcels, designated as Assessor’s Parcel Numbers (APNs) 294-170-010, 294-170-006, and 294-160-001, as well as right-of-way within Heacock Street (no APN). The latitude and longitude of the approximate center of the Project site is 33°52’40” North and 117°14’49” West. The Project site is located in Township 3 South, Range 4 West, including Sections 25 within the Riverside East 7.5-minute quadrangle, as mapped by the U.S. Geological Survey.</p>
<p><b>Project Description:</b></p>	<p>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 4 of the attached Initial Study. 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.</p> <p>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</p>

	<p>new signalized entrance along Heacock Street, aligned with the existing Lowe's distribution facility entrance.</p> <p>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.</p> <p>The following approvals would be required for the proposed Project:</p> <ul style="list-style-type: none"> <li>• <b>Zoning Designation:</b> 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.</li> <li>• <b>Plot Plan:</b> A plot plan approval is required to construct the Project. Refer to Project Description above.</li> </ul>
<p><b>California Environmental Protection Agency Hazardous Waste List:</b></p>	<p>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.</p>

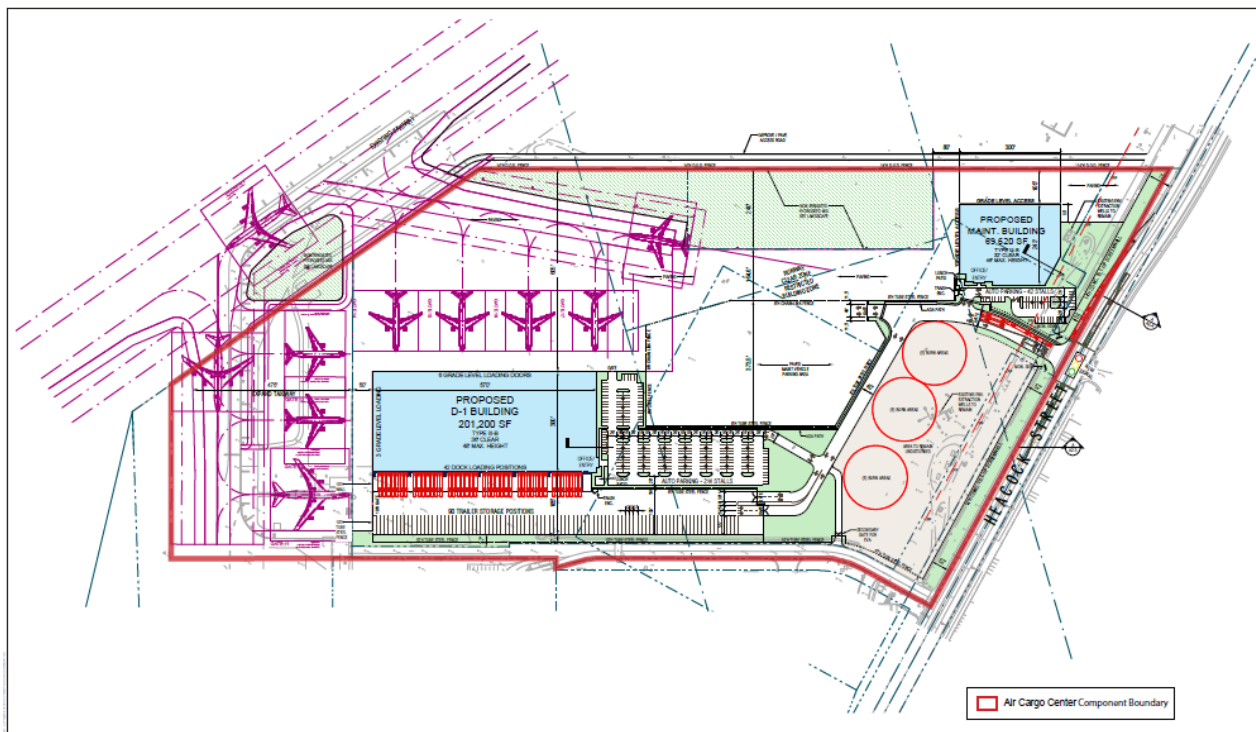
<p><b>Date:</b> March 31, 2021</p>	<p><b>Signature:</b></p>	
	<p><b>Title:</b></p>	<p>Jeffrey M. Smith, AICP, Principal Planner</p>
	<p><b>Telephone:</b></p>	<p>(951) 656-7000</p>

Consulting firm retained to prepare the Draft EIR (if applicable):

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<p><b>Address:</b></p>	<p>605 3<sup>rd</sup> Street</p>
<p><b>City/State/Zip:</b></p>	<p>Encinitas, CA 92024</p>
<p><b>Contact Person:</b></p>	<p>Wendy Worthey, Senior Project Manager</p>



**Figure 1**  
Meridian D1-Gateway Aviation Center  
Project Location



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

**FINAL**

**Meridian D1-Gateway Aviation Center**

**Email List for NOP Distribution**

As of March 25, 2021

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**FINAL**

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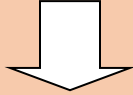
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Property Owners List Provided by Dudek.  
Received: January 9, 2021  
BELOW



316 100 009, 316 100 037, 316 100 039,  
316 100 049  
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316 020 050, 316 020 051  
March Business Center  
700 High Street,  
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316 100 045  
Cardinal CG CO  
775 Prairie Center, 200  
Eden Prairie, MN 55344

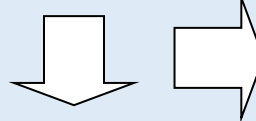
316 020 039, 316 020 040, 316 020 038  
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