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## NOTICE OF PUBLIC HEARING

### March Joint Powers Commission

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**NOTICE IS HEREBY GIVEN** that at **6:30 PM** on **Wednesday, June 12, 2024**, or as soon thereafter as possible, at the Moreno Valley Conference & Recreation Center, located at 14075 Frederick St, Moreno Valley, CA 92553, a **public hearing will be held by the Commission of the March Joint Powers Authority**. This public hearing is scheduled to discuss and take action on multiple requests by Meridian Park West, LLC, for the proposed West Campus Upper Plateau Project. The site is generally located approximately 3,000' west of Interstate 215, 1,200' south of Alessandro Boulevard, 2,400' east of Trautwein Road, and 1,200' north of Grove Community Drive. The public hearing agenda, staff report, project details and CEQA analysis will be posted 72 hours before the Public Hearing on the Authority's webpage at: <https://marchjpa.com/meetings-agendas/>. Application materials are available at: <https://marchjpa.com/mjpa-meridian-west-campus/>. The proposed Project includes the following applications:

General Plan Amendment GP 21-01: The Project would amend the General Plan Land Use Plan as follows: increase Parks/Recreation/Open Space (P/R/OS) from approximately 122 acres to 445.43-acres, designate a 2.87-acre existing water tank site as Public Facility, remove the Business Park designation on 622.5-acres, remove the Industrial designation on 63 acres of property, and adopt the West Campus Upper Plateau Specific Plan (SP-9) on approximately 369.6 acres. Additionally, the request would amend General Plan Table 1-1 (Buildout), Exhibit 2-1 Transportation Plan, and Exhibit 2-4, Non-Transportation Roadway Plan.

Specific Plan SP-9: Contains development standards, design guidelines, infrastructure master plans, maintenance responsibilities, and implementation procedures for the future development of the 369.6-acre West Campus Upper Plateau (SP-9). The Specific Plan calls for a 60.28-acre park site, 42.22-acres of Mixed Use, 65.32-acres of Business Park, 143.31-acres of Industrial, 37.91-acres of streets, 2.84-acres of Public Facilities, and 17.72-acres of additional open space. The project includes the completion of Barton Street for neighborhood and park access, however Barton Street does not provide truck or vehicle access to the employment uses.

Zone Change ZC 21-01: Establishes zoning within the 369.6-acre Specific Plan SP-9, consistent with the land use designations identified in SP-9. Additionally, the Zone Change would establish Parks/Recreation/Open Space zoning on the 445.43-acre conservation area, and Public Facility zoning on the 2.87-acre water tank site.

TPM 38063: A Tentative Parcel Map on 817.9-acres, providing 19 buildable lots on 250.85-acres, 445.43 acres of conservation easement, 37.91 acres for streets, 60.28-acres for public park, 2.87-acres for public facilities, and 17.72-acres for private open space.

PP 21-03: A Plot Plan proposal to allow a 1,250,000 sq/ft speculative distribution warehouse on 59.55 acres located in the (proposed) SP-9/Industrial zoning district at 20133 Cactus Avenue.

PP 21-04: A plot plan proposal to allow a 587,000 sq/ft speculative distribution warehouse on 27.58 acres located in the (proposed) SP-9/Industrial zoning district at 20600 Cactus Avenue.

Development Agreement DA 21-01: The applicant requests approval of a Development Agreement to vest the Project entitlements, fees, and assure provision of Community Benefits. Provisions require the Developer to contribute \$500,000 for a Park Feasibility Study, \$6,000,000 for Park grading, and \$23,500,000 for park development. Grading is to be complete within 36 months of first grading permit, Feasibility Study is to be complete within 6 months of issuance of grading permit, and Developer shall pay \$23,500,000 into a Park Fund Account prior to issuance of a certificate of occupancy for 1,837,300 s/f of buildings in the Upper Plateau. Additionally, prior to Certificate of Occupancy for buildings exceeding 1,837,300 s/f, Developer shall commence construction of a fire station, plus additional items as identified in the Community Benefits Schedule.

West March Disposition and Development Agreement Amendment #3: An amendment to the disposition and development agreement between the March JPA and Meridian Park, LLC modifying Schedule #1, the consideration payment and milestone schedule, to allow greater funding for parks improvements.

Environmental Determination: The March Joint Powers Authority, acting in its capacity as a Lead Agency, will consider certification of the Environmental Impact Report (EIR), adoption of CEQA Findings and a Statement of Overriding Considerations for project impacts related to air quality, noise, cultural resources, and traditional cultural resources, as well as approval of a Mitigation Monitoring and Reporting Program. The Final EIR and the Response to Comments will be available no later than June 1, 2024 on the March JPA website at: <https://marchjpa.com/mjpa-meridian-west-campus/>. A hard copy of the Final EIR and Appendices will also be available at the office of March JPA, 10 days prior to the hearing, located at 14205 Meridian Parkway #140, Riverside, CA, 92518.

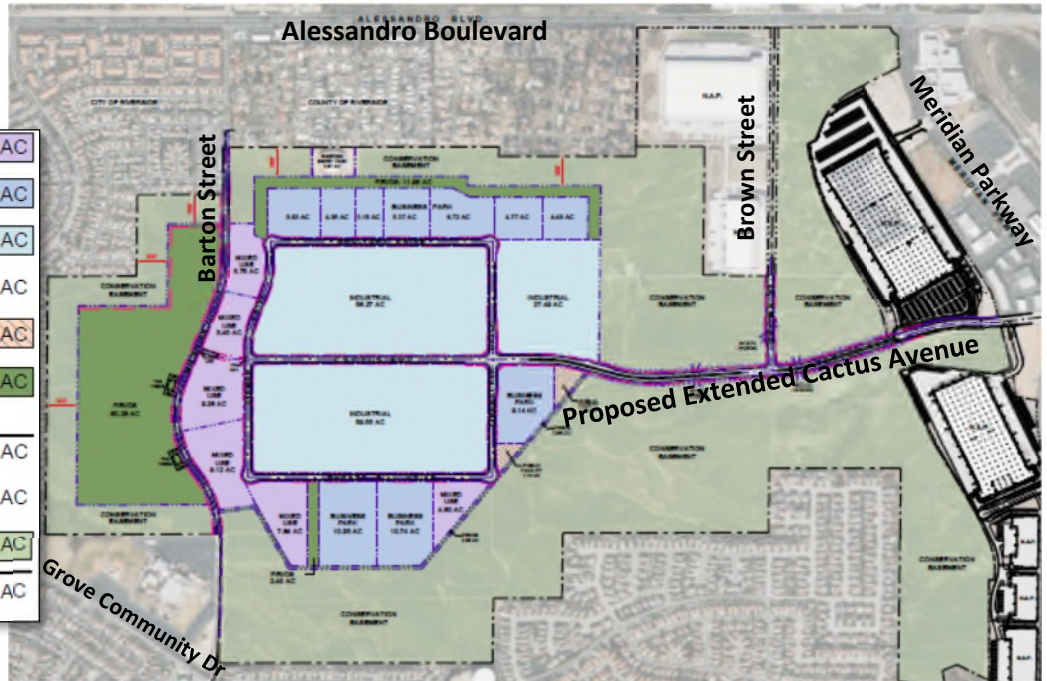
Additional Information: In accordance with Government Code Section 65009, anyone wishing to challenge an action taken by the March Joint Powers Commission in court may be limited to raising only those issues raised at the public hearing described in the notice or raised in written correspondence delivered to the hearing body, at or prior to the public hearing. Any written correspondence submitted to one or more of the March JPA Commissioners regarding this matter must also be copied to the Commission Clerk and project planner, prior to the meeting date referenced above. Public comments should be directed to Cindy Camargo, Clerk, at [camargo@marchjpa.com](mailto:camargo@marchjpa.com) and to Dan Fairbanks, Planning Director at [Fairbanks@marchjpa.com](mailto:Fairbanks@marchjpa.com).

Please contact Dan Fairbanks, March Joint Powers Authority, at (951) 656-7000, if you have questions about this notice. If you require special accommodations at the Public Hearing meeting, please contact Cindy Camargo, Agency Clerk, March Joint Powers Authority, at (951) 656-7000, or by email at [camargo@marchjpa.com](mailto:camargo@marchjpa.com), at least 24 hours in advance of the meeting time.

**Proposed West Campus Upper Plateau Development Plan**

**Legend**

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| MIXED USE:                               | 42.22 AC  |
| BUSINESS PARK:                           | 65.32 AC  |
| INDUSTRIAL:                              | 143.31 AC |
| STREETS:                                 | 37.91 AC  |
| PUBLIC FACILITIES:                       | 2.84 AC   |
| PARKS/RECREATION/OPEN SPACE:<br>(P/R/OS) | 78.00 AC  |
| NET DEVELOPABLE:                         | 369.60 AC |
| EXISTING EMWD TANK                       | 2.87 AC   |
| CONSERVATION EASEMENT:                   | 445.43 AC |
| GROSS ACREAGE:                           | 817.90 AC |



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**March Joint Powers Authority**  
 14205 Meridian Parkway, Suite 140  
 Riverside, CA 92518

