



Bringing Good Jobs to Riverside County

COMMUNITY MEETING

MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT

JUNE 18, 2024 | 6:00 PM – 7:30 PM

**Jeffrey M. Smith, AICP
Principal Planner
March Joint Powers Authority**



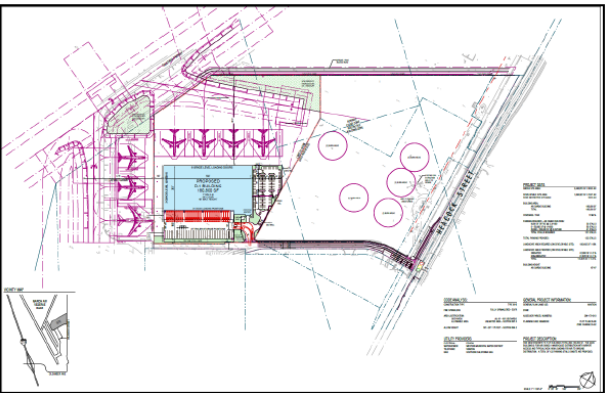
MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT

COMMUNITY MEETING

Please attend a Community Meeting hosted by the March Joint Powers Authority to learn about the proposed Meridian D-1 Gateway Aviation Center Project

Tuesday
June 18, 2024
6 p.m. – 7:30 p.m.

March Joint Powers Authority
WMWD Training Room, Suite 120
14205 Meridian Parkway
Riverside, CA 92518



The proposed Meridian D-1 Gateway Aviation Center Project consists of an Air Cargo Center Component and Off-Site Component located on approximately 46 acres. The Air Cargo Center Component would include the development of a gateway air freight cargo center, including an 180,800-square-foot cargo building, taxilane/taxiway and parking improvements, within an approximately 34-acre site within March Inland Port Airport under the jurisdiction of March Joint Powers Authority. The Off-Site Component would be constructed on approximately 12 acres and would include taxiway and taxilane construction, widening, and realignment; storm-drain extensions; and a perimeter patrol road with security fencing within March Air Reserve Base. The proposed project would also require a zoning designation and a plot plan approval.

MEETING AGENDA:

- Introductions
 - ❑ March JPA
 - Jeffrey Smith, Principal Planner
 - ❑ Applicant
 - Meridian Park D-1, LLC
 - Timothy Reeves
 - Chris Coetzee
 - Chelsea Ohanesian, Dudek Environmental
- Presentation:
Meridian D-1 Gateway Aviation Center Project
- Questions / Answers



Visit our website:
<https://marchjpa.com/>

Visit the Meridian D-1 Project webpage:
<https://marchjpa.com/meridian-d1-gateway-aviation-center-project/>



MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: PROJECT LOCATION

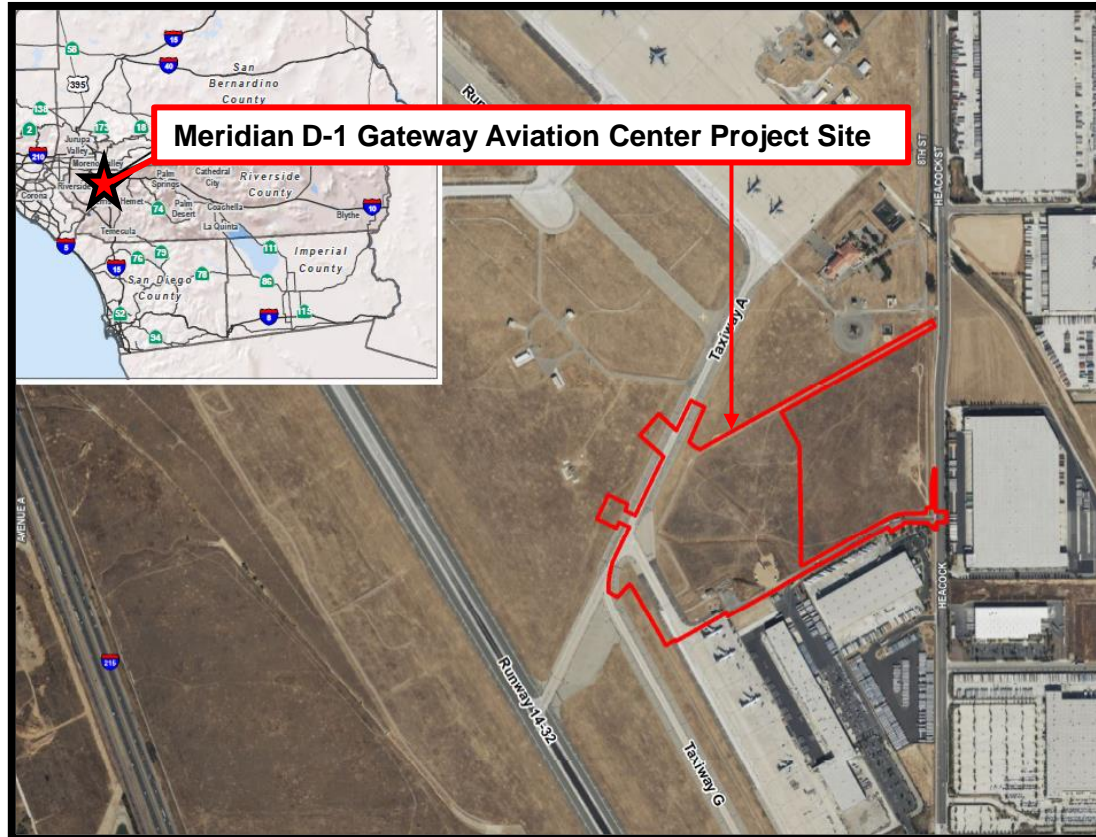
Project Location:

- Southeastern portion of the March JPA planning area; Unincorporated Riverside County
 - South of the March Air Reserve Base (March ARB)
 - West of Heacock Street, and southwest of the intersection of Heacock Street and Krameria Avenue, in Moreno Valley
 - Interstate 215 (I-215) is located approximately one mile west of the project site.

- Project Site - Total of 46 acres
 - 34 Acres within March JPA
 - 12 acres within March Air Reserve Base
 - 1 acre of right-of-way

Existing Conditions:

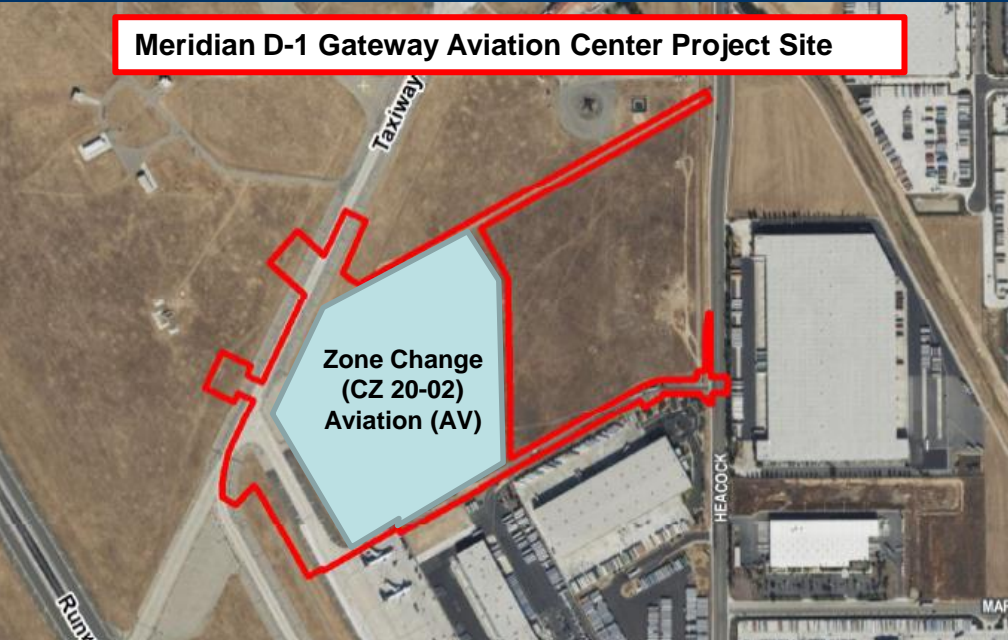
- Majority of the site is vacant/undeveloped land
- Existing development: extraction well facilities; vacant fire house; paved taxiway and tarmac areas
- Site FT007 (Site 7):
 - 5 burn pit areas (Burn Areas)
- General Plan Land Use Designation: Aviation
- Zoning: None





MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT

Meridian D-1 Gateway Aviation Center Project Site



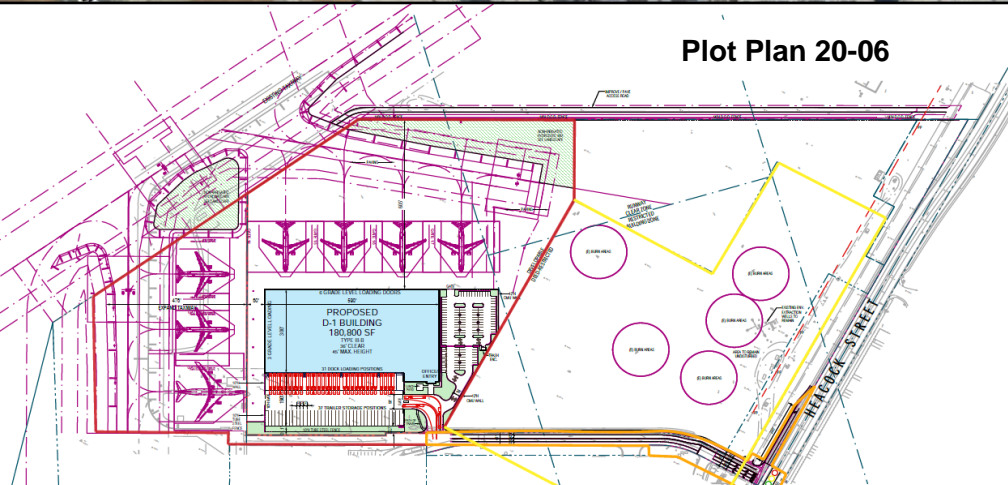
Proposed Project:

The proposed 46-acre Project would require the following approvals:

- **Zoning Change (CZ 20-02):**
Request for a zoning designation of Aviation (AV) for the project site

- **Plot Plan (PP 20-06):**
Approval will allow the construction of a gateway air freight cargo facility, along with Air Cargo and Off-Site improvements.

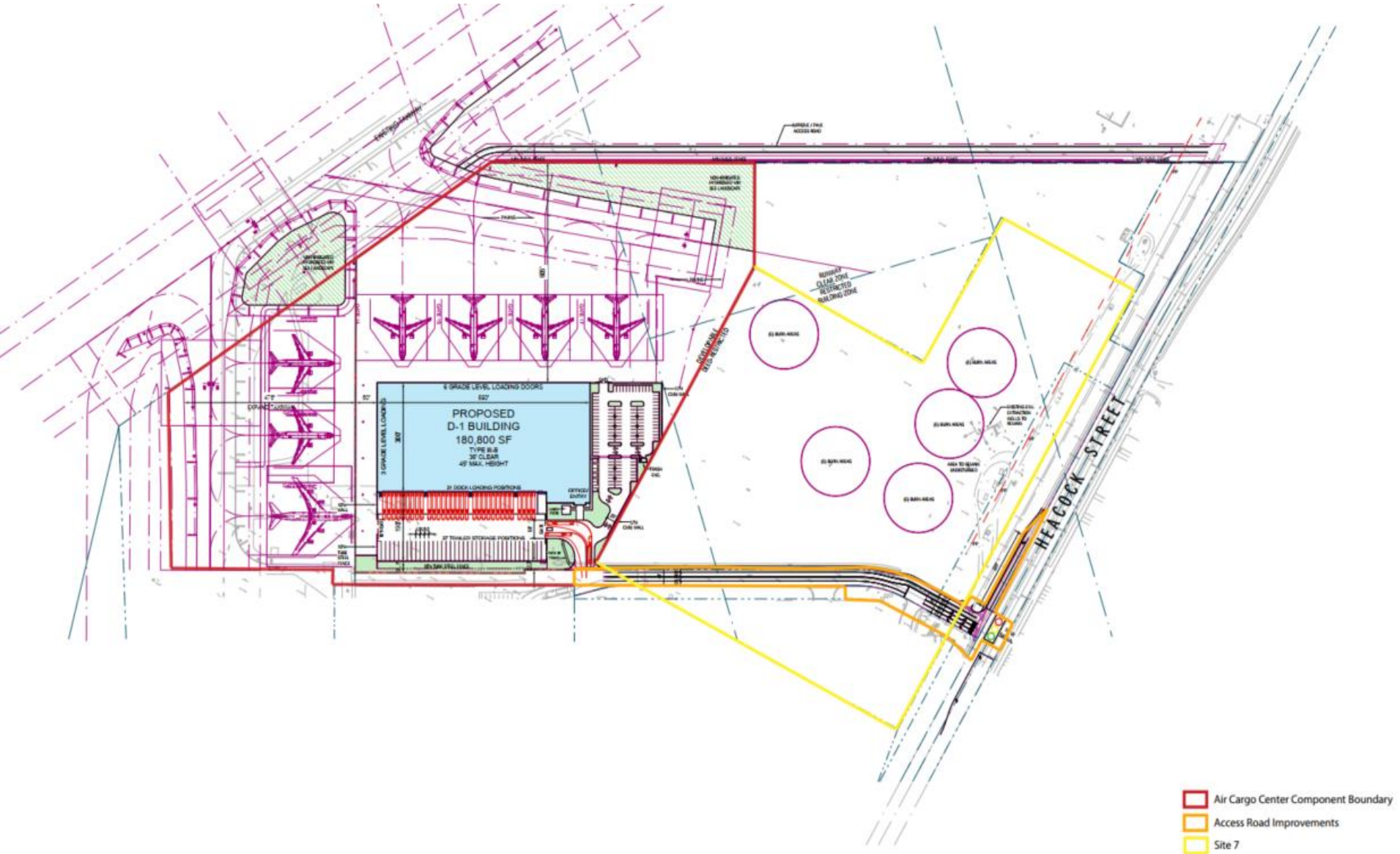
Plot Plan 20-06



Meridian D-1 Gateway Aviation Center Project: Site Plan

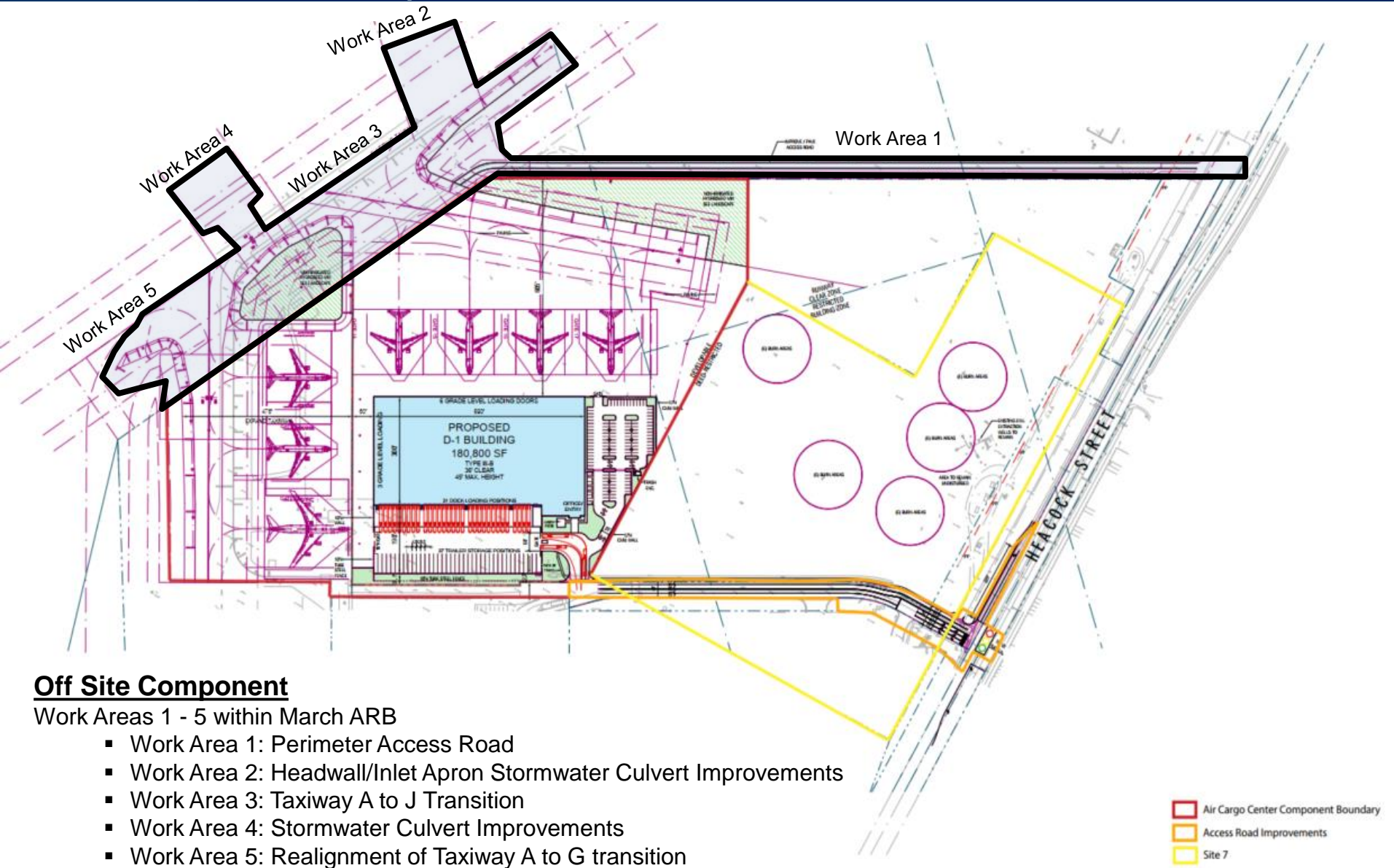


MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: SITE PLAN





MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: SITE PLAN | OFF SITE COMPONENT



Off Site Component

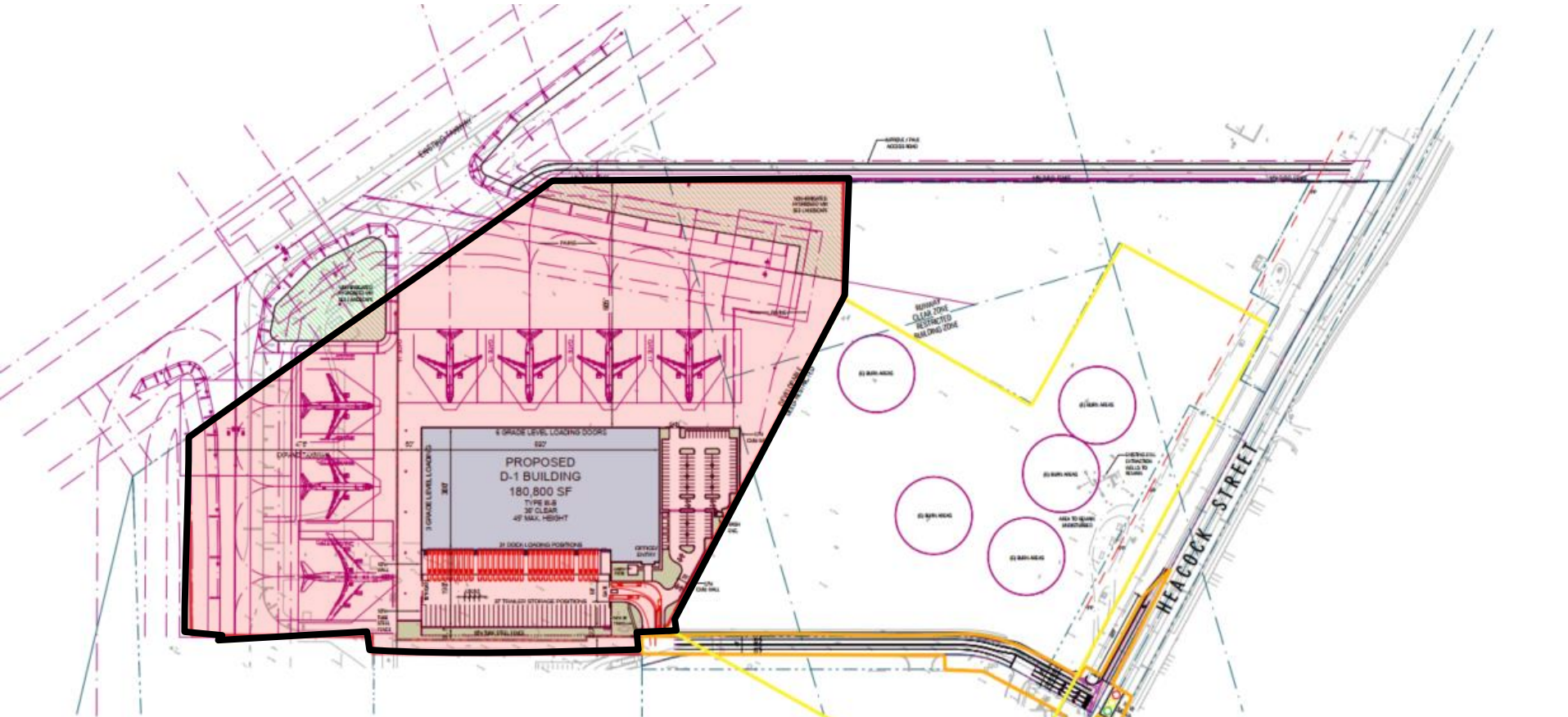
Work Areas 1 - 5 within March ARB

- Work Area 1: Perimeter Access Road
- Work Area 2: Headwall/Inlet Apron Stormwater Culvert Improvements
- Work Area 3: Taxiway A to J Transition
- Work Area 4: Stormwater Culvert Improvements
- Work Area 5: Realignment of Taxiway A to G transition

- ▭ Air Cargo Center Component Boundary
- ▭ Access Road Improvements
- ▭ Site 7



MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: SITE PLAN | AIR CARGO COMPONENT



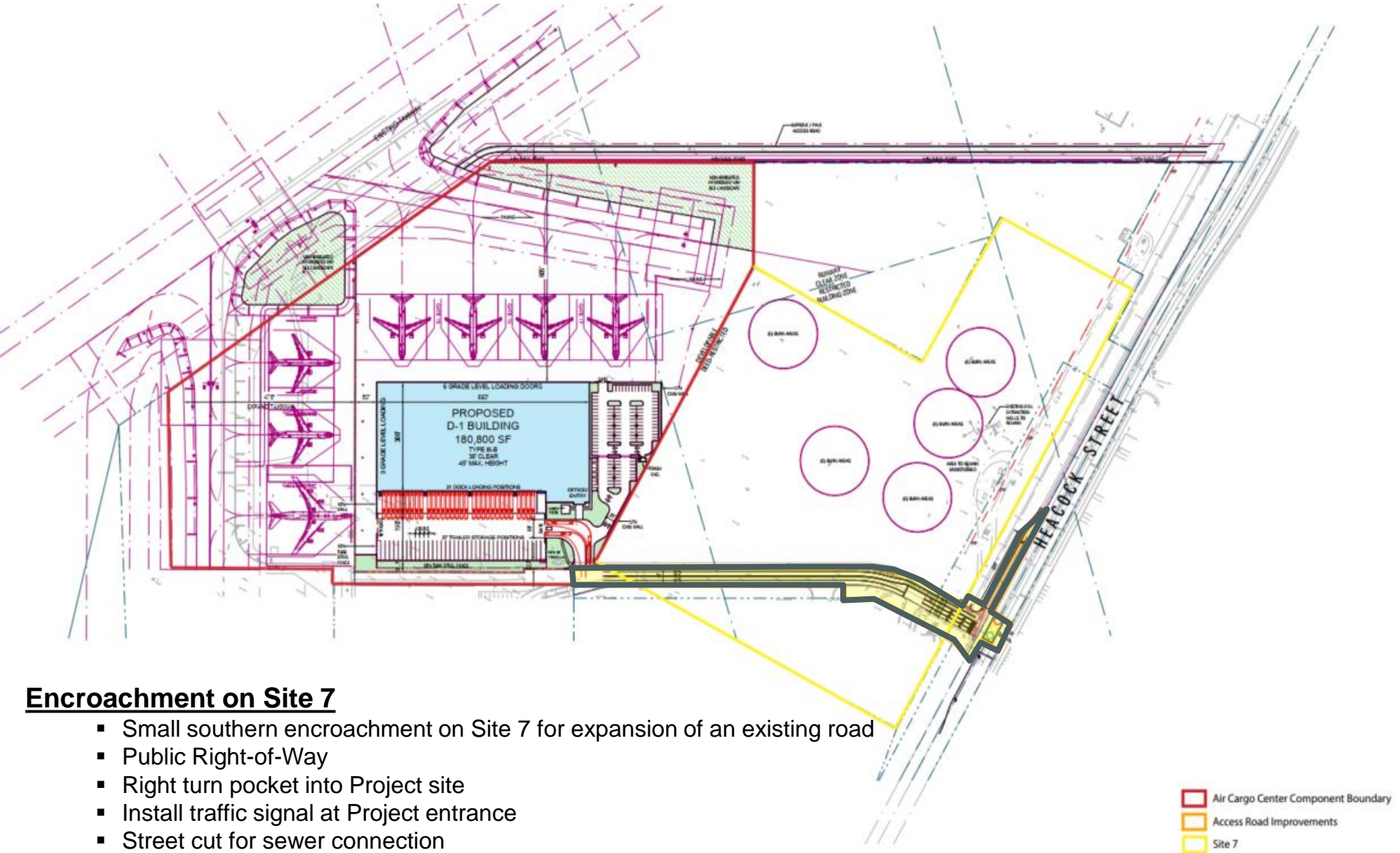
Air Cargo Component

- Cargo Building / 180,800 sq. ft.
 - 9 grade-level loading doors
 - 31 dock positions
 - 37 trailer storage positions
 - 122 parking stalls
 - 7 aircraft parking gates
- Expansion of existing taxiway/tarmac
- Construction of stormwater facilities, including underwater detention basin
- Removal of existing security fence and construction of new security fence
- Signalized entrance onto Heacock Street





MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: SITE PLAN | SITE 7 ENCROACHMENT



Encroachment on Site 7

- Small southern encroachment on Site 7 for expansion of an existing road
- Public Right-of-Way
- Right turn pocket into Project site
- Install traffic signal at Project entrance
- Street cut for sewer connection



MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: CARGO BUILDING ELEVATIONS

FINISH SCHEDULE

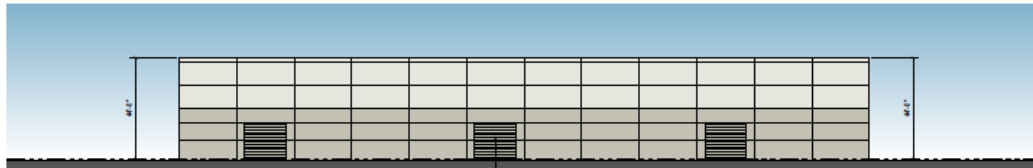
1. FIELDS COLOR: SHERWIN WILLIAMS SW 9775 SHEFAG
2. ACCENT COLOR: SHERWIN WILLIAMS SW 7037 COBALT LEON
3. BASE COLOR: SHERWIN WILLIAMS SW 7038 THUNDER THUNDER
4. GLAZING: PRO GLASS ANODIZED ALUMINUM INCL. GEAR ANODIZED ALUMINUM CROSSCOAT. THE MAXIMUM ALLOWABLE RESISTANCE OF GLASS SHALL BE 25%.



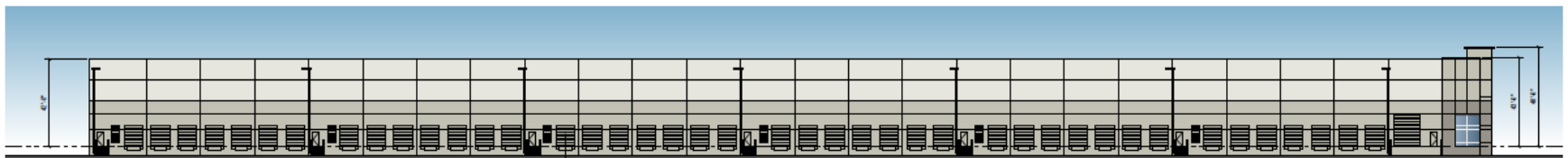
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

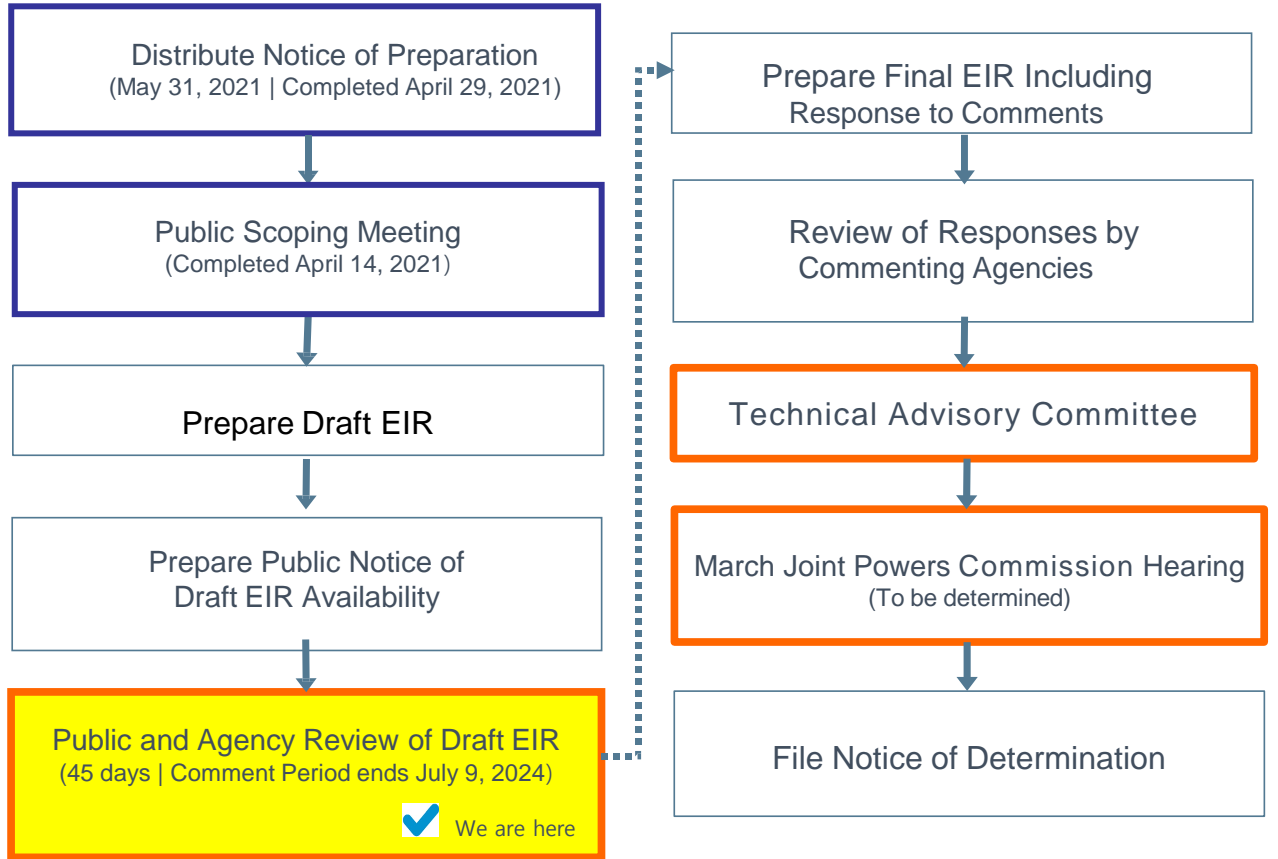


SOUTH ELEVATION



MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT

EIR PROCESS



= Opportunities for Public Input



MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: FLIGHT OPERATIONS

Existing

- Civilian aircraft operations primarily occur during the daytime period, with occasional intermittent nighttime operations.
- In 2022, there were 53 civilian nighttime flight operations; 18 single/twin engine, 21 helicopter, 14 commercial/jet (MIPAA 2023).
- Of the 14 commercial/jet nighttime flight operations in 2022, 4 occurred between 10:00-11:00 p.m.

Proposed

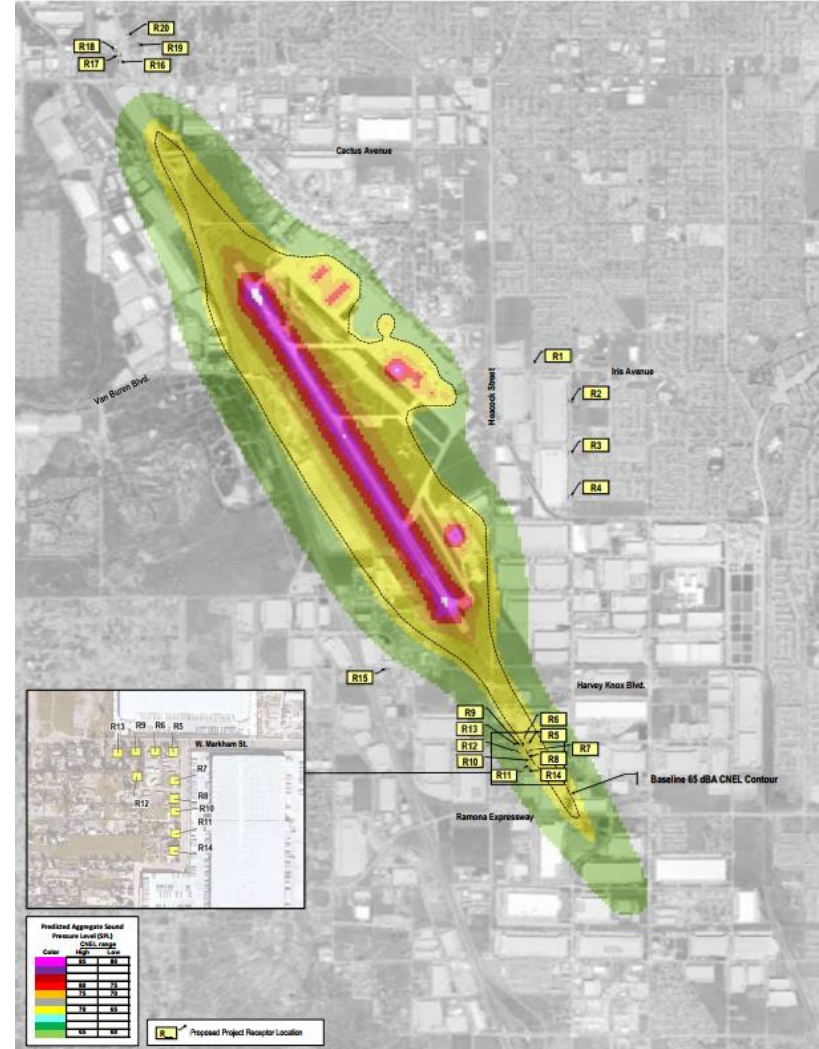
- Anticipated to average 17 flights per day during non-peak operations and up to 22 flights potentially occurring over a 4-week peak period during the holiday season.
- 6 days a week, with inbound flights generally occurring in the early morning hours and outbound flights occurring in the late evening and nighttime hours.
- Approximately 5% of Project-generated aircraft operations are anticipated to occur during the nighttime period, between 10:00 p.m. and 11:00 p.m.



MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT: NOISE CONTOURS



Existing Noise Levels



Noise Levels with Project



MERIDIAN D-1 GATEWAY AVIATION CENTER PROJECT



Visit our website:

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QUESTIONS | ANSWERS