



NOTICE OF PUBLIC HEARING BEFORE THE COMMISSION OF THE MARCH INLAND PORT AIRPORT AUTHORITY

NOTICE IS HEREBY GIVEN that the public hearing previously scheduled for January 7, 2026, will not be held as originally noticed.

NOTICE IS FURTHER GIVEN that the Commission of the March Inland Port Airport Authority (MIPAA) will conduct the re-noticed public hearing at 6:30 P.M. on **February 4, 2026**, or as soon thereafter as possible, at the Riverside County Administration Center - Board Chambers, 4080 Lemon Street, Riverside, California 92501. This public hearing will be livestreamed. The agenda and staff report will be posted 72 hours before the public hearing on the Authority's webpage at: <https://marchjpa.com/meetings-agendas/>.

This public hearing is being re-noticed to ensure adequate public notice for the proposed zone change pursuant to state law. This public hearing is scheduled to discuss and take action on a request by Meridian Park D-1, LLC, for the proposed Meridian D-1 Gateway Aviation Center Project.

PROJECT DESCRIPTION:

Meridian Park D-1, LLC proposes the development of a gateway aviation center on a portion of the approximately 165-acre D-1 Property owned by MIPAA through a quitclaim deed from the U.S. Air Force. The Project entails the construction of one (1) 180,800-square-foot air cargo building on approximately 34 acres (Air Cargo/Aviation Component) with an accompanying Ground Lease. To provide vehicular access, the Air Cargo/Aviation Component also includes a new signalized entrance onto Heacock Street, expanding the existing access roadway currently serving the facilities south of the project site.

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 (ARB). The project site has access to existing runways and taxiways at March ARB/MIP Airport.

PROPOSED ENTITLEMENTS:

The proposed Project entitlements consist of a Zone Change, Tentative Parcel Map, Plot Plan, and Ground Lease which are summarized as follows:

Zone Change (CZ 20-02):

The Project site has not previously been assigned a zoning designation. To be consistent with the March JPA General Plan and the D-1 quitclaim deed, the Project is proposing a zoning designation of Aviation (A) for the 34-acre Air Cargo/Aviation Component. The 12-acre Off-Site Component is located on March ARB property and is not included in the proposed zone change.

Tentative Parcel Map 38543 (TPM 22-02):

The Project proposes a Tentative Parcel Map to subdivide an existing 56.33-acre parcel of the D-1 Property to create two parcels (one developable parcel and one constrained parcel) and a lettered lot for access and utility purposes. The developable parcel would encompass a majority of the Air Cargo/Aviation Component and exclude all of the Superfund site, known as Site 7. The constrained parcel, which fronts Heacock Street, would encompass part of Site 7, including the former fire training and disposal/burn pit areas.

Plot Plan (PP 20-06):

The proposed Plot Plan would authorize the construction of an approximately 180,800-square-foot air freight cargo building with 9 grade-level loading doors, 31 dock positions, a parking apron sufficient to support 7 commercial cargo airplanes, 37 trailer storage positions, and 122 stalls for employee parking on approximately 34 acres (Air Cargo/Aviation Component). To provide vehicular access, the Air Cargo/Aviation Component also includes a new signalized entrance onto Heacock Street, expanding the existing access roadway currently serving the facilities south of the project site.

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 ARB. The project site has access to existing runways and taxiways at March ARB/MIP Airport.

Ground Lease:

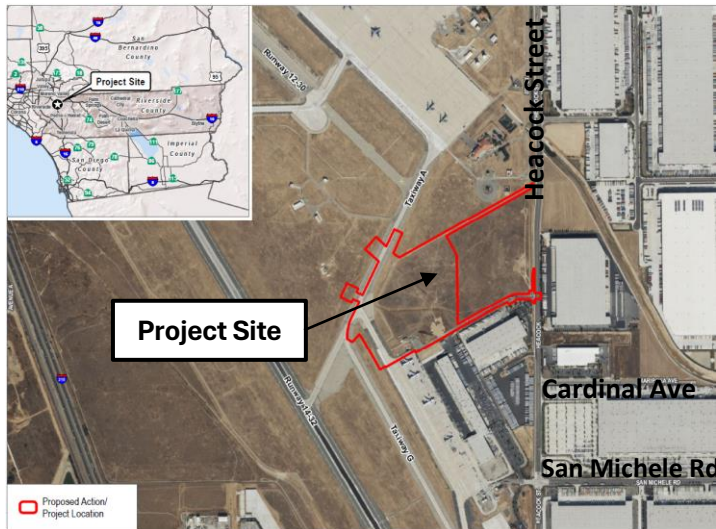
Ground Lease between MIPAA (Landlord) and Meridian Park D-1, LLC (Tenant) to exclusively lease within the MIPAA premises.

Environmental Determination: This notice is to advise that the March Inland Port Airport Authority, acting in its capacity as a Lead Agency under CEQA, will consider certification of the Environmental Impact Report (SCH #2021040012) for the proposed Project. The project files, Draft Environmental Impact Report, Response to Comments, and project correspondence are available for review, Monday through Friday, from 8:00 AM to 5:00 PM at the office of MIPAA, located at 17405 Heacock Street, Moreno Valley, CA 92551. The Final Environmental Impact

Report, which consists of the Draft EIR and the Response to Comments, are available for review on the Authority's webpage at: <https://marchjpa.com/meridian-d1-gateway-aviation-center-project/>.

Additional Information: In accordance with Government Code Section 65009, anyone wishing to challenge any of the proposed actions taken by the Commission in court, you may be limited to raising only those issues raised at the public hearings 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 members of the Commission regarding this matter must also copy the Commission Clerk and the Project Planner, prior to the meeting date referenced above. The Agenda/Staff Report, along with meeting and public participation instructions, will be posted 72 hours before the Public Hearing on the Authority's webpage at: <https://marchjpa.com/meetings-agendas/>

Please contact Lauren Sotelo, Contract Planner, MIPAA, at (951) 656-7000, or by email at info@marchjpa.com should you have any questions regarding this notice. If you require special accommodations during your attendance at this Public Hearing meeting, please contact Cindy Camargo, Clerk, MIPAA, at (951) 656-7000, or by email at camargo@marchjpa.com, at least 24 hours in advance of the meeting time.



Notice of Public Hearing

before the Commission of the March Inland Port Airport Authority

MEETING INFORMATION: February 4, 2026, at 6:30 p.m.

Riverside County Administration Center 4080 Lemon Street,
Riverside, CA 92501

APPLICANT: Meridian Park D-1, LLC

CASE NUMBERS: Zone Change (CZ 20-02), Tentative Parcel
Map 38453 (TPM 22-02), and Plot Plan (PP 20-06)

CASE PLANNER: Lauren Sotelo, Contract Planner (951) 656-7000
or info@marchjpa.com

DATE OF MAILING: December 31, 2025