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**10A Moreno Valley City Council Ordinance Approving  
and Adopting the March Air Force Base  
Redevelopment Project**

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**AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF MORENO VALLEY AUTHORIZING REDEVELOPMENT  
OF CITY TERRITORY BY THE MARCH JOINT POWERS  
REDEVELOPMENT AGENCY**

WHEREAS, the March Joint Powers Authority (the "Authority") is a joint powers authority formed by the legislative bodies of its members pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code of the State of California; and

WHEREAS, the members of the Authority include the Cities of Riverside, Perris, Moreno Valley, and the County of Riverside (collectively the "Members"); and

WHEREAS, Section 33492.81(a) of the California Health and Safety Code (the "Code") enables the Authority to establish the March Joint Powers Redevelopment Agency (the "Agency"), with all of the powers, authority, and duties granted to it under the Code, as a public body, corporate and politic, for the exclusive purpose of establishing the March Air Force Base Redevelopment Project Area (the "Project Area") pursuant to Article 5 (commencing with Section 33492.80), Chapter 4.5 of the Code; and

WHEREAS, by agreement entered into by and among the Members dated September 7, 1994, as amended, the Members agreed that an express purpose of the Authority was to create a redevelopment agency having all the rights, powers and duties related thereto and carrying out the necessary actions to form and implement a redevelopment agency; and

WHEREAS, the Agency has initiated the process of adopting a Redevelopment Plan for the March Air Force Base Redevelopment Project (the "Plan" and "Project" respectively); and

WHEREAS, the Agency has proposed to include that certain territory located within the jurisdiction of the City of Moreno Valley (the "City"), as more particularly described in the legal description attached hereto as Exhibit A and incorporated herein by this reference and as shown on the map attached hereto as Exhibit B and incorporated herein by this reference (the "Outside Territory"), within the Project Area; and

WHEREAS, Section 33213 of the Code permits the legislative body of a community to authorize the redevelopment of an area within its territorial limits by another community upon certain conditions set forth therein including, without limitation, its approval of the redevelopment plan; and

WHEREAS, the City Council desires to authorize the redevelopment of the Outside Territory by the Agency.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council hereby authorizes the redevelopment of the Outside Territory by the Agency, the inclusion of the Outside Territory within the Project, and approves the Plan.

Section 2. The City Council of the City of Moreno Valley (the "City Council") hereby authorizes the Authority and the Agency to include the Outside Territory in the Project Area by means of the adoption of a Redevelopment Plan which contains the following provisions: (a) with respect to the Outside Territory, a provision acknowledging that the City is an affected taxing entity for purposes of Section 33607.5 of the Code and requiring the Agency to make payments to the City as an affected taxing entity in accordance with Section 33607.5 of the Code throughout the term of the

Redevelopment Plan; and (b) a provision requiring as a condition precedent to the expenditure of any tax increment revenue generated from the Outside Territory that the Agency and the City enter into a legally enforceable agreement which requires the Agency to expend over the life of the Plan an amount equal to the net tax increment revenue generated by properties located within the Outside Territory on improvements within and/or directly benefiting the Outside Territory such as the enhancement of freeway access to the east side of March Air Force Base, the development of civilian access and use of the east side of March airfield and other similar improvements. Improvements listed on Exhibit C attached hereto and by this reference made a part hereof are examples of the types of improvements which would comply with this requirement.

Section 3. This ordinance shall be effective thirty (30) days from and after the date of its adoption.

Section 4. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause it to be posted or published in the manner required by law.

Section 5. The City Clerk shall deliver a copy of this Ordinance to the Secretary of the Agency.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Moreno Valley, California, on this \_\_\_\_ day of June, 1996, by the following vote, to wit:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
MAYOR, CITY OF MORENO VALLEY

ATTEST:

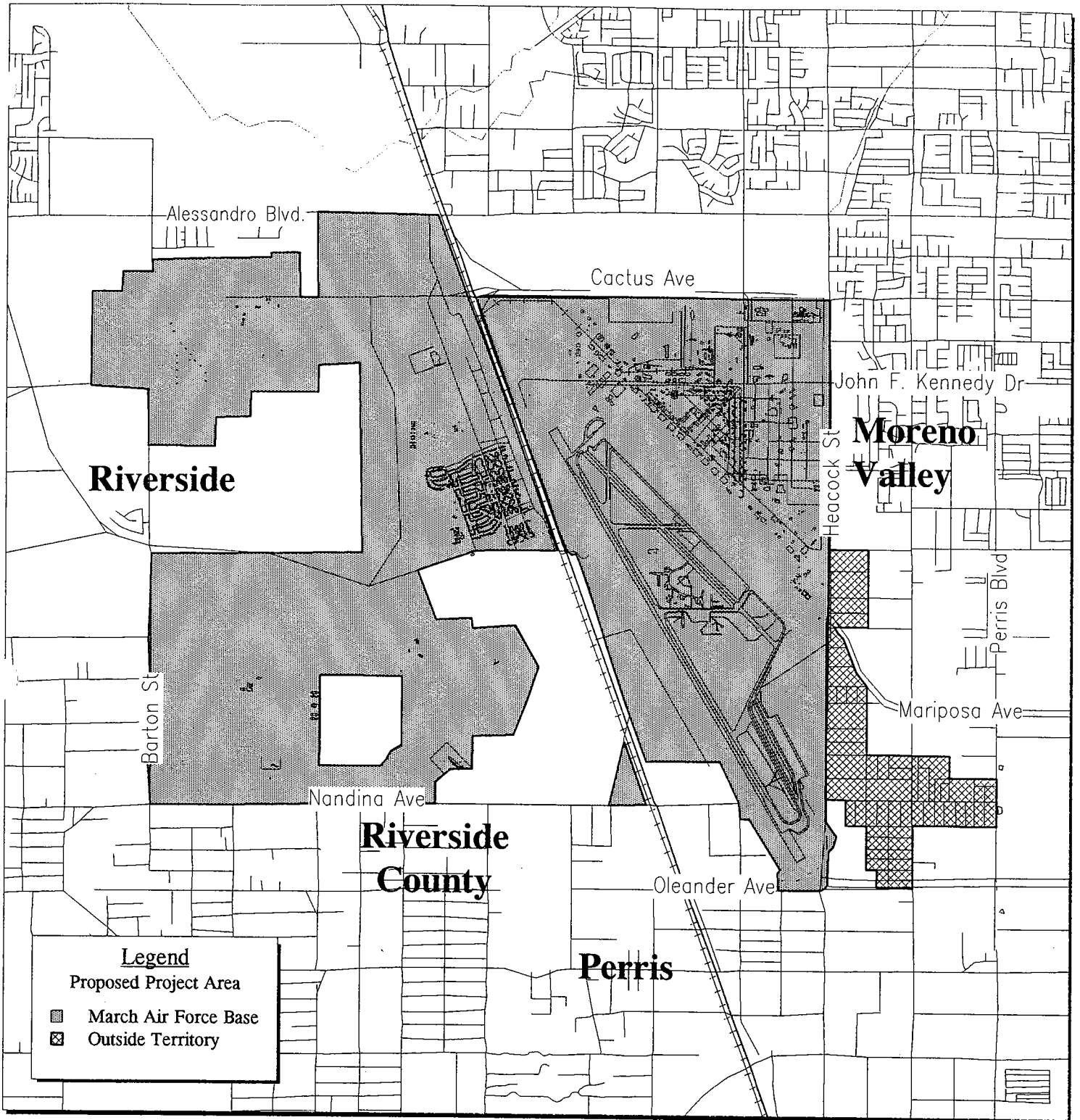
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CITY CLERK  
CITY OF MORENO VALLEY

## Exhibit A

**LEGAL DESCRIPTION FOR THE PORTION  
OF THE CITY OF MORENO VALLEY  
TO BE INCLUDED WITHIN THE  
MARCH JOINT POWERS AUTHORITY  
REDEVELOPMENT PROJECT AREA**

PORTIONS OF SECTIONS 19, 30, AND 31, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N00°53'57"E ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 30.00 FEET TO A POINT; THENCE S89°28'03"E A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF IRIS AVENUE; THENCE CONTINUING S89°28'03"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF IRIS AVENUE A DISTANCE OF 1,312.40 FEET TO A POINT; THENCE S00°21'57"W A DISTANCE OF 2,673.60 FEET TO A POINT; THENCE S89°57'55"W A DISTANCE OF 861.70 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PERRIS VALLEY STORM DRAIN; THENCE S27°37'22"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PERRIS VALLEY STORM DRAIN A DISTANCE OF 1,836.11 FEET TO A POINT; THENCE S00°21'57"W A DISTANCE OF 2,348.82 FEET TO A POINT; THENCE N88°57'55"E A DISTANCE OF 2,640.00 FEET TO A POINT; THENCE S00°21'57"W A DISTANCE OF 666.30 FEET TO A POINT; THENCE N89°57'55"E A DISTANCE OF 1,350.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PERRIS BOULEVARD; THENCE S00°21'57"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PERRIS BOULEVARD A DISTANCE OF 1,332.60 FEET TO A POINT; THENCE S89°57'55"W A DISTANCE OF 2,650.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIAN STREET; THENCE S00°21'57"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INDIAN STREET A DISTANCE OF 2,018.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLEANDER AVENUE; THENCE S89°57'55"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLEANDER AVENUE A DISTANCE OF 1,022.54 FEET TO A POINT; THENCE N00°21'57"E A DISTANCE OF 686.30 FEET TO A POINT; THENCE S89°57'55"W A DISTANCE OF 317.46 FEET TO A POINT; THENCE N00°21'57"E A DISTANCE OF 1,332.60 FEET TO A POINT; THENCE S89°57'55"W A DISTANCE OF 693.50 FEET TO A POINT; THENCE N00°21'57"E A DISTANCE OF 621.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NANDINA AVENUE; THENCE S89°55'35"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NANDINA AVENUE A DISTANCE OF 693.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HEACOCK STREET; THENCE CONTINUING S89°55'35"W A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SECTION 31; THENCE N00°53'57"E ALONG SAID WEST LINE OF SAID SECTION 31 AND CONTINUING ALONG THE WEST LINE OF SECTION 30 A DISTANCE OF 8,012.12 FEET TO THE POINT OF BEGINNING, CONTAINING 468 ACRES, MORE OR LESS.



Urban Futures, Inc. May 1996

March Joint  
Powers  
Redevelopment  
Agency



# Proposed Project Area Map

Exhibit B

**EXHIBIT C**

**MARCH JOINT POWERS REDEVELOPMENT AGENCY  
PROJECT AREA PROPOSED PROJECTS/PROGRAMS SCHEDULE**

**I. HOUSING**

Partnering with Moreno Valley to use 20% Low/Mod  
Set-Aside monies to increase, improve and preserve supply of  
low and moderate income housing

Miscellaneous

**II. PUBLIC WORKS/INFRASTRUCTURE**

Provide funding to assist planning and implementation of the following in the Outside Territory:

Subdivision Preparation  
Surveying, Mapping, Recording

Drainage  
Cactus Channel  
Heacock Channel  
Oleander Industrial Area  
Storm Drain/Sewer Separation

Utilities  
Water  
Provide capacity expansion to serve the Outside Territory and Air Terminal Facilities  
Sewers  
Provide capacity expansion to serve the Outside Territory and Air Terminal Facilities  
Sewage Treatment  
Provide capacity expansion to serve the Outside Territory and Air Terminal Facilities  
Electric Service  
Meet State PUC Safety Requirements  
Provide capacity expansion to serve the Outside Territory and Air Terminal Facilities  
Natural Gas Service  
Meet State PUC Safety Requirements  
Provide capacity expansion to serve the Outside Territory and Air Terminal Facilities

Recycled Water  
Provide expansion capacity to serve the Outside Territory and Air Terminal Facilities

Fire Stations  
Assist development of facilities as needed as long-term  
realignment of Base occurs

Police Substations  
Assist development of facilities as needed as long-term  
realignment of Base occurs

Miscellaneous

**II. TRANSPORTATION/CIRCULATION**

Provide funding to assist planning and implementation of the following to serve the Outside Territory and Air Terminal Facilities:

On-Base Improvements

- Improve streets to standards
- Construct curbs, gutters, and sidewalks

New Arterial System

- Provide funding for upgrading and/or construction of new arterial street system as necessary to ensure safe and adequate roadway network

Traffic Signals

- Provide funding for upgrading and/or new traffic signals as necessary to ensure safe and adequate roadway network

Off-Base (Outside Territory) Improvements

Freeway Interchange Improvements

Bridge Projects

- Heacock Street at Mariposa Channel
- Perris Boulevard at Oleander Channel
- Indian Street at Oleander Channel
- Cactus Avenue at Heacock Channel

Street Projects

- Perris Boulevard Widening (Krameria to Oleander)
- Nandina Avenue (Heacock to Perris)
- Heacock Street (Poppystone to Nandina)
- Indian Street (Nandina to Oleander)
- Oleander Avenue (Perris to I-215)

Railroad Improvements

- Burlington Northern and Santa Fe Railroads, San Jacinto Branch Line improvements and construction of rail spurs

Miscellaneous

- Contribution toward installation of street, storm drain, sewer and water improvements including curb, gutters, sidewalks, asphaltic concrete paving, street lighting, traffic signals, water mains and other utilities necessary to facilitate industrial and commercial development within the Project Area east of the 215 Freeway and adjacent areas.

**IV. DEMOLITION**

Provide funding to demolish the following:

World War II Era Buildings  
Building 501

Other Older Non-Conforming Buildings as Identified

Miscellaneous

**V. AIRPORT**

Provide funding to plan and implement the following airport related improvements:

Points of Access

Taxiways, including the provision of offsite taxiway facilities

Parking Ramps/Aprons

Site Preparation

Security Fencing

Air Freight Buildings

Cargo Terminal

Warehousing

Passenger Service Buildings

Passenger Terminal

Parking Facilities

Miscellaneous

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**10B City Council Ordinance Approving and Adopting  
the March Air Force Base Redevelopment Project**

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1 March Joint Powers Authority

2 body, by ordinance, declare that there is need for an agency to  
3 function in the community; and

4 WHEREAS, Section 33002 of the Code defines "Community" as "a ...  
5 group ... which otherwise exercises some local governmental powers."  
6 and

7 WHEREAS, Section 33492.3 of the Code provides that the  
8 Legislature finds and declares that extraordinary measures must be  
9 taken to mitigate the effects of the federal government's efforts to  
10 reduce the number of military bases throughout the country; and

11 WHEREAS, Section 33492.80 of the Code provides that it is the  
12 intent of the Legislature to provide a means of mitigating the  
13 economic and social degradation facing communities impacted by the  
14 realignment of March Air Force Base (the "Base"); and

15 WHEREAS, the Agency has heretofore taken certain actions with  
16 regard to the adoption of the Redevelopment Plan (the "Redevelopment  
17 Plan") for the March Air Force Base Redevelopment Project Area (the  
18 "Project Area"); and

19 WHEREAS, in accordance with Section 33213 of the Code, the City  
20 of Moreno Valley (the "City") has approved the inclusion of City  
21 territory (the "Outside Territory") within the Project Area; and

22 WHEREAS, the Agency, acting in the role of the Planning  
23 Commission in accordance with Section 33492.81(b) of the Code, has  
24 adopted a Resolution reporting as to the conformity of the  
25 Redevelopment Plan with the Base portion of the Project Area; and

26 WHEREAS, the City of Moreno Valley Planning Commission has  
27 adopted a resolution reporting as to the conformity of the



