
**3 Final Environmental Impact Report for the
March Air Force Base Redevelopment Project**

F I N A L

**Environmental
Impact
Report**

For The
**March Air Force Base
Redevelopment Project**
SCH #96031022

Prepared For:

March Joint Powers Redevelopment Agency
3430 Bundy Drive
Suite 107
March Air Force Base, CA 92518-1504

JUNE 1996

FINAL

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3430 Bundy Drive

Suite 107

March Air Force Base, CA 92518-1504

Prepared By

Urban Futures, Inc.

3111 N. Tustin Avenue

Suite 230

Orange, CA 92665

June 1996

PREFACE

REVISIONS HAVE BEEN MADE TO THE TEXT PREVIOUSLY CONTAINED WITHIN THE DRAFT EIR TO ACCOMMODATE ALL DRAFT EIR RESPONSES. ALL INFORMATION THAT HAS BEEN ADDED WITHIN THE FINAL EIR IS REDLINED ~~REDLINED~~. ALL INFORMATION THAT WAS DELETED HAS BEEN STRUCK OUT ~~STRUCK OUT~~.

THE REVIEW PERIOD FOR DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR) BEGAN ON MAY 15, 1996, AND WILL END ON JUNE 29, 1996. SINCE ALL OF THE COMMENTS ON THE DRAFT EIR HAVE NOT BEEN RECEIVED BY THE AGENCY, SECTION 8.0 (COMMENTS RECEIVED ON THE DRAFT EIR) AND SECTION 9.0 (RESPONSES TO COMMENTS RECEIVED ON THE DRAFT EIR) ARE NOT INCLUDED AS PART OF THE FINAL EIR. HOWEVER, THESE SECTIONS WILL BE DISTRIBUTED AS A SUPPLEMENT TO THE FINAL EIR NO LATER THAN JULY 3, 1996.

TABLE OF CONTENTS

TABLE OF CONTENTS

	<u>Page</u>
E.0 EXECUTIVE SUMMARY	1
E.1 Summary of Environmental Analysis	3
E.2 Summary of Project Alternatives	24
E.3 Summary of Issues to be resolved by the Lead Agency	25
E.4 Areas of Controversy Known to the Lead Agency	25
1.0 PROJECT DESCRIPTION	27
1.1 Introduction, Authority and Approach	27
1.2 Location and Boundaries	34
1.3 Environmental Setting	37
1.4 Proposed Project Objectives and Characteristics	38
1.5 Purpose and Intended Use of this Document	45
1.6 Relationship to General Plan Build-Out	48
2.0 ENVIRONMENTAL IMPACT ANALYSIS	52
(Environmental Setting, Impacts and Mitigation Measures)	
2.1 Land Use	52
2.2 Demographics	58
2.3 Noise	61
2.4 Air Quality	66
2.5 Earth Resources	74
2.6 Transportation and Circulation	79
2.7 Biological Resources	85
2.8 Public Services	90
2.8.1 Water Resources	90
2.8.2 Waste Water	94
2.8.3 Solid Waste	96
2.8.4 Police Protection	98
2.8.5 Fire Protection	100
2.8.6 Flood Control/Drainage	102
2.8.7 Utilities	106
2.8.8 Schools	109
2.8.9 Parks and Recreation	111
2.9 Cultural Resources	113
2.10 Hazardous Waste	116
3.0 ALTERNATIVES TO THE PROPOSED AMENDMENT	120
3.1 No Project	120
3.2 Alternative Project Areas and Land Use	124
3.3 Limited Redevelopment Activities	126
3.4 Financing Alternative	127

	<u>Page</u>
4.0 TOPICAL ISSUES	130
4.1 The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity	130
4.2 Irreversible and/or Unavoidable Environmental Changes Which Would be Involved in the Proposed Action Should it be Implemented	131
4.3 Cumulative and Growth Inducing Impacts	132
4.4 Effects Found Not to be Significant	136
4.5 Impacts of Significance	138
5.0 PREPARERS OF AND CONTRIBUTORS TO THIS DOCUMENT	139
6.0 AGENCIES, ORGANIZATIONS AND PERSONS CONSULTED	140
7.0 DRAFT FINAL MITIGATION MONITORING PROGRAM	141
8.0 COMMENTS RECEIVED ON THE DRAFT EIR	
9.0 RESPONSES TO COMMENTS RECEIVED ON THE DRAFT EIR	

APPENDICES

- A Proposed Public Improvement Projects/Programs List
- B Notice of Preparation
- C Responses to Notice of Preparation
- ~~D Notice of Completion~~

TABULATED SECTIONS

- 1 The Final Environmental Impact Statement Prepared for the
Disposal of Portions of March Air Force Base, California
~~(Please see previously transmitted document)~~
- 2 The Final Environmental Impact Statement, Volume II, Appendices,
Prepared for the Disposal of March Air Force Base, California
~~(Please see previously transmitted document)~~

LIST OF FIGURES

<u>Figure No.</u>		<u>Page</u>
1	Map of March AFB and the Participating Jurisdictions	35
2	Map of the Proposed Project Area	36
3	Existing Land Use Map for the Outside Territory	53
4	General Plan Land Use Map for the Outside Territory	54

LIST OF TABLES

<u>Table No.</u>		<u>Page</u>
1	Statistical Abstract	50
2	Outside Territory Portion of the Proposed Project Area - Existing Land Uses	52
3	Outside Territory Portion of the Proposed Project Area - General Plan Land Uses	57
4	Typical Construction Equipment Noise Levels	62
5	Projects of Significance	67
6	Outside Territory Portion of the Proposed Project Area - Average Daily Vehicle Trip Ends by Land Use	81
7	Region of Influence Growth Forecast	134
8	Region of Influence Cumulative Impacts	136

E.0

EXECUTIVE SUMMARY

E.O EXECUTIVE SUMMARY

General Overview

The Federal Government has, since 1988 and the end of the Cold War, embarked upon a program of closing and realigning its military bases throughout the Country. The State of California generally, and base adjacent communities specifically, have been especially hard hit by the economic dislocation which attends military base closure or realignment. The State Legislature recognized that one method to partially ameliorate the deleterious economic effects of these base closures was to allow local, affected communities to form joint powers authorities which, in turn, could activate a redevelopment agency with all the powers and capabilities thereof. The legislature recognized that redevelopment agencies had, in the past, proven very successful in eradicating blight and substantially improving the economic base of their respective project areas, *without the expenditure of any additional tax dollars from Sacramento or Washington D.C.*

Consequently, in 1994 the California State Legislature amended certain portions of the California Community Redevelopment Law to expand the legal definition of "blight" to include those conditions existing on military reservations which would inhibit their private market development.

In 1993, the Federal Government called for the realignment of the Base and for a substantial reduction in its use as a military base. Subsequent to this, the neighboring communities of Moreno Valley, Perris, the City of Riverside and the County of Riverside joined together to form the March Joint Powers Authority (the "Authority" of which the aforelisted communities are "JPA Members") and, at its meeting held on January 15, 1996, the Authority instituted planning studies and analyses to examine the potential of establishing the March Joint Powers Redevelopment Agency (the "Agency") in conformance with appropriate provisions of CCRL Section 33000 *et seq.*

The Agency is proposing establishment of the March Air Force Base Redevelopment Project (the "Plan" or "Project"). The Agency, as part of its broader purpose, proposes to establish the Plan for the purpose of carrying out activities related to upgrading public facilities and improving the quality of life for residents and workers within the territory to be included within the Project (the "proposed Project Area"). The proposed Project Area consists of approximately 7,403 7 250 acres located throughout March Air Force Base, ~~including Air Force Village West~~, and a portion of the City of Moreno Valley (the "Outside Territory").

The proposed Plan is consistent with the Authority's long-term goals and policies as outlined in the Goals and Policies Section of the March Air Force Base Master Reuse Plan and will play a direct role in the Authority's drive to achieve these goals and policies as listed below:

- Replace lost jobs with new and expanded employment opportunities.
- Support private investment that can create new property taxes, sales taxes, and increased local spending.
- Maximize joint use (military and civilian) opportunities at airport-related land and facilities.
- Encourage the creation of public/private partnerships that will invest in the implementation of an ultimate MAFB Reuse Plan.

- Support actions to attain a clean environment at and around MAFB.
- Implement the requirements of federal, state, regional, and local regulations, that apply to water and air quality, transportation/circulation, wetlands, endangered species, and other environmental considerations.
- Support the USAF commitments to maintain the integrity of the March Air Force Base Historic District.
- Support the development of educational and specialized facilities that will train persons for new and improved employment opportunities.
- Support new uses and reuses that do not preclude air-related joint use with the U.S. Air Force Reserves.
- Emphasize the development of aviation uses other than federal aviation, such as commercial and/or freight carrier services.
- Develop active and passive open space areas that offer community recreational opportunities and open land areas for public enjoyment.
- Work to resolve conflicts that would otherwise delay or negatively impact the reuse planning and redevelopment processes.
- Plan for the economic use, reuse, and joint use of those areas of March Air Force Base outside of the cantonment area.
- Consider the impacts on and from the areas adjacent to March Air Force Base as identified by the four member jurisdictions as the "planning areas."
- Eliminate blight and generate new development within the confines of and adjacent to March Air Force Base.
- Facilitate the provision of public services, i.e., sewer, water, streets, and public safety, to be provided in an efficient and cost-effective manner.
- Plan for the demands for all public services necessary to support new uses, reuse, and joint use at March Air Force Base.
- Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight-related air services.

The specific location and boundaries of the approximately ~~7,403~~ 7,250 acre proposed Project Area are presented in Section 1.2 of this report. Currently, the proposed Project Area consists of urbanized, unimproved and previously urbanized land. The following existing land uses are found within the proposed Project Area: residential, commercial, military uses, public, quasi-public, agricultural, previously urbanized, vacant, and public rights-of-way.

The following City of Moreno Valley General Plan, ~~Oleander Specific Plan~~ and March AFB Master Reuse Plan land uses are designated within the proposed Project Area: residential, commercial, industrial, business park, military, public facilities/recreation, mixed use, aviation support, institutional, and public rights-of-way.

E.1 SUMMARY OF ENVIRONMENTAL ANALYSIS

The following is a brief summary of Project impacts and recommended mitigation measures that are described in Chapter 2.0, Environmental Impact Analysis, of this EIR.

E.1.1 LAND USE

Impacts

March AFB

The development in accordance with the Reuse Plan would more than double the commercial and public facilities/recreation land use acreages, and slightly increase the industrial acreage over prerealignment conditions. A large decrease in the residential land use and minor decreases in the aviation support and institutional (medical) land uses would occur when compared with prerealignment. The prerealignment land use designations of airfield, institutional (educational), and vacant land would be eliminated. Business park and mixed use land uses would be created under this alternative. In addition, a 2,258-acre military cantonment ~~area~~ would be retained.

Outside Territory

The adoption of the Plan, in and of itself, will involve no significant negative impacts to existing land uses within the Outside Territory of the proposed Project Area. Generally, all impacts to land use are expected to be positive in nature. The Plan and related projects may be the catalyst for future private development and investment upon currently underutilized residential and undeveloped properties in accordance with the City's General Plan ~~Land Use Element and the March AFB Master Reuse Plan and Oleander Specific Plan.~~

Infrastructure and rights-of-way improvement projects will result in improved circulation and traffic conditions within the proposed Project Area (see Appendix A). Existing and future land uses within the proposed Project Area will also be complemented by projects that will improve deficient and inadequate gutters, water lines, storm water and drainage control systems, streets, curbs, and sidewalks.

Mitigation Measures

March AFB and the Outside Territory

No mitigation measures are recommended as conditions of Project approval.

Implementation of redevelopment projects, by encouraging orderly development that is consistent with the goals and objectives of the City's General Plan, ~~Oleander Specific Plan~~ and the March AFB Master Reuse Plan, will serve to alleviate the existing negative economic and physical trends which presently impact the proposed Project Area's land resources.

E.1.2 DEMOGRAPHICS

Impacts

March AFB

The residential land use area consists of 64 acres, or 1 percent of the total property, north and south of Air Force Village West, an existing private retirement community. Up to 204 single-family and 208 multiple-family housing units would be built. There would be no facility demolition and new development would be complete by 2016.

By 2016 the Proposed Action of the Reuse Plan is projected to result in a total on-site employment of about 38,600 direct jobs. This includes 1,661 full-time military and civilian Department of Defense employees in the cantonment area; the remainder would be jobs associated with activities on disposal property. The projected on-site population of approximately 900 residents by 2016 would include 200 inpatients at the hospital.

Outside Territory

All impacts resulting from implementation of the Plan are expected to be positive. The Plan will increase the region's employment base and affordable housing stock, be the catalyst for new commercial and industrial development and rehabilitation and provide funding for the improvement of public facilities.

Mitigation Measures

March AFB and the Outside Territory

No mitigation measures are recommended as a condition of Project approval. The Plan proposes housing and community development programs and public facilities/works projects which are consistent with, and conform to, the City's General Plan and the March AFB Master Reuse Plan. The proposed projects generally described in Appendix A are measures to alleviate existing deficiencies as described in Section 1.4 of this document, and are intended to facilitate future economic and physical development within the proposed Project Area and the region as a whole. The location of land uses and densities shall reflect those in the current General Plan and the Reuse Plan, and as the General Plan and the Reuse Plan are amended from time to time by due process.

E.1.3 NOISE

Impacts

March AFB and the Outside Territory

Short-Term

Implementation of the Plan will generate, directly or indirectly, a variety of construction projects. These projects will include, but not be limited to, construction and/or rehabilitation of residential, industrial and commercial facilities, and roadway and utility infrastructure improvement projects. Development of these projects will generate, to varying degrees, an increase in short-term noise levels caused by construction equipment and related processes.

Long-Term

An increase in the proposed Project Area's ambient noise levels could occur over the long-term caused by increased growth and activity within the proposed Project Area including aircraft operations at March AFB and an increase in motor vehicle trips per day. Any long-term increase in ambient noise levels will be at levels permitted within the March AFB Master Reuse Plan and the City's General Plan and Zoning Ordinance; these increased noise levels are generally seen as acceptable conditions within the existing parameters of the proposed Project Area's urban setting.

Mitigation Measures

March AFB

Please see Tabulated Section No. 1, pages 4-135 through 4-147 of the Final Environmental Impact Statement Prepared for the Disposal of Portions of March Air Force Base, California.

Outside Territory

The following mitigation measures are recommended as conditions of Project approval:

Short-Term

1. Information and location of noise sensitive receptors shall be reviewed and updated by City/Agency staff as necessary to ensure that all sensitive noise receptors that may be affected by the Project's short-term implementation are identified. These sensitive receptors shall include at a minimum the following: schools, churches, hospitals, libraries and senior housing.
2. All Project related construction projects shall be reviewed on a project-by-project basis by the appropriate City department to determine possible impacts upon identified sensitive noise receptors and to determine the need for Project specific acoustical analysis. If a specific Plan-related construction activity is determined to have significant noise impacts, an acoustical analysis shall be prepared containing appropriate mitigation.
3. All Project related construction activities shall be limited to ~~daytime hours between 7:00 a.m. and 8:00 p.m. if occupied residences are located within 300 feet; if no residences are located within 300 feet, no restrictions on construction hours are required.~~
4. All construction equipment used for Project related construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.
5. All future developments occurring as a result of Project implementation shall conform to the policies outlined in the Noise Element of the Moreno Valley General Plan.

Long-Term

1. Information and location of noise sensitive receptors shall be reviewed and updated by City/Agency staff as necessary to ensure that all sensitive receptors that may be affected by the Project's long-term implementation are identified. These sensitive receptors shall include at a minimum the following: schools, churches, hospitals, ~~housing~~, libraries and senior housing.
2. All ~~Plan-related~~ development projects shall be reviewed on a project-by-project basis by the appropriate City department to determine possible impacts upon identified sensitive noise receptors and the need for Project specific acoustical analysis. If a specific Plan-related construction activity is determined to have significant noise impacts, an acoustical analysis shall be prepared containing appropriate mitigation.
3. Future Project related development sites shall be allowed only in those areas designated for that particular land use activity in the City's General Plan and Zoning Ordinance to ensure land use compatibility which will lessen noise impacts upon sensitive noise receptors. As a basis for general compliance, all related long-term site specific land use activities shall adhere to the policies outlined in the Land Use Element of the City's General Plan.
4. Building setbacks and ~~noise barriers~~ ~~methods of sound attenuation~~ shall be considered and used where appropriate in conjunction with specific development proposals in the proposed Project Area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.
5. All future developments occurring as a result of Project implementation shall conform to the policies outlined in the Noise Element of the Moreno Valley General Plan.

Level of Significance After Mitigation

Insignificant

E.1.4 AIR QUALITY

Impacts

March AFB and the Outside Territory

Short Term

Temporary impacts will result from Project related construction activities. Air pollutants will be emitted by construction equipment and dust will be generated during grading and site preparation. Because the specifics of future Plan related projects are not known at this time, dust generated by grading or other construction activities cannot be adequately determined at this time; thus, implementation of the proposed Plan could create significant short term air quality impacts to the proposed Project Area and the region as a whole.

Long-Term Impacts

March AFB

March AFB operational impacts would occur from (1) mobile sources, such as aircraft, aircraft operation support equipment, commercial vehicles, and personal vehicles; (2) point sources, such as boilers and aircraft engine test cells; (3) area sources, such as architectural coating and solvent usage; and (4) secondary emission sources associated with population increase, such as residential heating and increased vehicle miles traveled (VMT); and (5) increases due to manufacturing operations.

Outside Territory

The main source of emissions generated by the Plan's implementation within the Outside Territory will be from motor vehicles. Regional-wide, personal commuting, office worker and retail site customer travel will add to regional-wide trip generation and increase the vehicle miles traveled within the local air shed. Locally, project related traffic, especially at a.m. and p.m. peak hours, will be added to the local roadway system. Other emissions will be generated from the combustion of natural gas for space heating and other uses as well as the generation of electricity.

Based upon the projected vehicular and aircraft emission rates, the proposed Plan will exceed the established Thresholds of Significance for air quality with regards to carbon monoxide, nitrogen oxide, particulate matter, sulfur dioxide and hydrocarbons. Therefore, based upon that information, the *proposed Plan could contribute significant unavoidable air quality impacts* if complete build-out is achieved. Thus, a Statement of Overriding Considerations, pursuant to Section 15093 of the CEQA Guidelines, will have to be prepared.

Mitigation Measures

The following mitigation measures are recommended as conditions of Project approval:

March AFB

Please see Tabulated Section No. 1, pages 4-107 through 4-127 of the Final Environmental Impact Statement Prepared for the Disposal of Portions of March Air Force Base, California.

Outside Territory

The following mitigation measures are recommended as conditions of Project approval:

Short-Term

1. All Plan-related structures and properties involved in rehabilitation/development activities shall be evaluated on a project-by-project basis to determine specific air quality impacts and appropriate mitigation. All projects must comply with AQMD requirements.
2. All Plan-related structures and properties involved in rehabilitation/development activities within the Outside Territory of the proposed Project Area shall comply