
**5A Planning Commission Report on Conformity
with the March Air Force Base Master Reuse
Plan**

***Report on Conformity of the Proposed
March Air Force Base Redevelopment Plan
With The March Air Force Base
Master Reuse Plan***

MARCH JOINT POWERS PLANNING COMMISSION

MAY 1996

**REPORT ON CONFORMITY OF THE PROPOSED
MARCH AIR FORCE BASE REDEVELOPMENT PLAN
WITH THE MARCH AIR FORCE BASE
MASTER REUSE PLAN**

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May 1996

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. THE MARCH AIR FORCE BASE PORTION OF THE PROPOSED PROJECT AREA	4
A. Land Uses	7
B. Principal Streets	11
C. Population Densities	11
D. Building Intensities	11
E. Building Standards	11
F. Public Facilities and Improvements	11
III. CONFORMITY WITH THE MARCH AIR FORCE BASE MASTER REUSE PLAN	13
IV. CONCLUSION AND PLANNING COMMISSION RECOMMENDATION	13

FIGURES

1	Map Showing Participating Jurisdiction Boundaries	2
2	Proposed Project Area Map	5
3	Prerealignment (1994) On-Base Land Use	6
4	Proposed March Air Force Base Land Use Plan	8

I. INTRODUCTION

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.*

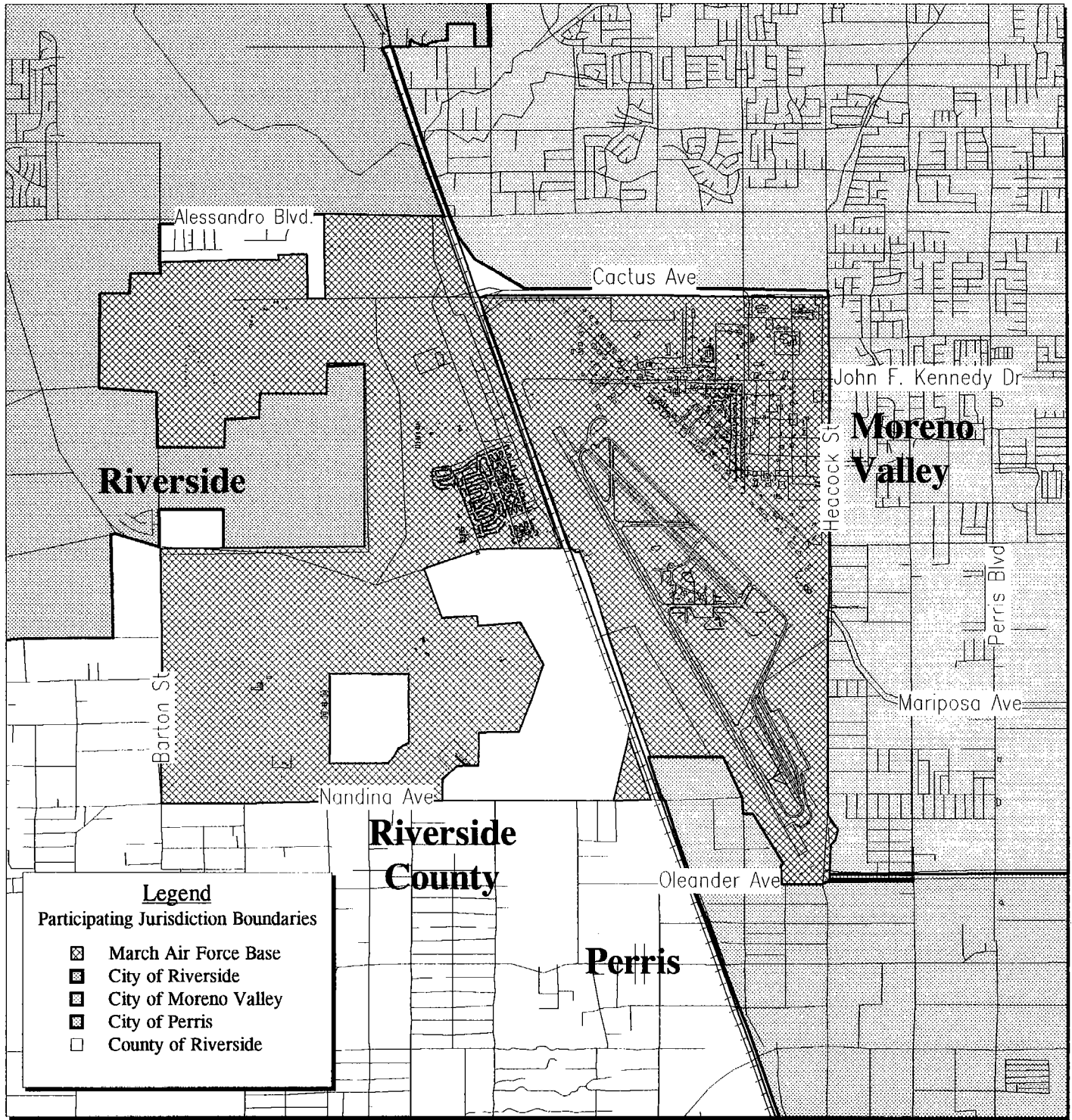
Consequently, in 1994 the California State Legislature amended certain portions of the California Community Redevelopment Law (CCRL) to expand the legal definition of "blight" to include those conditions existing on military reservations which would inhibit their private market development.

In 1993, the Federal Government called for the realignment of March Air Force Base (the "Base" or "March AFB") 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" or "Participating Jurisdictions") 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.* Figure 1 shows the location of the JPA members in relation to the Base.

The Agency is preparing a Redevelopment Plan (the "Plan") for the purpose of establishing the proposed March Air Force Base Redevelopment Project (the "Project"). The Agency, as part of its broader purpose, is preparing the Plan for the purpose of carrying out activities related to upgrading public facilities and services 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 acres and includes March Air Force Base and portions 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.



Urban Futures, Inc. May 1996

**March Joint
 Powers
 Redevelopment
 Agency**



**Map Showing Participating
 Jurisdiction Boundaries**

Figure 1

- 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, 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.

This Report on the conformity of the Plan prepared for the proposed Project with the March Air Force Base Master Reuse Plan (the "Reuse Plan") is prepared pursuant to Section 33352(h) of the California Health and Safety Code (the "Code") and in accordance with Sections 33346 and 33347 of the Code.

As previously discussed, portions of the proposed Project Area are located in the City of Moreno Valley. Figure 2 shows the location of the Outside Territory as this area relates to the Base. Since the Outside Territory is located within an area that is not subjected to the goals, objectives, policies, and programs of the Reuse Plan, the Outside Territory, at a later time, but prior to the adoption of the Plan, will have to be found in conformity with the Moreno Valley General Plan. This is consistent with Section 33492.81(b) of the CCRL which requires that all land use planning and development decisions... shall continue to be under the control and jurisdiction of each of the respective... planning commissions, as appropriate. Thus, this Report on the conformity of the proposed Plan with the Reuse Plan only evaluates the Base property that is located within the proposed Project Area.

The proposed Redevelopment Project Area as a whole meets the definition of blight, as contained within Sections 33492.82 and 33492.83 of the CCRL. These blighted (deficient) conditions are generally inclusive of inadequate public improvements and/or facilities, structural deterioration, and social and economic maladjustment as evidenced by impaired investments. The existing conditions of deficiency have become a physical and economic burden on the participating jurisdictions as a whole and they cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. In recognition of the significant impact that the closure or realignment of military bases in the State of California has on neighboring communities, the California State Legislature enacted special legislation to help mitigate the effects of the federal government's efforts to reduce the number of military bases operating in California. As part of this effort, the Legislature enacted Assembly Bill No. 3769 (AB 3769) in 1994 to provide specific means for mitigating the economic and social degradation facing communities impacted by the realignment of the Base. This legislation amended certain portions of the CCRL and added Article 5 (commencing with Section 33492.80) to Chapter 4.5 of part 1 of Division 24 of the CCRL. Additionally, AB 3769 authorized the Authority to establish a redevelopment agency and granted special authority to permit the redevelopment of the Base and other areas adjacent to the Base. Therefore, intervention by the Agency is warranted. Benefits will occur for residents and employees on the Base as well as for residents and taxpayers of the proposed Project Area at large if the proposed Project Area is redeveloped.

The Agency, acting as the Planning Commission, pursuant to CCRL Section 33492.81(b), has documented within this report, that the proposed Redevelopment Plan is in conformance with the Reuse Plan as it currently exists, and that it will be in conformance with future amendments and updates of the Reuse Plan. As amendments and updates of the Reuse Plan are adopted by the Authority, they will be, by reference, applicable to the Final Redevelopment Plan.

II. THE MARCH AIR FORCE BASE PORTION OF THE PROPOSED PROJECT AREA

The March AFB portion of the proposed Project Area consists of approximately 6,705 acres. Figure 2 illustrates the boundaries of the March AFB portion of the Proposed Project Area and the Outside Territory.

The following existing land uses are presently found within the March AFB portion of the proposed Project Area (see Figure 3):

- Residential
- Industrial
- Commercial
- Institutional (Medical)

