
9A Agency Resolution Certifying Final EIR

1 March Joint Powers Redevelopment Agency

2 RESOLUTION NO. _____

3 A RESOLUTION OF THE MARCH JOINT POWERS REDEVELOPMENT AGENCY
4 CERTIFYING THE COMPLETION OF A FINAL ENVIRONMENTAL IMPACT
5 REPORT FOR THE MARCH AIR FORCE BASE REDEVELOPMENT PROJECT

6 WHEREAS, the March Joint Powers Redevelopment Agency (the
7 "Agency") has prepared an Environmental Impact Report (the "EIR") with
8 respect to the March Air Force Base Redevelopment Project (the
9 "Project" or "Plan") pursuant to California Environmental Quality Act
10 (Public Resources Code Sections 21000, et seq.: "CEQA"), the
11 Guidelines for Implementation of the California Environmental Quality
12 Act (14 California Code of Regulations, Sections 15000, et seq.: the
13 "State CEQA Guidelines"), and the Local Guidelines (the "Local
14 Guidelines") adopted by the Agency for implementing the California
15 Environmental Quality Act (1996); and

16 WHEREAS, the Project Area consists of all that land which
17 comprised the March Air Force Base as of January 1, 1995, as shown in
18 Exhibit "A" included herewith, (the "March AFB") and a portion of the
19 City of Moreno Valley as shown on Figure 2 of the EIR and identified
20 therein as the "Outside Territory"; and

21 WHEREAS, the Agency transmitted for filing and posting with the
22 Riverside County Clerk a Notice of Preparation (NOP) of the Draft EIR
23 on April 11, 1996, and thereafter in accordance with the State CEQA
24 Guidelines forwarded the NOP to the State Clearinghouse for
25 distribution to those agencies which have jurisdiction by law with
26 respect to the Project and to other interested persons and agencies,
27 and sought the comments of such persons and agencies; and

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2 WHEREAS, the Agency transmitted for filing and posting with the
3 Riverside County Clerk a Notice of Completion of the Draft EIR on May
4 15, 1996, and thereafter in accordance with the State CEQA Guidelines
5 forwarded the Draft EIR to the State Clearinghouse for distribution to
6 those agencies which have jurisdiction by law with respect to the
7 Project and to other interested persons and agencies, and sought the
8 comments of such persons and agencies; and

9 WHEREAS, on May 14, 1996, notice to all interested persons and
10 agencies inviting comments on the Draft EIR was published in
11 accordance with the provisions of CEQA, the State CEQA and Local
12 Guidelines; and

13 WHEREAS, the Draft EIR was thereafter supplemented to incorporate
14 comments received during the public review period and to provide the
15 Agency's and the March Joint Powers Authority (the "Authority")
16 response to said comments, and as so supplemented, a Final EIR has
17 been submitted to the Authority as a part of the Report to the
18 Legislative Body pertaining to the Project; and

19 WHEREAS, a joint public hearing has been held by the Agency and
20 the Authority concerning the adoption of the Plan and review of the
21 Final EIR relating thereto, following notice duly and regularly given
22 as required by law, and all interested persons expressing a desire to
23 comment thereon or object thereto have been heard; and

24 WHEREAS, the Final EIR and all comments and responses thereto
25 have been considered by the Agency; and

26 WHEREAS, the Final EIR consists of the Draft EIR as revised and
27 supplemented to incorporate all comments received during the public

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2 review period and the responses of the Agency, the Authority and
3 Advisors thereto; and

4 WHEREAS, the Final EIR represents the independent judgement of
5 the Agency.

6 NOW, THEREFORE, THE MARCH JOINT POWERS REDEVELOPMENT AGENCY DOES
7 HEREBY RESOLVE AS FOLLOWS:

8 Section 1: The Agency, acting as the Lead Agency, as
9 defined, hereby certifies that the Final Environmental Impact Report
10 for the Project is adequate and has been completed in compliance with
11 CEQA, the State CEQA Guidelines and Local Guidelines adopted by the
12 Agency pursuant thereto, and that the Agency has reviewed and
13 considered the information contained in the Final EIR, and the Agency
14 finds that the Final EIR represents the independent judgment of the
15 Agency.

16 Section 2: The Agency has evaluated all comments, written
17 and oral, received from persons who have reviewed the Draft EIR.

18 Section 3: The Agency finds that none of the changes to the
19 Draft EIR constitutes substantial new information requiring
20 recirculation or additional environmental review. Revisions of text
21 and/or exhibits contained in the Draft EIR were necessary to correct
22 or revise certain technical information. New information contained in
23 the Final EIR merely clarifies and amplifies information already
24 contained in the Draft EIR. The Agency finds that technical revisions
25 to the text and/or exhibits contained in the Draft EIR have not
26 deprived the public of a meaningful opportunity to comment upon a
27 substantial adverse environmental effect of the Project or a feasible

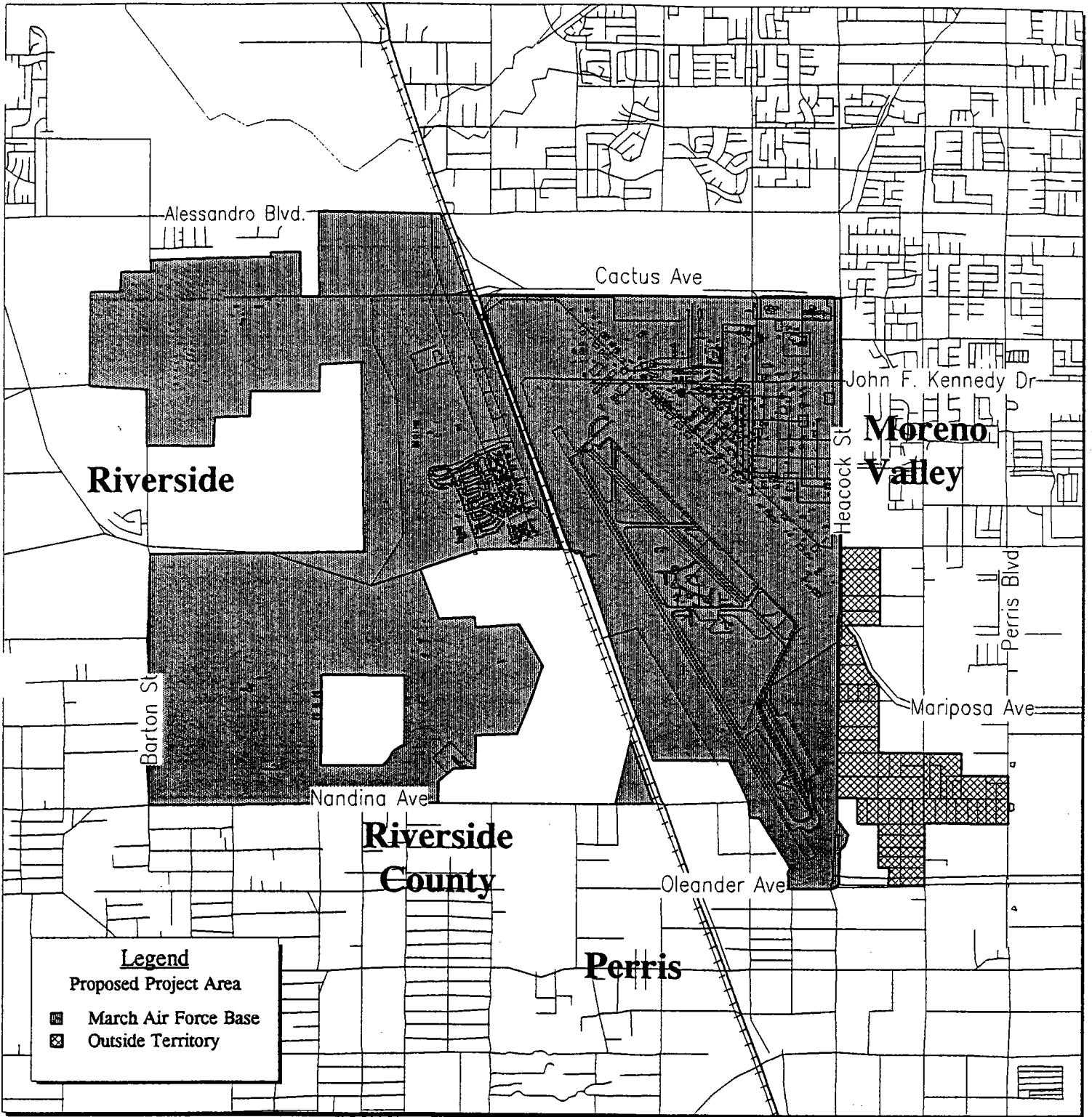
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2 way to mitigate or avoid such an effect.

3 Revisions to or deletions of certain mitigation
4 measures contained in the Draft EIR were made based upon information
5 provided to the Agency during the 45 day Draft EIR public review
6 period. The Agency finds that revisions to or deletions of certain
7 mitigation measures contained in the Draft EIR have not deprived the
8 public of a meaningful opportunity to comment upon a substantial
9 adverse environmental effect of the Project or a feasible way to
10 mitigate or avoid such an effect.

11 Section 4: The Agency hereby makes and adopts the Findings
12 of Fact and Statement of Overriding Considerations Relating to the
13 Potential Significant Environmental Impacts of the Plan as set forth
14 in Exhibit "A" attached hereto and incorporated by this reference
15 (including without limitation the mitigation measures therein set
16 forth). Based on such Findings of Fact and Statement of Overriding
17 Considerations, the Agency hereby finds that significant environmental
18 effects have been reduced to an acceptable level in that all
19 significant environmental effects have been eliminated or
20 substantially lessened except for those potential air quality and
21 agriculture impacts identified in Chapter 2 of the Final EIR. Based
22 on the foregoing, the Agency finds and determines that the Project may
23 have certain air quality and agriculture effects upon the environment.

24 Section 5: As to each of the significant environmental
25 effects identified in Section 3 of this Resolution which are not
26 eliminated or substantially lessened, the Agency hereby adopts the
27 Statement of Overriding Considerations in Exhibit "A" attached hereto.



Urban Futures, Inc. May 1996

March Joint
Powers
Redevelopment
Agency



Proposed Project Area Map

Exhibit BA

EXHIBIT "A"

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS RELATING TO THE POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS OF THE REDEVELOPMENT PLAN FOR THE MARCH AIR FORCE BASE REDEVELOPMENT PROJECT

I. FINDINGS CONCERNING THE SIGNIFICANCE OF SPECIFIC ENVIRONMENTAL IMPACTS IDENTIFIED IN THE FINAL EIR

1. LAND USE

A. Environmental Impacts

March AFB

The development in accordance with the March Air Force Base Master Reuse Plan (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 and the 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 of the Final EIR). 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.

B. Mitigation Measures

March AFB and the Outside Territory

None required.

C. Finding of Significance

Implementation of redevelopment projects, by encouraging orderly development that is consistent with the goals and objectives of the City's General Plan and Oleander Specific Plan and the Authority's Master Reuse Plan, will serve to alleviate the existing negative economic and physical trends which presently negatively impact the proposed land resources. The Agency finds that there are no significant unavoidable adverse impacts anticipated to land use in the proposed Project Area as a result of implementation of the Project.

2. DEMOGRAPHICS

A. Environmental 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.

B. Mitigation Measures

March AFB and the Outside Territory

None required.

C. Finding of Significance

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 Oleander Specific Plan and the Authority's Master Reuse Plan. The proposed projects generally described in Appendix "A" of the Final EIR are measures to alleviate existing deficiencies, as described in Section 1.4 of the Final EIR and the Report to the Legislative Body; and are intended to facilitate future social, economic and physical development within the proposed Project Area and the Participating Entities as a whole. The location of land uses and densities shall reflect those in the current General, Specific, and Master Reuse Plans, and as these Plans are amended from time to time. The Agency finds that there are no significant unavoidable adverse impacts anticipated to demographics in the proposed Project Area as a result of implementation of the Project.

