

RESOLUTION #JPA 04-13

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY TO AMEND THE GENERAL PLAN OF THE MARCH JOINT POWERS AUTHORITY FOR THE AIR FORCE VILLAGE WEST EXPANSION (GP 04-01)

WHEREAS the March Joint Powers Authority ("March JPA") is a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996;

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the March JPA, as a joint planning agency, to prepare and adopt a comprehensive, long-term general plan for the physical development of the MJPA Planning Area;

WHEREAS, on September 15, 1999, the Joint Powers Commission of the March JPA adopted Resolution #JPA 99-12 creating a general plan for the MJPA Planning Area ("General Plan") in accordance with the laws of the State of California;

WHEREAS, Air Force Village West, a California not-for-profit corporation, filed an application to amend the general plan in connection with the Air Force Village West project ("Amendment") covering 221 acres within the MJPA Planning Area, located generally west of Interstate 215, south of Van Buren Boulevard, and north of Nandina Avenue ("Subject Site"), in order to establish an "Institutional Residential" land use designation to allow for the future institutional residential care uses within the Air Force Village West project area;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2 of the Government Code of the State of California, a duly noticed public hearing was held by the March JPA as the planning agency on the 8th day of September 2004 to hear arguments for and against the issue, and after hearing all testimony offered, the March Joint Powers Commission approved and adopted this Resolution;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2 of the Government Code of the State of California, a duly noticed public hearing was held by the March Joint Powers Commission ("Commission") of the March JPA as the planning agency on the 8th day of September 2004 to hear arguments for and against the issue, and after hearing all testimony offered, the March Joint Powers Commission approved and adopted this Resolution;

WHEREAS, on September 8, 2004, in accordance with Government Code section 65355, the Commission conducted a duly noticed public hearing on the Amendment at which time all persons wishing to testify in connection with the Amendment were heard;

WHEREAS, the March JPA prepared a mitigated negative declaration ("MND") for the Amendment, which MND has been thoroughly reviewed, studied, and found by the Commission to comply with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) ("CEQA") as more fully described in Resolution #JPA 04-11;

WHEREAS, all other legal prerequisites to the adoption of this Resolution and the General Plan Amendment have occurred.

NOW, THEREFORE, THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby adopts the Amendment as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds the Amendment promotes the goals and objectives of the General Plan and establishes the General Plan as a compatible, integrated, and internally consistent statement of policies for the following reasons:

A. The Amendment is integrated and compatible with the Land Use Element in that it provides an appropriate orientation and relationship between land uses within and adjacent to the Subject Site and promotes orderly development beyond the Subject Site's boundaries due to the development of the 221-acre area as a cohesive and coordinated development, the design of the development, which is fully supported by the design of public infrastructure, the variety of employment opportunities, and the compatibility of the project with the 1998 Air Installation Compatibility Use Zone ("AICUZ") study.

B. The Amendment is integrated and compatible with the Transportation Element in that the density and distribution of uses within the Subject Site will generate traffic that is anticipated and accommodated in the Transportation Element, the proposed street improvements, and the design of road and intersection improvements to improve the level of service of the circulation system.

C. The Amendment is integrated and compatible with the Housing Element in that it provides for the institutional residential uses that exist at Air Force Village West. These uses avoid restricting opportunities for development in other areas of the JPA Planning Area that are aimed toward the reestablishment of the numerous jobs lost due to base realignment to balance with the conventional housing rich environment of western Riverside County.

D. The Amendment is integrated and compatible with the Resource Management Element in that it provides for the orderly conservation, development, and utilization of natural resources as stated within the Resource Management Element including the protection of groundwater resources, the control of flooding, the preservation of native vegetation and mature trees, development and maintenance of recreational facilities as economically feasible, and in that it meets the needs of the community for recreational activities, relaxation and social interaction, establishes standards for scenic corridors, trails and vistas that contribute to the quality of the JPA Planning Area.

E. The Amendment is integrated and compatible with the Noise Element in that it provides a pattern of land uses that minimizes the exposure of community residents to excessive and unwanted noise due to the prohibition of noise sensitive residential uses within the area impacted by aviation activities, promotes alternative modes of travel, discourages noise sensitive commercial uses, and incorporates mass transit to reduce noise generated from vehicles.

G. The Amendment is integrated and compatible with the Safety Risk Management Element in that it provides an appropriate land use distribution and orientation that protects the community from unreasonable risks associated with seismic, geologic, flood, and wildfire hazards because the Amendment is consistent with existing goals for compliance with seismic standards, master drainage plan standards, fire flow standards and other public safety objectives identified within the General Plan.

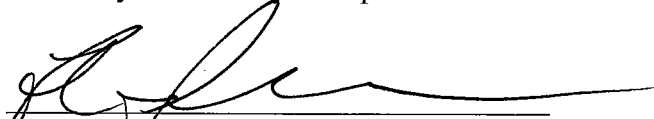
H. The Amendment is consistent with the applicable airport land use plan in accordance with Government Code section 65302.3 because the development proposed along with the Amendment has been reviewed by the Riverside County Airport Land Use Commission at its August 12, 2004 meeting and has been determined by the Riverside County Land Use Commission to be consistent with the Riverside County Airport Land Use Plan (ALUP) and because the accompanying specific plan has been conditioned to be developed consistent with the ALUP; the Amendment relies on the approved Air Installation Compatible Use Zone (AICUZ) Report and Airport Layout Plan (ALP) to establish land use policies that will ensure the compatibility of land uses within the Subject Site with the projected military and commercial aviation uses of the airfield.

SECTION 3. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the General Plan Amendment complies with CEQA as set forth in Resolution #JPA 04-11.

SECTION 4. The Chair of the March Joint Powers Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof. Pursuant to Government Code Section 65357, the Clerk of the Commission shall send a copy of the adopted General Plan Amendment to all public entities specified in Government Code Section 65352 and any other public entity that submitted comments on the General Plan Amendment during its preparation. A copy of the adopted General Plan Amendment shall be made available for public review at the offices of the March JPA within one (1) working day following the date of adoption.

SECTION 5. This Resolution shall be effective immediately upon its adoption.

ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 8th day of September 2004.

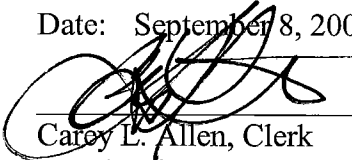


Frank Schiavone, Chair
March Joint Powers Commission

I, Carey Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 04-13 was duly and regularly introduced, passed, and adopted by the March Joint Powers Commission of the March Joint Powers Authority at the special meeting thereof held on the 8th day of September, 2004, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes: Schiavone, Busch, Buster, White, Venable, Yarbrough, Stewart
Noes: None
Abstain: Adkison
Absent: None

Date: September 8, 2004



Carey L. Allen, Clerk
March Joint Powers Commission

EXHIBIT "A"

GENERAL PLAN AMENDMENT FOR
AIR FORCE VILLAGE WEST

(ATTACHED)

Proposed Amendment to The March Joint Powers Authority General Plan

April 13, 2004
Revised June 9, 2004

Introduction

Air Force Village West (AFVW) is a substantially-built residential village for retired members of the Armed Forces. The village features 232 single family homes, 70 duplexes, 103 apartments, a 64 bed assisted living facility, a 59 bed Skilled Nursing Facility, and vacant land. An additional 75 single family homes, 60 Assisted Living beds, 20 Special Care Units beds, and 40 Skilled Nursing Units beds have been approved but not yet constructed. The total number of approved and constructed dwelling units in AFVW is 640. AFVW has been developed over 153 acres, and contains an additional 68 acres for future expansion, for a combined 221 acre project area. AFVW is located between the Archie Olds Golf Course and the Ben Clark Public Safety Training Center, south of Van Buren Blvd., in the West March Planning Subarea. This General Plan Amendment serves to accomplish several purposes:

- To incorporate Air Force Village West into the March Joint Powers Authority (JPA) jurisdiction
- To establish an ***Institutional Residential*** land use designation to reflect the uses associated with Air Force Village West
- To provide policy level direction in the processing of land use approvals for Air Force Village west.

This General Plan Amendment will be accompanied by an application for a Specific Plan with underlying R-10 and R-20 development standards. A Plot Plan, (to facilitate an expansion of the project), will also be filed. The General Plan Amendment will also apply to the area planned for future expansion of AFVW. However, no development is planned within that area at this time.

The March JPA General Plan acknowledges the presence of Air Force Village West, however the County of Riverside has continued to act as the Lead Agency over land use entitlements for the development. This amendment will formally incorporate AFVW within the March JPA General Plan, with land use authority formally transferred to the March JPA. The March JPA General Plan will designate the developed core and a 68 acre future expansion area of AFVW as an Institutional Residential use.

Land Use Plan

Table 1.1 reflects the Build-Out land use designations of the March JPA General Plan, as proposed with Air Force Village West, and including revisions set forth by

the March Business Center Specific Plan. The table reflects the proposed March JPA General Plan with the new Institutional Residential land use designation applied to the AFVW lands.

Table 1.1 BUILDOUT MARCH JPA PLANNING AREA				
LandUse Designation	Acres Gross	Density		Buildout Capacity*
		MAX.	AVG	
INDUSTRY				
Business	1,415	.75	.20	12,470,871 sf.
Industrial	511	.60	.15	6,146,906 sf.
SUBTOTAL				18,617,777 sf.
COMMERCE				
Office	140	.75	.30	1,269,660 sf.
Mixed Use	363	.60	.25	2,345,274 sf
Commercial	41	.60	.30	215,443 sf
SUBTOTAL				3,830,377 sf
PUBLIC				
Park/Rec./Open Space	672	.25	.025	512,266 sf
Public Facility	449	.50	.10	1,369,091 sf
SUBTOTAL				1,881,357 sf
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000 sf
Aviation	316	.40	.15	1,445,321 sf
Historic District	58	2 du/ac	2 du/ac	111 units
AFVW	221	.60	.30	1,250,267 sf
Cemetery Expansion	160			24,394 sf
SUBTOTAL				5,219,982 sf 111 units
TOTAL				29,549,493 sf 111 units
ac=acre sf=square feet du/ac=dwelling unit per acre FAR=floor area ratio *based on average FAR of net acre				

Circulation Plan

No changes to circulation alignments or classifications are contemplated by this amendment. Therefore, the March JPA General Plan Circulation Element is incorporated by reference. Primary access to AFVW will extend from Van Buren Blvd. via Village West Drive to the entrance gates of AFVW.

General Plan Policy Revisions

Introduction, p. vii: ~~Housing Element: The land use plan identifies no new housing areas, and creates an employment center within the housing rich environment of western Riverside County. The land use plan provides for no new residential housing, beyond the completion of retirement housing within the Air Force Village West retirement community.~~

Land Use, p. 1-36 ~~**Air Force Village West expansion (AFVW) (FAR:0.60):** This designation is specific to the expansion of Air Force Village West, a not for profit institution that developed and operates housing and managed care for retired military officers. Air Force Village West is an isolated parcel surrounded entirely by the Planning Area. This designation is limited to expansion of Air Force Village West, and its permissible uses include plans for expansion to develop skilled nursing facilities and institutional residential care facilities, limited to two or three story structures. The maximum FAR for land uses in this category is 0.60:1, with an average development intensity of 0.30:1 **Institutional Residential Care: (IR) (FAR 0.60):** This designation allows for a range of quasi-public uses such as retirement housing, assisted living, nursing care, life skills and treatment housing, and dormitory housing in conjunction with higher education facilities. This designation provides for a range of intensities from free-standing, independent living units to three-story, residential environments. The maximum FAR for land uses in this category is 0.60:1, with an average development intensity of 0.30:1.~~

Housing, p. 4-1 ~~The master base reuse plan for March does not create additional housing opportunities. Additional housing opportunities are generally limited within the planning area due to potential incompatible land uses with the airfield, the need to focus on the re-establishment of the numerous jobs lost due to base realignment, and the housing rich environment of western Riverside County.~~

Exhibit Revisions to the Plan

The exhibit effected by the proposed General Plan Amendment is provided as an attachment reflecting the proposed changes.

