

MARCH JOINT POWERS AUTHORITY



MARCH JOINT POWERS AUTHORITY OVERVIEW

DATE: April 2023

Background

Located within western Riverside County of Southern California, March Air Force Base (March AFB) encompassed approximately 6,500 acres bisected by Interstate 215 just south of Highway 60. March AFB was first established as a military installation in 1918 and has operated almost continually since. In July 1993, March AFB was selected to be realigned and subsequently converted from an active duty base to a Reserve Base, effective April 1, 1996. The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities declared surplus and available for disposal actions. Joint use of the airfield was also established as a result of March AFB realigning.

Prior to base realignment, March AFB employed over 10,000 military personnel and civilian employees and contributed an estimated \$500 million annually to the regional economy. With the announcement of realignment, the regional economic loss with the change in military mission at March was immediately realized. While base realignment and the associated loss to the region came at an inopportune time, opportunities arose relative to the planning and implementation of new uses and providing for unmet needs in the region.

The March Joint Powers Authority (March JPA) was established by the surrounding jurisdictions: the Cities of Riverside, Perris and Moreno Valley and the County of Riverside. March JPA is the federally recognized local reuse agency tasked with implementing new uses for currently vacant lands, reuse of existing facilities, and joint use of the airfield. Long-term economic gains in the form of developing civilian air operations, continued development of a business park, and the development of an integrated medical campus will account for an estimated 38,000 jobs in what is considered a major employment hub for the region.

Responsibilities

March JPA, in addition to being designated as the federally recognized reuse agency for the former active duty base, has also assumed other responsibilities. These include:

Land Use Authority - On March 11, 1997, land use authority was transferred to March JPA from the County of Riverside. March JPA has adopted development codes and building codes and standards. The March JPA General Plan has been developed in accordance with state statutes, as well as the associated Master Environmental Impact Report. The March JPA General Plan is designed to implement the March AFB Final Reuse Plan and related activities. A plan to sunset this function of the March JPA is underway and pending full approval of March JPA members. Approval of the sunset plans means that JPA will lose its land use authority in July of 2025. Land use authority within JPA boundaries, if approved, would be transferred to County of Riverside.

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Airport Authority – The March Inland Port Airport Authority (MIPAA) is a governing body under the governance umbrella of March JPA. MIPAA is responsible for the development and operation of 365 acres of land and facilities, to include the civilian cargo and general aviation terminals, with joint use of MARB flying facilities that include runways, taxiways, and control tower, pursuant to the

Successor Agency (formerly California Redevelopment Agency) – The March Joint Powers Redevelopment Agency was established with the formation of the March AFB Redevelopment Project Area, which includes the entire 6,500-acre former active-duty base area and approximately 450 acres adjacent to the base in the industrial area of the City of Moreno Valley. On February 1, 2012, all Redevelopment Agencies in California were statutorily dissolved. The Successor Agency is tasked with winding down the activities of the former Redevelopment Agency.

Utility Authority –The March Joint Powers Utility Authority was created in 2002 and currently oversees the maintenance and operations of the legacy gas distribution system outside of the cantonment area. Plans to dissolve the Utility Authority are underway.

Accomplishments

Infrastructure

- Replaced a 2-mile-long soft bottom Heacock Channel to a fully concrete lined channel, removing residential, commercial/industrial, parks and federal lands out of a flood zone (~\$18M);
- Completed environmental and design work for soft-bottom Cactus Channel directly north of the Base and developing plans for construction (~ \$30M);
- Installed a portion of the Perris Valley Lateral B drainage channel with interim outfall facilities to reduce flooding impacts on March Air Reserve Base (~\$8M);
- Constructed 2.85-mile industrial access road to connect I-215 to March Inland Port Airport;
- Constructed an Air Force themed freeway interchange project (~\$48M);
 - Bonded \$20M against tax increment to assist in construction funding
- Alert Facility Demolition - Constructed 260,000-gallon bulk storage fuel facility (~\$8M);
- General Aviation Terminal (~\$21M)
 - Constructed a 5,000 square foot terminal;
 - Constructed a 150,000 square foot general aviation ramp;
 - Constructed 88,475 square foot aircraft apron expansion

Land Development and Jobs Creation

- Created approximately 15,000 jobs to date & developed over 1,800 acres;
- Master Planned a 1,290-acre mixed-use March Business Center;
- Master Planned a 160-acre healthcare campus;
- Demolished 588 former enlisted houses – Arnold Heights Housing;
- Bonded \$8M to assist in the construction of a 400 bed homeless veterans' facility;

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- Created and managed Foreign Trade Zone #244, covering over 400 square miles within western Riverside County and facilitating movement of over \$2.1 billion worth of goods.