



SB 994

February 14, 2024

Background

- March JPA (JPA) Created by Cities of Moreno Valley, Perris, Riverside and the County of Riverside in 1993
 - Regional approach in planning the reuse of property and surplus facilities
 - Land use authority beginning 1997
 - Numerous legislative actions and agreements approved by the JPA Commission since 1997.

- 14th Amendment executed April 18, 2023
 - Land use authority under County of Riverside jurisdiction as of July 1, 2025

Disposition and Development Agreements

- **Disposition and Development Agreements**

- West March DDA

- West March DDA between March JPA and LNR Riverside, LLC - December 27, 2001
- First Amendment (Regarding D-3 West Property) - May 1, 2006
- Assignment and Assumptions from March JPA Redevelopment to March JPA - March 2, 2011
- Memorandum of Assignment of West March DDA - March 2, 2011
- Assignment from LNR Riverside, LLC to Meridian Park, LLC. (Two Recorded Documents) - August 7, 2015
- Second Amendment to West March DDA - October 26, 2022
- Memorandum of Second Amendment to West March DDA - December 6, 2022
- Partial Assignment of Disposition and Development Agreement - April 6, 2023

- March LifeCare Campus DDA

- DDA between March JPA Redevelopment Agency and March HealthCare Development, LLC - April 7, 2010
- Assignment and Assumption from March JPA Redevelopment Agency, March JPA and March HealthCare LLC - March 2, 2011
- First Amendment to Agency Note modifying purchase price and closing dates - March 7, 2012
- Partial Assignment and Assumption and Amendment of DDA - August 4, 2018
- Second Amendment, modifying the Schedule of Performance - September 29, 2018
- 3rd Amendment, granting extension for development - January 25, 2022
- Fourth Amendment, granting an extension for development - May 2, 2023

Statutory, Settlement Agreements, and Other Actions

- **Statutory Development Agreement**
 - LNR (Meridian)
 - March JPA and LNR Riverside, LLC - June 18, 2004
 - Assignment of Agreement for Lots K-4, 1A, U1-8 and Meridian South Campus between LNR Riverside, LLC and Meridian Park, LLC - August 7, 2015
 - Extension of the DA for two additional 5-year terms - June 30, 2016
- **Settlement Agreements**
 - Settlement and General Release Agreement for Development of March Business Center within the March Joint Powers Authority - September 22, 2003
 - Settlement Agreement (Center for Biological Diversity, et al v Bartel, et al.) - September 12, 2012
- **Special Tax Districts**
 - Meridian LLMD #1
 - CFD 2010-1
- **Ordinances and Resolutions**
 - Approximately 80 ordinances and 640 resolutions
 - Ordinance examples: Truck Route, Landscape Ordinance Amendment.
 - Resolution examples: Approval of CFD rates and levy and assessments for LLMD #1

Why the Need for Legislation

- To provide clarity and alleviate ambiguity and ensure continuity of services through existing land use approvals, landscape maintenance districts, community facilities districts, and other laws (ordinances and resolutions).
- To transfer zoning and planning regulations.
- No alternative procedures outlined in law
 - Generally, orderly transfer of boundaries occurs through LAFCO.
 - JPAs not regulated by LAFCO
 - Similar to a city disincorporation, which occurs through a LAFCO process or can be done through legislation.
- Implementation Strategy
 - Level of complexity of legislative actions over nearly three decades. Over 20 years for some of the agreements.

Proposed Legislation SB 994

- Streamlines transfer of land use authority to County of Riverside
 - Transfer contractual rights and obligations
 - Developer agreements, settlement agreements
 - Ensures land use laws stay in effect until the County updates zoning and planning regulations in the future.
- Ensures continued maintenance of public infrastructure
 - LLMD
 - CFD
- All regulatory ordinances and resolutions will remain in place until the County updates these through an appropriate process.
 - Approximately 80 Ordinances (including original and updates)
 - Approximately 640 Resolutions