



# City Council Memorandum

*City of Arts & Innovation*

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 18, 2025

FROM: CITY MANAGER'S OFFICE WARDS: ALL

SUBJECT: RESOLUTION SUPPORTING AMENDMENT TO THE 2014 MARCH AIR RESERVE BASE/INLAND PORT AIRPORT LAND USE COMPATIBILITY PLAN AND AUTHORIZING A \$25,000 CONTRIBUTION TOWARD THE AMENDMENT

## **ISSUE:**

Adopt a resolution supporting the amendment to the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and authorize a \$25,000 contribution toward the City of Riverside's share of the amendment cost.

## **RECOMMENDATIONS:**

That the City Council:

1. Adopt the attached Resolution supporting the amendment to the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, authorizing the City's participation in the amendment process; and
2. Approve the City's financial contribution in the amount of \$25,000 to the Riverside County Airport Land Use Commission for the City's proportional share of costs associated with the amendment; and
3. Authorize the City Manager, or his designee, to execute any related documents, agreements, or correspondence necessary to carry out the City's participation in the amendment process, including making minor, non-substantive changes as required.

## **BACKGROUND:**

The March Air Reserve Base is located along the interstate 215 corridor, approximately midway between the Cities of Riverside, Moreno Valley, and Perris. Originally established in 1918 as Alessandro Flying Training Field, it has evolved over more than a century into one of the oldest continuously operated airfields in the country and now serves as home to the 452<sup>nd</sup> Air Mobility Wing of the United States Air Force Reserve.

The base is surrounded by a mix of residential, commercial, and industrial areas within multiple jurisdictions. Because military flight operations generate safety and noise impacts, California law requires every county with airports to maintain a regional planning body responsible for protecting

the public and ensuring compatible development near airports. In Riverside County, that body is the Riverside County Airport Land Use Commission (RCALUC).

The Commission's role is to prepare and adopt airport land use compatibility plans for both civilian and military airports. These plans establish safety, noise, height, and overflight compatibility policies that each local jurisdiction must consider when approving zoning, development, and general plan amendments within defined airport influence areas.

Following the 1996 realignment of March Air Force Base into the March Air Reserve Base, the March Joint Powers Authority (March JPA) was created through a cooperative agreement among the Cities of Riverside, Moreno Valley, and Perris, and the County of Riverside to oversee the redevelopment of surplus military land and manages land use planning, economic development, and infrastructure coordination for the areas immediately surrounding the base. The March JPA and the March Air Reserve Base are separate entities.

In 2014, RCALUC adopted the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ARB ALUCP). The plan provides a regional framework to ensure that new development around the base remains compatible with military aviation operations. Its intent is to protect public safety, prevent conflicts between land uses and flight activity, and safeguard the long-term viability of the base as a vital regional and national defense asset.

Under California Public Utilities Code Section 21675(b), airport land use compatibility plans for military installations must be kept consistent with the most recent Air Installation Compatible Use Zone Study (AICUZ) issued by the United States Air Force. The 2014 plan was based on the 2005 AICUZ, but in 2018 the Air Force issued an updated study reflecting current operational data.

The 2018 AICUZ identified continued operational use of Runway 12/30 (the shorter cross-runway at March Air Reserve Base) and refined the associated Safety Clear Zones and Accident Potential Zones. It also updated noise contours and compatibility criteria for development near the base.

To maintain compliance with federal and state requirements, RCALUC is now amending the 2014 plan to incorporate the updated AICUZ data. This update will ensure that all five partner jurisdictions apply consistent standards for development within the March Air Reserve Base influence area.

The RCALUC is managing the amendment process and has retained Mead & Hunt, Inc. to prepare the necessary technical updates and environmental documentation under the California Environmental Quality Act (CEQA). The total cost of the project is estimated at \$125,000, which is proposed to be shared equally among the five participating agencies.

## **DISCUSSION:**

The City of Riverside is being asked to join the regional effort led by RCALUC to update the 2014 March ARB ALUCP. The amendment is required by state law to ensure the plan remains consistent with the United States Air Force's 2018 AICUZ Study. Adoption of the attached resolution and a \$25,000 contribution will formalize the City's participation in this process and reaffirm Riverside's commitment to regional coordination, public safety and vitality of the Air Reserve Base.

The proposed amendment will not change existing zoning or land use designations within Riverside. The affected area is limited and already subject to compatible land use standards. The

City's Planning Division is reviewing whether the Land Use Element of the General Plan references the March ARB ALUCP to confirm whether an amendment to the City of Riverside General Plan will be needed once the revised plan is adopted. If necessary, the City of Riverside will update the General Plan to align with the amended ALUCP.

### Project Cost and Funding

The total cost of the March ARB ALUCP amendment is estimated at \$125,000. This includes consultant services, updated maps, technical studies, and CEQA documentation. The cost will be shared equally among the five participating jurisdictions, with each contributing \$25,000. The amendment budget is summarized below:

| Task                                                                                   | Estimated Cost   |
|----------------------------------------------------------------------------------------|------------------|
| Project Management and Coordination                                                    | \$15,000         |
| Data Collecting and Mapping Updates                                                    | \$20,000         |
| Policy and Compatibility Table Revisions                                               | \$25,000         |
| CEQA requirements – preparation of an Initial Study and Mitigated Negative Declaration | \$30,000         |
| Public and Interagency Review                                                          | \$10,000         |
| Final Amendment Preparation and Adoption Support                                       | \$25,000         |
| <b>TOTAL</b>                                                                           | <b>\$125,000</b> |

### Benefits to the City and Community

Participation in this regional effort provides several benefits to the City of Riverside and its residents:

- **Preserves and expands the economic viability of March ARB** – According to the 2023 *Economic Impact Analysis: March Joint Powers Authority and March Air Reserve Base* completed by Dr. Pan, March ARB contributes approximately \$1.396 billion in total regional economic output and supports 5,283 full-time equivalent jobs. The City of Riverside currently experiences an annual economic impact of approximately \$107 million and 476 jobs, with projections increasing to \$207 million and 611 jobs by 2040.
- **Promotes public safety and compatible growth** – The amendment reinforces safety and noise standards that guide responsible development near the base, reducing conflicts with residential areas.
- **Ensures consistency across jurisdictions** – A coordinated regional plan prevents conflicting land use decisions by neighboring agencies.
- **Supports long-term planning** – Continued collaboration with RCALUC and the March JPA helps the City anticipate and address potential impacts of military operations and regional development.
- **Critical strategic air-mobility capabilities** – Serves as a key staging area for multiple military branches, supporting national defense operations.

**Status of Participating Jurisdictions**

| <b>Jurisdiction</b>   | <b>Share</b> | <b>Status</b>                                            |
|-----------------------|--------------|----------------------------------------------------------|
| City of Perris        | \$25,000     | Resolution adopted July 29, 2025; contribution committed |
| City of Moreno Valley | \$25,000     | Under review                                             |
| County of Riverside   | \$25,000     | Pending confirmation                                     |
| March JPA             | \$25,000     | Approved contribution October 15, 2025                   |
| City of Riverside     | \$25,000     | Pending Council action (this report)                     |

**Next Steps**

If the City Council adopts the resolution and authorizes the \$25,000 contribution, staff will notify the RCALUC and coordinate payment of the City's share. RCALUC and its consultants will continue preparing the draft amendment and CEQA analysis. Staff will remain engaged throughout the process and will report back to Council if needed.

**FISCAL IMPACT:**

The total fiscal impact of this action is \$25,000. Funds are budgeted and available in the General Fund, Non-Departmental, City Manager, Fiscal Management account 7211200-450247.

|                                           |                                                                    |
|-------------------------------------------|--------------------------------------------------------------------|
| Prepared by:                              | Krystelle Schneider, Senior Management Analyst                     |
| Certified as to<br>availability of funds: | Kristie Thomas, Finance Director/Assistant Chief Financial Officer |
| Approved by:                              | Rafael Guzman, Assistant City Manager                              |
| Approved as to form:                      | Rebecca McKee-Reimbold, Interim City Attorney                      |

|              |                  |
|--------------|------------------|
| Attachments: | Draft Resolution |
|--------------|------------------|