

MINUTE ITEM

This Calendar Item No. C51 was approved as
Minute Item No. 51 by the California State Lands
Commission by a vote of 3 to 0 at its
12/7/95 meeting.

CALENDAR ITEM

C51

A 64

12/07/95

W 25268

S 36

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**RETROCESSION OF LEGISLATIVE JURISDICTION
AT MARCH AFB, RIVERSIDE COUNTY
AUTHORIZATION TO CONDUCT PUBLIC HEARING**

PARTY:

United States of America
Department of the Air Force
%U. S. Army Corps of Engineers
360 E. 2nd St., Rm. 507
Los Angeles, California 90012

BACKGROUND:

The United States currently exercises a combination of exclusive, partial and proprietary jurisdiction over March Air Force Base, Riverside County. By letter the Department of Justice has requested California accept a retrocession of all legislative jurisdiction such that at the conclusion of the retrocession process the United States has only proprietary jurisdiction over the entire facility. The United States requests the retrocession because the Base is to be closed and no longer used for military purposes in March, 1996.

California Government Code Section 113 authorizes the State Lands Commission to accept a retrocession of jurisdiction if the following conditions, among others, are met:

1. The United States has in writing requested that the State accept a retrocession of jurisdiction;
2. The State Lands Commission has held a public hearing to determine whether it is in the State's best interests to accept the jurisdiction; and

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3. The United States has agreed to pay for the costs associated with the retrocession process.

The United States has made the written request for the retrocession and has agreed to bear the costs associated with the retrocession.

The Commissioners are requested to authorize the Executive Officer or his delegate to conduct the required public hearing to receive comments on whether the retrocession is in the State's best interest. Comments received at the hearing and a staff recommendation regarding the retrocession will be presented to the Commission at a later date.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because this activity is not a "project" as defined by the State CEQA Guidelines.

Authority: Public Resources Code 21065 and 14 Cal. Code Regs. 15378.

EXHIBITS:

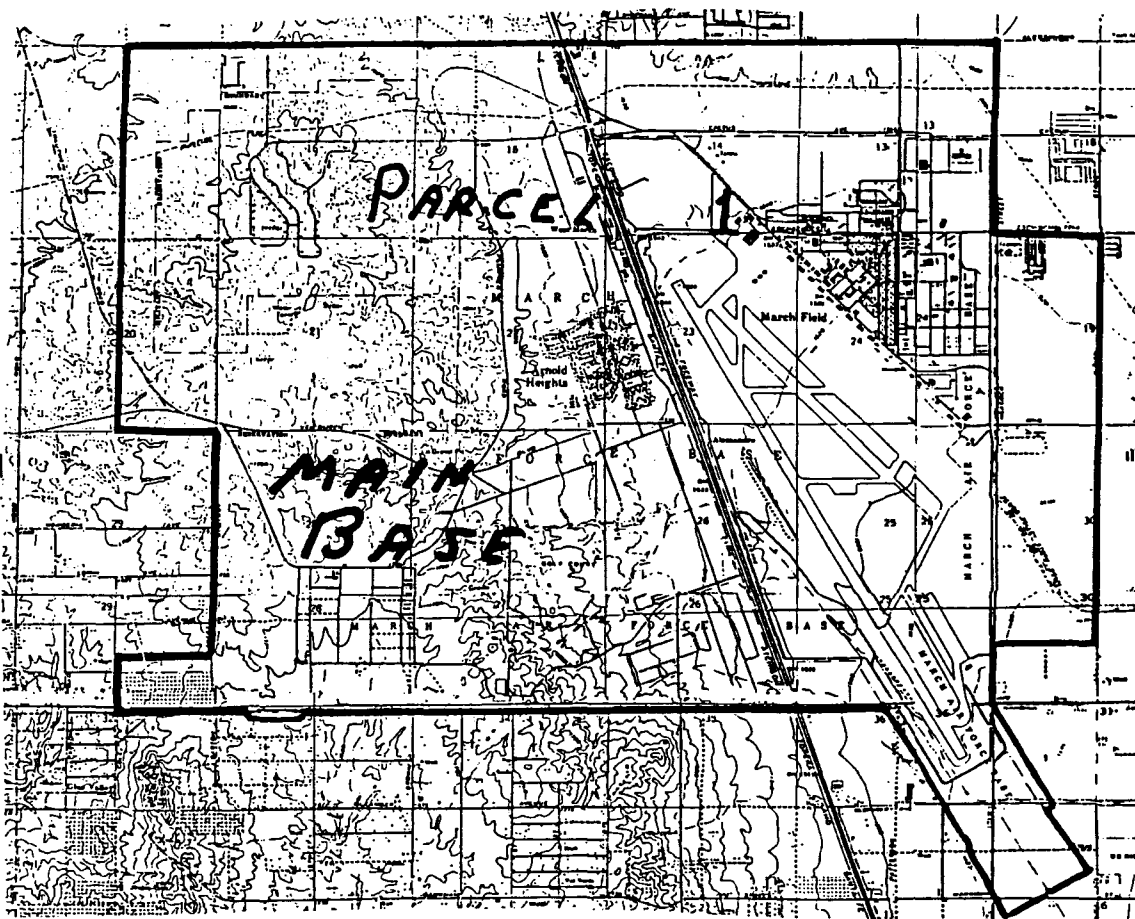
- A. Location Map
- B. Land Description

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL. CODE REGS. 15378.

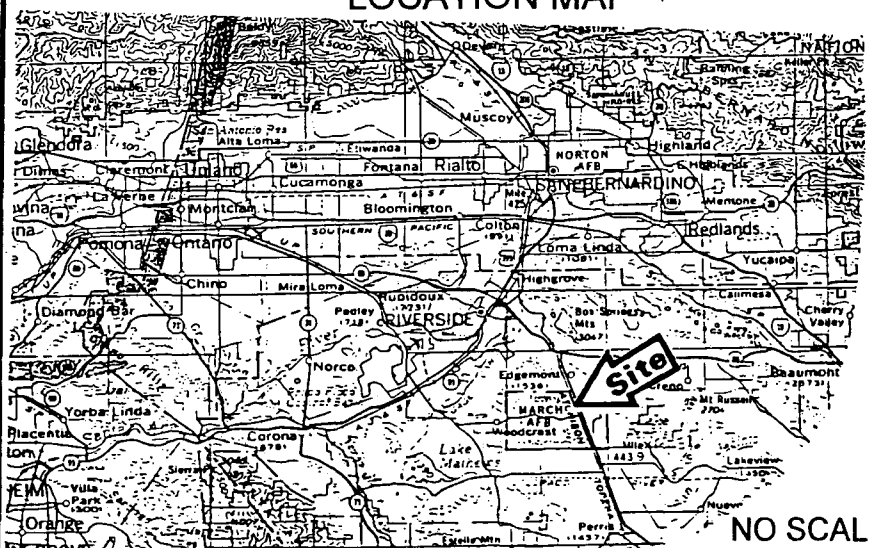
CALENDAR ITEM NO. **C51** (CONT'D)

2. FIND THAT THE U.S. DEPARTMENT OF THE AIR FORCE HAS REQUESTED THAT THE COMMISSION ACCEPT A RETROCESSION OF ALL LEGISLATIVE JURISDICTION OVER MARCH AFB, RIVERSIDE COUNTY AS SHOWN IN EXHIBITS A AND B ATTACHED HERETO AND THAT IT HAS AGREED TO PAY ALL COSTS ASSOCIATED WITH THE RETROCESSION PROCESS.
3. AUTHORIZE THE EXECUTIVE OFFICER OR HIS DELEGATE TO CONDUCT THE PUBLIC HEARING REQUIRED BY GOVERNMENT CODE SECTION 113 TO RECEIVE COMMENTS REGARDING THE PROPOSED RETROCESSION OF LEGISLATIVE JURISDICTION OVER MARCH AFB AS DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO.



NO SCALE

LOCATION MAP



NO SCALE

EXHIBIT "A"

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Retrocession of Legislative
Jurisdiction

at
March Air Force Base
RIVERSIDE COUNTY
Sheet 1 of 2



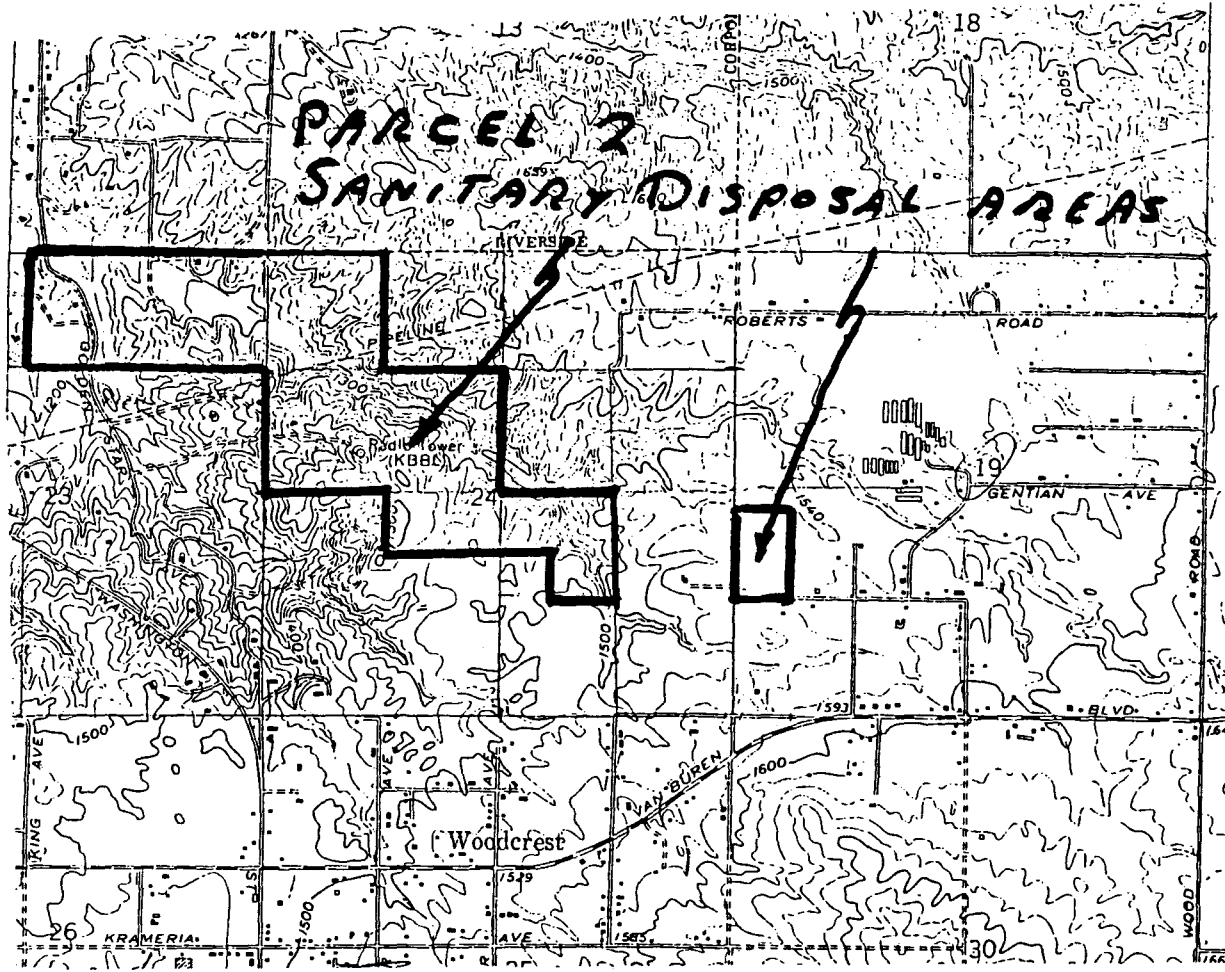
This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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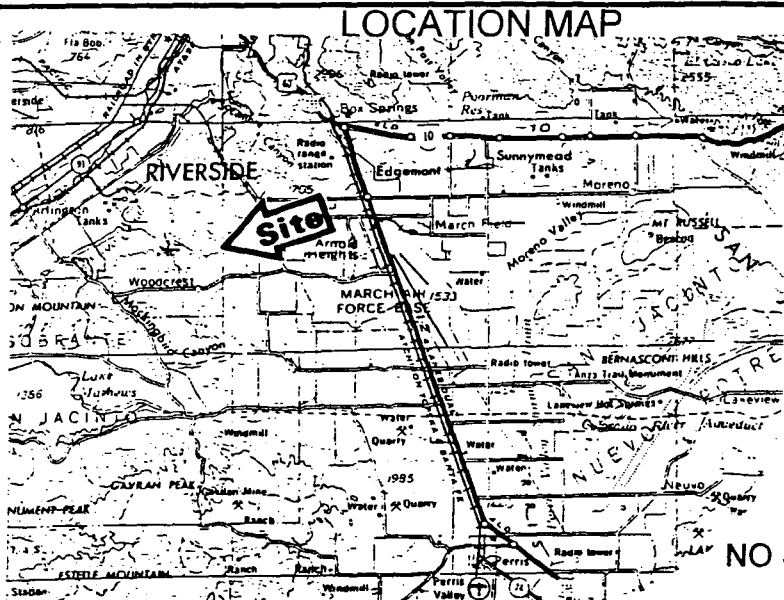
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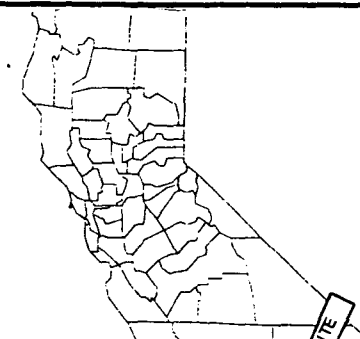


NO SCALE



NO SCALE

EXHIBIT "A"
W25268
Retrocession of Legislative
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at
March Air Force Base
RIVERSIDE COUNTY
Sheet 2 of 2



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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EXHIBIT B

PARCEL 1, MAIN BASE

That certain real property in the County of Riverside, State of California, described as follows. the basis of bearings being the California State Plane Coordinate System (Chapter 1307, Statutes of 1947), North American Datum of 1927:

BEGINNING at the southwest corner of the south half of the northeast quarter of Section 32, Township 3 South, Range 4 West, San Bernardino Base & Meridian (SBB&M);

THENCE the following forty-seven (47) courses, numbered (1) through (47) below:

- (1) northerly along the west line of said south half to the northwest corner thereof;
- (2) easterly along the north line of said south half to the northeast corner thereof;
- (3) northerly along the east line of said Section 32 to the corner common to Sections 28, 29, 32 and 33 of said township and range, being also a point at or near the intersection of Mariposa Avenue (vacated) and Barton Street;
- (4) northerly along the west line of said Section 28 to the corner common to Sections 20, 21, 28 and 29, being also a point at or near the intersection of Iris Avenue (vacated) and said Barton Street;
- (5) westerly along said Iris Avenue and along the south line of said Section 20 to the south quarter corner thereof, being a point at or near the intersection of said Iris Avenue and Cole Street;
- (6) northerly along said Cole Street and along the center-of-section lines of Sections 20 and 17 to the north quarter corner of said Section 17, being a point at or near the intersection of said Cole Street and Alessandro Boulevard;
- (7) easterly along said Alessandro Boulevard and along the north lines of Sections 17, 16, 15, 14 and 13 of said Township 3 South, Range 4 West, to the northeast corner of said Section 13, being a point at or near the intersection of said Alessandro Boulevard and Heacock Street;
- (8) southerly along said Heacock Street and along the east line of said Section 13 to the southeast corner thereof, being a point at or near the intersection of said Heacock Street and John F. Kennedy Drive (formerly Eschscholtzia Avenue (vacated));
- (9) easterly along said John F. Kennedy Drive and along the north line of Section 19, Township 3 South, Range 3 West, SBB&M, to the north quarter corner thereof, being a point at or near the intersection of said John F. Kennedy Drive and Indian Street;

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(10) southerly along said Indian Street and along the center-of-section lines of Sections 19, 30 and 31 of said Township 3 South, Range 3 West, to the southeast corner of the north half of the northwest quarter of said Section 31;

(11) westerly along the south line of said north half of the northwest quarter of Section 31 to the southwest corner of said north half, being a point in or near the aforesaid Heacock Street;

(12) southerly along said Heacock Street and along the west line of said Section 31 to a point which lies northerly along said section line North $1^{\circ} 16' 31''$ East, 162.01 feet from the west quarter corner of said Section 31, being also a point in the northeasterly line of the March Air Force Base Air Installation Compatible Use Zone (hereinafter AICUZ);

(13) southeasterly along said northeasterly AICUZ line, South $30^{\circ} 06' 43''$ East, 3035.06 feet to an intersection with a southeasterly AICUZ line lying in Lot 30 of Block 1, Riverside Alfalfa Acres, as shown on map recorded in Book 8, Page 21, of Maps, in the Riverside County Recorder's office;

(14) at right angles to last-said course, and southwesterly along said southeasterly AICUZ line, South $59^{\circ} 53' 17''$ West, 400.00 feet to an intersection with a northeasterly AICUZ line, being also a point in the north line of Section 6, Township 4 South, Range 3 West, being also a point in or near Oleander Avenue;

(15) at right angles to last-said course, and southeasterly along said northeasterly AICUZ line, South $30^{\circ} 06' 43''$ East, 648.13 feet to an angle point therein;

(16) southeasterly along said northeasterly AICUZ line, South $37^{\circ} 14' 13''$ East 949.03 feet to a point in or near Nance Street;

(17) continuing South $37^{\circ} 14' 13''$ East, 683.42 feet to an intersection with the most southeasterly AICUZ line at a point in Lot 1 of Block 4, Riverside Tract as shown on map recorded in Book 14, Page 668, of Maps, in said Recorder's office;

(18) southwesterly along said AICUZ line, South $59^{\circ} 53' 17''$ West, 1542.46 feet to an intersection with a boundary of the Rancho San Jacinto Nuevo;

(19) leaving said AICUZ line, northwesterly along said rancho boundary North $30^{\circ} 06' 43''$ West, 90.03 feet, more or less, to a point in the north-south boundary common to Lots 6 and 7 of said Block 4, Riverside Tract;

(20) southerly along said lot boundary, South $0^{\circ} 28' 34''$ West, 104.59 feet, more or less, to intersect said most southeasterly AICUZ line;

(21) southwesterly along said AICUZ line, South $59^{\circ} 53' 17''$ West, 1056.12 feet to the most southerly corner of the AICUZ, being a point in Lot 9 of Golden Valley Farms No. 5 as shown on map recorded in Book 17, Page 68, of Maps, in said Recorder's office;

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- (22) North 22° 59' 13" West, 593.54 feet to a point at or near the centerline of Markham Street;
- (23) continuing North 22° 59' 13" West, 145.27 feet to a point at or near the centerline of Webster Avenue (also known as Heacock Street);
- (24) North 22° 56' 56" West, 570.20 feet to a point in the centerline of Washington Street lying westerly along said centerline, North 89° 37' 40" West, 227.03 feet from the intersection of the centerlines of Washington Street and Webster Avenue;
- (25) westerly along the centerline of Washington Street to the southwest corner of Lot 12 of Block F, Golden Valley Farms as shown on map recorded in Book 14, Page 78, of Maps, in said Recorder's office;
- (26) northerly along the west line of said Lot 12, North 0° 30' 44" East, 133.95 feet;
- (27) North 22° 56' 35" West, 157.72 feet;
- (28) North 30° 06' 43" West, 57.62 feet to a point in the south line of Lot 8 of said Block F;
- (29) westerly along said south line, North 89° 37' 08" West, 41.14 feet to the southwest corner of said Lot 8;
- (30) northerly along the west line of said Lot 8, North 0° 30' 39" East, 69.60 feet;
- (31) North 30° 06' 43" East, 302.34 feet to a point in the centerline of Nance Street;
- (32) westerly along the centerline of said Nance Street, North 89° 36' 40" West, 110.04 feet to the southwest corner of Lot 15 of Block D, said Golden Valley Farms;
- (33) northerly along the west line of said Lot 15, North 0° 30' 33" East, 175.78 feet;
- (34) South 59° 53' 17" West, 400.00 feet;
- (35) at right angles to last-said course, North 30° 06' 43" West, 1514.83 feet to a point in the south line of Section 36, Township 3 South, Range 4 West, being also a point at or near the centerline of Oleander Avenue;
- (36) continuing North 30° 06' 43" West, 3073.00 feet to a point in the south line of the northwest quarter of said Section 36, being also a point in Nandina Avenue (vacated);
- (37) westerly along said Nandina Avenue and along said south line to the quarter corner common to Sections 36 and 35;
- (38) westerly along the center-of-section lines of said Section 35 to the quarter corner

common to Sections 35 and 34, being also a point at or near the intersection of said Nandina Avenue and Day Street (vacated);

(39) westerly along the center-of-section lines of said Section 34 to the center thereof, being also a point at or near the intersection of said Nandina Avenue and Clark Street (vacated);

(40) westerly along the center-of-section lines of said Section 34 to the quarter corner common to Sections 34 and 33, being also a point at or near the intersection of said Nandina Avenue and Brown Street (vacated);

(41) westerly along the center-of-section lines of said Section 33 to the center thereof, being also a point at or near the intersection of said Nandina Avenue and Alexander Street (vacated);

(42) westerly along the center-of-section lines of said Section 33 to a point therein lying easterly of the quarter corner common to Sections 33 and 32, South $89^{\circ} 58' 07''$ East, 2300.00 feet;

(43) at right angles to said center-of-section line, South $0^{\circ} 01' 53''$ West, 200.00 feet;

(44) at right angles to last-said course, North $89^{\circ} 58' 07''$ West, 1500.00 feet;

(45) at right angles to last-said course, North $0^{\circ} 01' 53''$ East, 200.00 feet to a point in said center-of-section line;

(46) at right angles to last-said course and westerly along said center-of-section line, North $89^{\circ} 58' 07''$ West, 800.00 feet to the said quarter corner common to Sections 33 and 32;

(47) westerly along the south line of the south half of the northeast quarter of said Section 32 to the **POINT OF BEGINNING.**

PARCEL 2, SANITARY DISPOSAL AREA

That certain real property in the County of Riverside, State of California, in Township 3 South, Ranges 4 and 5 West, SBB&M, described as follows:

SECTION 23, T. 3 S., R. 5 W.: $N\frac{1}{2}NE\frac{1}{4}$;

SECTION 24, T. 3 S., R. 5 W.: $NW\frac{1}{4}NW\frac{1}{4}$, $SW\frac{1}{4}NW\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$, $NE\frac{1}{4}NE\frac{1}{4}SW\frac{1}{4}$, $N\frac{1}{2}NW\frac{1}{4}SE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$, and the west 200.00 feet of $NE\frac{1}{4}SE\frac{1}{4}$;

SECTION 19, T. 3 S., R. 4 W.: In the $NW\frac{1}{4}SW\frac{1}{4}$, those Lots 16, 17, 18, 19, 30 and 31 of Woodcrest Acres No. 2 shown on map recorded in Book 13, Page 100, of Maps, in the office of the Riverside County Recorder;

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and the aggregate area of said Parcel 2 described above being about 261 acres of land, more or less.

END OF DESCRIPTION

NOTE: The description above was adapted from project maps ("acquisition maps") numbered 281-FP-1 through -FP-10, copies of which are on file in the offices of the Real Estate Division (Attention: CESPL-RE-PC) of the U. S. Army Engineer District, Los Angeles. The Description does not attempt to picture the perimeter of March AFB as it existed just prior to Base Realignment & Closure in 1994-95, but is rather in the nature of a "blanket description", which would cover more territory than necessary, in order not to leave any land out of the retrocession. Therefore, although following the base boundaries in most calls, it will also encompass a number of parcels which were reported as excess, and disposed of by the U. S. General Services Administration many years ago. It will also cover lands which have long since become portions of the Cities of Moreno Valley and Perris. It will also include some lands over which the United States never had jurisdiction. However, this will have no deleterious effect, as the retrocession contemplated is of the same general nature as "quitclaims", which often cover more territory than is actually vested in the quitclaim. The purpose of this disclaimer is to give notice to persons doing cadastral research in the future that this should not be taken as a whole to be an up-to-date March AFB boundary description.

NOTE: This description and the above note were provided by the United States in its application package.

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