
**6A Meetings and Information Transmitted to
Property Owners and Residents**

SUMMARY OF INFORMATIONAL MEETINGS WITH CITIZENS AND PROPERTY OWNERS

The Agency, on March 20, 1996, established a Redevelopment Advisory Committee (RAC) in order to discuss the Plan's development and to provide input to the Agency. Information on the RAC meetings and the RAC's recommendations to the Agency are contained in Tabulated Section No. 6C of this Joint Public Hearing binder.

A first class mailing was sent to the last known assessee (the "property owner") of each parcel of land, and to all residents and business owners, and all other interested parties within the Project Area for the March Air Force Base Redevelopment Project. The packet mailed to the Property Owners contained a letter briefly explaining the purpose of the Joint Public Hearing a specific statement about the Redevelopment Agency's right to use eminent domain (Statement of Acquisition), the Notice of Public Hearing, a legal description and map of the proposed Project Area, and an informational brochure on redevelopment procedures (Redevelopment Brochure).

The packet that was mailed to Business Owners in the Project Area contained a cover letter, Statement of Acquisition, Notice of Public Hearing, Legal Description and map of the proposed Project Area and a Redevelopment Brochure.

The packet mailed to all Residents in the Project Area and other interested parties contained a cover letter, Notice of Public Hearing, a Legal Description and map of the Project Area and a Redevelopment Brochure.

Copies of the information in each of these packets are included in the following pages.

The Notice of Public Hearing was published in a newspaper of record for four (4) consecutive weeks in compliance with Sections 33349 and 33361 of the California Redevelopment Law. The days of publication were June 3, 10, 17 and 24, 1996.

There were two (2) public information workshops conducted. The workshops were held on June 24 and 27, 1996. The workshops included informative discussions on the Redevelopment Plan, the redevelopment process, the methods of financing redevelopment projects and the provisions for low and moderate income housing (including the required 20% set aside). **Each meeting included a question and answer session following the general information presentation.**



MARCH JOINT POWERS AUTHORITY

May 30, 1996

RE: The Proposed March Air Force Base Redevelopment Project

The March Joint Powers Redevelopment Agency (the "Redevelopment Agency") has initiated proceedings for adoption of the Redevelopment Plan for the proposed March Air Force Base Redevelopment Project (the "Project").

This letter and the attachments serve as the formal notice the Redevelopment Agency and the March Joint Powers Authority are required to provide you about the public hearing to be held jointly by them on July 3, 1996. A copy of the Notice of Public Hearing, legal description, and Project Area Map are attached.

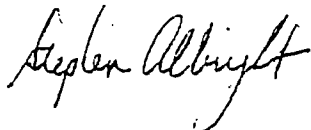
In order to give all business owners and residents in the proposed Project Area an opportunity to fully understand the redevelopment process, the Redevelopment Agency has scheduled the following community workshops for all interested citizens:

Date: Monday, June 24, 1996
Time: 7:00 p.m.
Place: Council Chambers
Moreno Valley City Hall
14177 Fredrick Street
Moreno Valley, CA 92552

Date: Thursday, June 27, 1996
Time: 10:00 a.m.
Place: 3438 Bundy Drive
Building 34-09
March Air Force Base, CA 92518

The primary objective of the Project is to eliminate and prevent the spread of blighting conditions within the proposed Project Area which includes March Air Force Base and a portion of the City of Moreno Valley located adjacent to the Base. Such activities will cause the overall revitalization of the proposed Project Area and may include construction of airport related facilities, traffic and circulation improvements, the implementation of economic and community development projects and programs, cultural and recreational improvements and the construction of other public improvements and facilities as identified in the Redevelopment Plan prepared for the Project. The Agency does not have the authority to acquire by eminent domain, property on which any persons reside. If you have any questions or comments pertaining to the workshops or the Project, you may call my office at (909) 656-7000, or send your written comments to the March Joint Powers Redevelopment Agency, 3430 Bundy Drive, Suite 107, MAFB, CA 92518-1504, Attention: Mr. Stephen Albright, Executive Director.

MARCH JOINT POWERS REDEVELOPMENT AGENCY



Stephen Albright
Executive Director

04.MJP.05/30/96 - LTR17

MARCH JOINT POWERS AUTHORITY



May 30, 1996

RE: The Proposed March Air Force Base Redevelopment Project

Dear Business Owner/Resident:

The March Joint Powers Redevelopment Agency (the "Redevelopment Agency") has initiated proceedings for adoption of the Redevelopment Plan for the proposed March Air Force Base Redevelopment Project (the "Project").

This letter and the attachments serve as the formal notice the Redevelopment Agency and the March Joint Powers Authority are required to provide you about the public hearing to be held jointly by them on July 3, 1996. A copy of the Notice of Public Hearing, legal description, and Project Area Map are attached.

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Time: 10:00 a.m.
Place: 3438 Bundy Drive
Building 34-09
March Air Force Base, CA 92518

The primary objective of the Project is to eliminate and prevent the spread of blighting conditions within the proposed Project Area which includes March Air Force Base and a portion of the City of Moreno Valley located adjacent to the Base. Such activities will cause the overall revitalization of the proposed Project Area and may include construction of airport related facilities, traffic and circulation improvements, the implementation of economic and community development projects and programs, cultural and recreational improvements and the construction of other public improvements and facilities as identified in the Redevelopment Plan prepared for the Project. The Agency does not have the authority to acquire by eminent domain, property on which any persons reside. If you have any questions or comments pertaining to the workshops or the Project, you may call my office at (909) 656-7000, or send your written comments to the March Joint Powers Redevelopment Agency, 3430 Bundy Drive, Suite 107, MAFB, CA 92518-1504, Attention: Mr. Stephen Albright, Executive Director.

MARCH JOINT POWERS REDEVELOPMENT AGENCY

Stephen Albright
Executive Director

04.MJP.05/07/96 - LTR14B

MARCH JOINT POWERS AUTHORITY



May 30, 1996

RE: The Proposed March Air Force Base Redevelopment Project

Dear Property Owner/Business Owner-Tenant/Resident:

The March Joint Powers Redevelopment Agency (the "Redevelopment Agency") has initiated proceedings for adoption of the Redevelopment Plan for the proposed March Air Force Base Redevelopment Project (the "Project").

This letter and the attachments serve as the formal notice the Redevelopment Agency and the March Joint Powers Authority are required to provide you about the public hearing to be held jointly by them on July 3, 1996. A copy of the Notice of Public Hearing, legal description, and Project Area Map are attached.

In order to give all property and business owners, tenants and residents in the proposed Project Area an opportunity to fully understand the redevelopment process, the Redevelopment Agency has scheduled the following community workshops for all interested citizens:

Date: Monday, June 24, 1996
Time: 7:00 p.m.
Place: Council Chambers
Moreno Valley City Hall
14177 Fredrick Street
Moreno Valley, CA 92552

Date: Thursday, June 27, 1996
Time: 10:00 a.m.
Place: 3438 Bundy Drive
Building 34-09
March Air Force Base, CA 92518

The primary objective of the Project is to eliminate and prevent the spread of blighting conditions within the proposed Project Area which includes March Air Force Base and a portion of the City of Moreno Valley located adjacent to the Base. Such activities will cause the overall revitalization of the proposed Project Area and may include construction of airport related facilities, traffic and circulation improvements, the implementation of economic and community development projects and programs, cultural and recreational improvements and the construction of other public improvements and facilities as identified in the Redevelopment Plan prepared for the Project. The Agency does not have the authority to acquire by eminent domain, property on which any persons reside. If you have any questions or comments pertaining to the workshops or the Project, you may call my office at (909) 656-7000, or send your written comments to the March Joint Powers Redevelopment Agency, 3430 Bundy Drive, Suite 107, MAFB, CA 92518-1504, Attention: Mr. Stephen Albright, Executive Director.

MARCH JOINT POWERS REDEVELOPMENT AGENCY

Stephen Albright
Executive Director

04.MJP.05/07/96 - LTR140T

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a joint public hearing will be held by the March Joint Powers Redevelopment Agency (the "Agency") and the March Joint Powers Authority (the "Legislative Body"). The public hearing shall be commenced as follows:

Date: July 3, 1996
Time: 8:30 a.m. (or as soon thereafter as possible)
Place: Convocation Room
Commons Building
17050 Arnold Drive
Moreno Valley, CA 92552

The joint public hearing shall be for the purpose of considering approval and adoption of the Redevelopment Plan (the "Redevelopment Plan") for the March Air Force Base Redevelopment Project (the "Project") and the related Final Environmental Impact Report (the "Final EIR").

The scope and objectives of the Redevelopment Plan for the Project are to implement activities which will ensure the successful reuse of portions of March Air Force Base (the "Base" or "March AFB") and eliminate and prevent the spread or reoccurrence of conditions of blight within the limits of the Base and certain areas of the City of Moreno Valley (the "City"). Such activities may include construction of new and/or rehabilitation of existing airport facilities, the acquisition of portions of the Base, revitalization of the residential and non-residential structures, construction of needed structures and infrastructure both on and off the Base that are consistent with the Redevelopment Plan; the redevelopment of properties that are inconsistent with goals and objectives of the Redevelopment Plan, the March Air Force Base Master Reuse Plan (the "Reuse Plan"), the Moreno Valley General Plan and/or the Oleander Specific Plan, and the construction of public improvements and facilities, both on the Base and on the portion of the Project Area located outside the Base within the City. The Agency proposes to reserve the right to use the power of eminent domain within the Project Area for redevelopment purposes except that such power of eminent domain shall not be applicable to residential properties on which any persons reside. With respect to eminent domain the Agency has adopted an eminent domain policy. The provisions of the eminent domain policy are included within the Redevelopment Plan.

The Report to the Legislative Body on the Redevelopment Plan is being prepared and will be presented at the joint public hearing. The Report includes, but is not limited to the Final EIR on the proposed Redevelopment Plan, and all other documentation required by the California Community Redevelopment Law (CCRL).

The Agency will undertake the proposed Redevelopment Project if, after the joint public hearing, the Agency approves and the Legislative Body adopts the proposed Redevelopment Plan by Ordinance.

All persons having any objections to the Redevelopment Plan, the regularity of any of the prior proceedings or deny the existence of blight, as defined within the CCRL, in the Project Area, may appear before the Agency and the Legislative Body and show cause why the Redevelopment Plan and/or related documents should not be approved and/or adopted.

At any time, any person or organization may file in writing with the Secretary of the Agency a statement of his or her objections to the Redevelopment Plan. Any person or organization desiring to be heard will be given an opportunity to be heard. At the aforesaid hour, the Agency and Legislative Body shall proceed to hear all written and oral objections to the Redevelopment Plan.

The Agency and Legislative Body shall consider all evidence and testimony for and against the adoption of the Redevelopment Plan.

In addition the Agency and the Legislative Body will, at the same time and place, hold a public hearing to consider the Final EIR for the Redevelopment Plan and consider all evidence and testimony for or against the certification of the Final EIR. At the day, hour and place of said hearings, any and all persons desiring to comment on, or having objections to, the content or adequacy of the Final EIR may appear and be heard before the Agency and the Legislative Body.

A map and legal description of the Project Area are provided herewith.

Interested persons may inspect the proposed Redevelopment Plan and the Draft Environmental Impact Report, at the following locations:

Moreno Valley City Clerk's Office
14177 Fredrick Street, Moreno Valley, CA 92553

Riverside City Clerk's Office
3900 Main Street, Riverside, CA 92522

Perris City Clerk's Office
155 E. 4th Street, Suite 220, Perris, CA 92570

Riverside County Clerk's Office
4080 Lemon Street, Riverside, CA 92502

March Joint Powers Redevelopment Agency's Office
3430 Bundy Drive, Suite 107, March AFB, CA 92518-1504

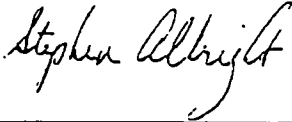
The Agency's Owner Participation Rules, prepared pursuant to CCRL Section 33339 and 33339.5, will be available for public inspection at the offices of the March Joint Powers Redevelopment Agency, on or about June 6, 1996.

In order to give all property owners in the proposed Project Area an opportunity to fully understand the redevelopment process, the Agency has scheduled the following community workshops for all interested citizens:

Date: June 24, 1996
Time: 7:00 p.m.
Place: City of Moreno Valley
Council Chambers
14177 Frederick Street
Moreno Valley, CA

Date: June 27, 1996
Time: 10:00 a.m.
Place: 3838 Bundy
Building 34-09
March Air Force Base, CA

If you have any questions or comments pertaining to the workshops or the Redevelopment Plan or related documents and/or procedures, you may call Mr. Stephen Albright, Executive Director, March Joint Powers Redevelopment Agency at (909) 656-7000 or send your written comments to the March Joint Powers Redevelopment Agency, 3430 Bundy Drive, Suite 107, March Air Force Base, CA 92518-1504.



Date: May 30, 1996

Stephen Albright
Executive Director
March Joint Powers Redevelopment Agency

Published: June 3, 1996
 June 10, 1996
 June 17, 1996
 June 24, 1996

STATEMENT REGARDING ACQUISITION

In accordance with Section 33350 of the California Community Redevelopment Law (CCRL), this statement is being attached to each notice of hearing mailed to the last known assessee of each parcel of land in the area designated in the Redevelopment Plan (the "Plan") for the March Air Force Base Redevelopment Project (the "Project").

(a) The Agency may purchase, lease, obtain option upon or otherwise acquire any interest in real property located in the Project Area by gift, devise, exchange, purchase, or any other means authorized by law including the use of eminent domain for the purpose of redevelopment. Provided, however, the Agency shall not acquire, by eminent domain, property on which any persons reside. With respect to property located both on the Base and within the jurisdiction of the City of Moreno Valley, the "property on which any person resides" shall mean that a person actually lives on the property, that the property is sound for residential uses, or that the residential use on the property is a legally non-conforming use. With respect to that portion of the Project Area located within the City of Moreno Valley, the definition of a legally non-conforming use shall be as defined by the City of Moreno Valley Municipal Code.

(b) *Any eminent domain proceedings within the Project Area must commence within twelve (12) years of the effective date of the ordinance approving and adopting this Amended Redevelopment Plan.* Such time limitation may be extended only by amendment of this Redevelopment Plan. Acquisition of property, if and when necessary, will generally be achieved by cooperative negotiations between the owner of such property and the Agency.

(c) The Agency will not carry out public projects in a manner that will cause the displacement of substantial number of low- or moderate-income persons, or both. The Agency reserves the right to acquire real property as may be necessary, appropriate, and as permitted in Section 33342, et seq., of the CCRL, including acquisition through the use of eminent domain except as restricted in this section.

(d) Without the consent of the owner, the Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement unless provision for such acquisition is made in the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee interest.

(e) To the extent required by law, the Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan and the owner fails or refuses to participate in the Redevelopment Plan by executing a participation agreement.

The purpose of this statement is to give notice that the property of each assessee described above is subject to acquisition under the conditions set forth in B. (Sec. 503) Property Acquisition of the Plan prepared for the Project.

The power of purchase and condemnation is general and the Plan contains no specific list or description of property to be acquired by purchase or condemnation because no such specific property is known at this time and should such acquisition become necessary in the future to carry out the Project, the Agency will meet all requirements of law, including notification as to intent at that time.

March Joint Powers Redevelopment Agency

Stephen Albright
Executive Director

PORTIONS OF SECTIONS 18, 19, 30, 31 AND 32 WITHIN TOWNSHIP 3 SOUTH, RANGE 3 WEST; ALONG WITH PORTIONS OF SECTIONS 10, 13, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27, 33, 35 AND 36 WITHIN TOWNSHIP 3 SOUTH, RANGE 4 WEST; ALONG WITH A PORTION OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 3 WEST; ALONG WITH A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST; THENCE S00°34'41"W ALONG THE EAST LINE OF SAID SE 1/4 SECTION 33 A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NANDINA AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°25'19"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NANDINA AVENUE A DISTANCE OF 2,663.06 FEET TO A POINT; THENCE S89°31'00"W CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NANDINA AVENUE A DISTANCE OF 2,666.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET; THENCE N00°18'10"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET A DISTANCE OF 2,674.55 FEET TO A POINT; THENCE N00°06'45"E CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET A DISTANCE OF 2,646.93 FEET TO A POINT; THENCE N00°09'25"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET A DISTANCE OF 2,646.65 FEET TO A POINT; THENCE N89°37'10"E ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 5,367.90 FEET TO THE NORTHWEST CORNER OF SECTION 27; THENCE N88°53'15"E ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 1,282.72 FEET TO A POINT; THENCE N00°11'40"W A DISTANCE OF 2,664.21 FEET TO A POINT; THENCE S88°53'33"W A DISTANCE OF 0.09 FEET TO A POINT; THENCE N00°01'19"E A DISTANCE OF 2,654.09 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE N88°51'25"E ALONG THE SOUTH LINE OF SECTION 15 A DISTANCE OF 0.03 FEET TO A POINT; THENCE N00°06'57"W A DISTANCE OF 660.03 FEET TO A POINT; THENCE S89°21'17"W A DISTANCE OF 1,277.04 FEET TO A POINT; THENCE S00°02'40"E A DISTANCE OF 660.04 FEET TO THE SOUTHEAST CORNER OF SECTION 16; THENCE S89°08'48"W ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 1,992.30 FEET TO A POINT; THENCE S00°04'12"W A DISTANCE OF 664.03 FEET TO A POINT; THENCE S89°12'23"W A DISTANCE OF 664.50 FEET TO A POINT; THENCE S00°06'21"W A DISTANCE OF 663.34 FEET TO A POINT; THENCE S89°15'58"W A DISTANCE OF 2,708.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET; THENCE N00°16'07"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET A DISTANCE OF 1,321.19 FEET TO A POINT ON THE SOUTH LINE OF SECTION 17; THENCE S89°46'27"W ALONG SAID SOUTH LINE OF SECTION 17 A DISTANCE OF 1,650.15 FEET TO A POINT; THENCE N00°31'21"E A DISTANCE OF 2,647.74 FEET TO A POINT; THENCE N89°46'56"E A DISTANCE OF 860.07 FEET TO A POINT; THENCE N00°31'11"E A DISTANCE OF 840.07 FEET TO A POINT; THENCE N89°46'56"E A DISTANCE OF 790.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET; THENCE N00°31'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BARTON STREET A DISTANCE OF 483.92 FEET TO A POINT; THENCE N89°53'46"E A DISTANCE OF 715.08 FEET TO A POINT; THENCE N89°52'42"E A DISTANCE OF 1,330.66 FEET TO A POINT; THENCE N89°52'53"E A DISTANCE OF 664.57 FEET TO A POINT; THENCE S00°36'21"W A DISTANCE OF 100.10 FEET TO A POINT; THENCE N89°53'25"E A DISTANCE OF 1,330.03 FEET TO A POINT; THENCE N00°37'14"E A DISTANCE OF 99.38 FEET TO A POINT; THENCE N89°52'35"E A DISTANCE OF 665.04 FEET TO A POINT; THENCE S00°38'08"W A DISTANCE OF 1,322.58 FEET TO A POINT; THENCE N89°51'47"E A DISTANCE OF 664.70 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 SECTION 16; THENCE N00°39'03"E ALONG THE EAST LINE OF SAID NE 1/4 SECTION 16 A DISTANCE OF 2,688.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALESSANDRO BOULEVARD; THENCE N89°44'10"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ALESSANDRO BOULEVARD A DISTANCE OF 660.17

