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SUBMITTAL TO THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Redevelopment Agency

SUBMITTAL DATE: March 27, 2006

SUBJECT: I-215 Corridor Redevelopment Project Area Amendment Lakeview/Nuevo and Sun City/Quail Valley – Owner Participation Rules and Relocation Method

RECOMMENDED MOTION: That the Board:

- 1. Adopt Resolution No. 2006-17 consenting to the revised participation rules for the I-215 Corridor Redevelopment Project Area;
2. Adopt Resolution No. 2006-13 consenting to the owner participation rules and the relocation method for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo sub-area; and
3. Adopt Resolution No. 2006-14 consenting to the owner participation rules and the relocation method for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b – Sun City/Quail Valley sub-area.

BACKGROUND: The Redevelopment Agency is in the process of amending the I-215 Corridor Redevelopment Project Area to include portions of the Lakeview/Nuevo and Sun City/Quail Valley communities. On February 8, 2006, the Planning Commission approved the draft redevelopment plans and adopted final boundary areas for the proposed amendments to the I-215 Corridor Project Area. (continued on page 2)

Departmental Concurrence

RZ:JC:DL:TE:MN

Robin Zimpfer (Signature)

Robin Zimpfer Executive Director

S:\RDACOM\DIS3\Sun City\Project Area Formation\Form11-Relocation Method and OPR 3-17-06.doc

Table with 4 columns: FINANCIAL DATA, Current F.Y. Total Cost, Current F.Y. Net County Cost, Annual Net County Cost, In Current Year Budget, Budget Adjustment, For Fiscal Year. Values include \$0 and N/A.

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30 [] Requires 4/5 Vote []

C.E.O. RECOMMENDATION:

APPROVE

APR 11 2006

Lisa Brandl (Signature)

He A. Vinocor (Signature)

County Executive Office Signature

Policy [] Consent [] checkboxes

Prev. Agn. Ref.: 4.3 of 4/12/05; 4.8 of 9/13/05; 4.1 of 1/24/06

District: 3 & 5

Agenda Number:

RECEIVED RIVERSIDE COUNTY

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Form 11rda (Rev 06/2003)

4.3 a-b

Background Continues:

The Agency must also adopt rules for owner participation and a relocation method for these amendment areas. The owner participation rules set forth the types of participation and a procedure for participation to be followed by the Agency and by prospective participants. The relocation method sets forth a general method of relocating displaced persons, families and business in the amendment areas. The attached Owner Participation Rules and Relocation Method were initially adopted by the Agency on November 3, 1998. In 2002, the Agency merged project areas 5-1986 and 5-1987 to form the I-215 Corridor Project Area and adopted the rules by reference. The rules have now been amended to reflect this merger and clarify how the participation rules apply to each sub-area of the I-215 Corridor Project Area. It is also proposed that the Agency's current relocation method be adopted by reference as the Relocation Method for the amendment area. It is recommended that the above resolutions be adopted.

RESOLUTION NO. 2006-13

A RESOLUTION OF THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE ADOPTING BY REFERENCE RULES GOVERNING PARTICIPATION AND PREFERENCES BY OWNERS, OPERATORS OF BUSINESSES AND TENANTS; AND, THE RELOCATION METHOD FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT, AMENDMENT NO. 1A - LAKEVIEW/NUEVO SUB-AREA

WHEREAS, the Redevelopment Agency for the County of Riverside (the "Agency"), has initiated the adoption of a Redevelopment Plan for the I-215 Corridor Redevelopment Project, Amendment No. 1a - Lakeview/Nuevo Sub-Area (the "Amendment"); and,

WHEREAS, the Agency, within a reasonable period of time before the approval of the Redevelopment Plan for the Amendment, is required to adopt Rules Governing Participation and Preferences for Owners, Operators of Businesses, and Tenants (the "Owner Participation Rules"), pursuant to Sections 33339 and 33339.5 of the Community Redevelopment Law, California Health and Safety Code Sections 33000 *et seq.* (the "CRL"); and,

WHEREAS, Owner Participation Rules entitled "Rules Governing Participation and Preferences for Owners, Operators of Businesses, and Tenants" were adopted by Resolution No. RDA 98-19 (November 3, 1998) (the "Rules") for Redevelopment Project Areas Nos. 1-1986, 3-1986, 4-1986, 5-1986, and 5-1987; and,

WHEREAS, Redevelopment Project Area Nos. 5-1986 and 5-1987 were subsequently renamed the I-215 Corridor Redevelopment Project; and,

WHEREAS, the Owner Participation Rules were subsequently amended on April 4, 2006, to clarify the definition of a Component Area and make various technical changes; and,

WHEREAS, the Agency proposes to adopt by reference said Rules for the Amendment; and,

WHEREAS, CRL Section 33411 requires that the Agency prepare a feasible method or plan for relocation of families or persons to be temporarily or permanently displaced from within the Amendment, irrespective of whether any displacement of residents, businesses or others is anticipated; and,

WHEREAS, Section 7260 *et seq.* of the California Government Code requires a public entity to provide relocation advisory assistance to any person, business, or farm operation displaced because of the acquisition of real property for public use; and,

WHEREAS, a Relocation Method for the I-215 Corridor Project Area was adopted by Resolution No. RDA 98-20 on November 3, 1998, and,

WHEREAS, the Agency proposes to adopt by reference said Relocation Method for the Amendment.

NOW, THEREFORE, the Redevelopment Agency for the County of Riverside resolves as follows:

Section 1. The document entitled "Rules Governing Participation and Preferences for Owners, Operators of Businesses, and Tenants," as adopted by Agency Resolution No. RDA 98-19 on November 3, 1998, and amended by Agency Resolution 2006-17 on April 4, 2006, is hereby adopted by reference as the Owner Participation Rules for the Amendment.

Section 2. The document entitled "Relocation Method" as adopted by Agency Resolution No. RDA 98-20 on November 3, 1998, is hereby adopted by reference as the "Relocation Method" for the Amendment pursuant to CRL Section 33411.

Section 3. The Executive Director of the Agency is authorized and directed to make the above-described documents available for public inspection with a notice of the availability thereof included in the published notices of public hearing for the Redevelopment Plan for the Amendment.

ADOPTED AND APPROVED by the Redevelopment Agency for the County of Riverside
April 18, 2006.

FORM APPROVED
COUNTY COUNSEL

APR 11 2006

BY Lee A. Vinocour