

RECOMMENDED MOTION (continued)

5. After receiving public testimony from all interested parties, close the public hearing. If written objections are received, direct staff to prepare written responses to the objections for consideration at the Board of Supervisors meeting on May 9, 2006; or
6. If no written objections are received, introduce Ordinance No. 854 adopting the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area.

BACKGROUND:

The Agency studied the Lakeview/Nuevo area and discovered that economic and physical blighting conditions exist. It was determined that the existing Lakeview Redevelopment Project Area is undersized and does not encompass all of the existing blighted areas in the communities. Therefore, it is recommended that the existing I-215 Corridor Redevelopment Project Area be amended to include additional territory within the Lakeview/Nuevo community.

According to California Community Redevelopment Law (the "CRL"), the Board of Supervisors and the Agency shall consider at the Joint Public Hearing the proposal to adopt the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area (the "Redevelopment Plan").

Review by Other Bodies

In accordance with the CRL, the Riverside County Planning Commission (the "Planning Commission") reviewed and voted unanimously to recommend approval of the Preliminary Plan on August 31, 2005. On February 8, 2006, the Planning Commission reviewed the Redevelopment Plan and unanimously found it to be in conformance with the Comprehensive General Plan.

Noticing & Community Participation

The Agency has actively solicited public participation in the amendment process. Newsletters were mailed to all property owners, residents and businesses within the proposed amendment boundaries in early October 2005. A town hall meeting was held on October 27, 2005, to introduce the proposed amendment to the community. Approximately 120 community members attended the town hall meeting. Since the provision of eminent domain is not included with this amendment, the formation of a Project Area Committee (PAC) is not required.

In December 2005, a community survey was mailed to all property owners, residents and businesses within the proposed amendment boundaries. The survey included a postage paid envelope for individuals to return the survey. The survey results identified street improvements, drainage/flood prevention, additional sheriff services, parks & recreation facilities and youth centers as the top five priorities of the community.

A second newsletter and public notice of this public hearing was mailed in March 2006 to all property owners, residents, and businesses in the proposed amendment area. The public notice was also published in the Press-Enterprise on March 21, 28 and April 4, 11. The newsletter announced a second town hall meeting and the joint public hearing. The second town hall meeting was held on April 5, 2006, at 7:00 PM at Mountain Shadows Middle School where approximately 120 people attended. Agency staff provided a brief presentation on the redevelopment project area amendment and answered questions from the audience.

SUMMARY OF BOARD REVIEW AND ACTIONS

The following actions are recommended to be taken in order:

1. Forward Report to the Board of Supervisors (Agency)

Section 33352 of the CRL requires that every redevelopment plan submitted by an agency to the legislative body is to be accompanied by a report that summarizes the key elements of the process to adopt said redevelopment plan. The attached Report to the Board of Supervisors for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a-Lakeview/Nuevo Sub-Area (the "Report to Board") was prepared by the Agency in accordance with CRL Section 3352 for transmittal to the Board of Supervisors.

In essence, the Report to Board, which includes the Draft Redevelopment Plan, existing Relocation Guidelines, and Final Environmental Impact Report, is an overview of the entire amendment process. The Report to Board is to be approved by the Agency via Resolution No. RDA 2006-21, then transmitted to the Board of Supervisors. The resolution does not approve the Redevelopment Plan, nor does it certify the Final Environmental Impact Report. It merely formally transmits the Report to Board from the Agency to the Board of Supervisors for discussion purposes.

2. Boards Make Finding of Benefit Regarding Provision of Low and Moderate-Income Housing
(Agency and County)

Section 33334.2 of the CRL provided that the Agency shall utilize not less than twenty percent (20%) of all tax increment money for the purposes of increasing, preserving, and improving the community's supply of low- and moderate-income housing. CRL Section 3334.2 provides that the Agency may use these funds inside or outside the boundaries of the I-215 Corridor Redevelopment Project Area, Amendment No. 1a-Lakeview/Nuevo Sub-Area (the "Amendment Area") upon adoption of Resolution No. RDA 2006-22 finding that such use will benefit the Amendment Area.

For these actions to be effective, the findings by the Agency and the Board of Supervisors must be made prior to adoption of the Redevelopment Plan. These actions are necessary because there may be future need to provide low- and moderate-income housing assistance outside the Amendment Area itself. These kinds of programs often include housing rehabilitation and homeownership assistance.

3. Conduct a Joint Public Hearing (Agency and County)

The Agency and Board of Supervisors may now conduct a joint public hearing on the proposed Redevelopment Plan and take testimony in favor of and/or in opposition to the proposed Redevelopment Plan. The Agency Board of Directors and the Board of Supervisors will be formally convened at the same time for the hearing. The Chair of the Board of Supervisors will chair the proceedings. At the conclusion of the joint public hearing, the Board of Supervisors should close the joint public hearing.

4. Certify Final Environmental Impact Report (Agency and County)

The Agency, as the body originating the proposed amended Redevelopment Plan, may certify the Final Environmental Impact Report prepared for the Amendment Area. Resolution No. RDA 2006-23 includes certain findings with respect to the Final Environmental Impact Report and the environmental impacts described therein.

The Board of Supervisors, as the legislative body, has final authority and discretion over the approval of the proposed action. Therefore, it is appropriate that the Board of Supervisors certify the Final Environmental Impact Report after the Agency has done so and prior to introducing the ordinance approving the proposed action. Resolution No. 2006-124 includes certain findings with respect to the Final Environmental Impact Report and the environmental impacts described therein.

5. Board of Supervisors Consents to Payment of Certain Public Improvements (County)

The Agency may, with the consent of the Board of Supervisors, pay all or part of the value of land for and the cost of any publicly owned improvement if:

- The improvement is of benefit to the Amendment Area
- No other reasonable means of financing is available
- The payment will assist in the elimination of blight or provide housing for low and moderate-income persons.

6. Board of Supervisors Introduces Ordinance (County)

Finally, the Board of Supervisors may proceed with introducing the Ordinance approving the Redevelopment Plan. During or before the joint public hearing, individuals or groups may file written objections to the proposed Redevelopment Plan. If this is the case, the Board of Supervisors should finish taking testimony; close the joint public hearing, and direct staff to respond to the written comments. The Board of Supervisors would then on May 9, 2006, consider written responses to the written objections and introduce the Ordinance, if appropriate.

The Ordinance adopting the Redevelopment Plan would become effective thirty (30) days following its second reading.

Agency staff recommends that the Board of Supervisors and the Agency approve the resolutions and introduce the Ordinance (unless written objections are received) for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area.

RESOLUTION NO. 2006-122

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE FINDING THAT THE PROVISION OF LOW- AND MODERATE-INCOME HOUSING OUTSIDE THE BOUNDARIES OF THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 1A – LAKEVIEW/NUEVO SUB-AREA WILL BE OF BENEFIT TO THE PROJECT AREA

WHEREAS, the Redevelopment Agency for the County of Riverside (the "Agency") has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area (the "Redevelopment Plan") in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the "CRL"); and

WHEREAS, in accordance with Section 33334.2(a) of the Community Redevelopment Law (the "CRL"), not less than twenty percent (20%) of all tax increment that is allocated to the Agency from the Amendment Area shall be used for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing; and

WHEREAS, CRL Section 33334.2(g) provides that the Agency may use such funds outside the Amendment Area upon adoption of resolutions by the Board of Supervisors and the Agency finding that the provision of low- and moderate-income housing outside the Amendment Area is of benefit to the Project;

WHEREAS, the Board of Supervisors on December 20, 2005, adopted Resolution No. 2005-374, finding that the use of Agency funds for low- and moderate-income housing outside of a County's redevelopment area is of benefit to the County's redevelopment area; and

WHEREAS, such authority is needed because future locations of housing for low- and moderate-income families cannot be fully determined at this time.

NOW, THEREFORE, it is hereby resolved by the Board of Supervisors of the County of Riverside as follows:

SECTION 1: Pursuant to CRL Section 33334.2(g), the Board of Supervisors hereby finds that the provision of low- and moderate-income housing outside the boundaries of the Lakeview/Nuevo Sub-Area will be of benefit to the Sub-Area because the exact extent of future low- and moderate-income housing needs are not known, and may require more land than is available in the Lakeview/Nuevo Sub-Area.

SECTION 2: The findings and determinations set forth herein shall be deemed final and conclusive.

ADOPTED AND APPROVED this 25th day of April, 2006.

RESOLUTION NO. 2006-124

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 1A – LAKEVIEW/NUEVO SUB-AREA

WHEREAS, the Redevelopment Agency for the County of Riverside (the “Agency”) has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area (the “Redevelopment Plan”) in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the “CRL”); and

WHEREAS, the Planning Commission of County of Riverside (the “Planning Commission”) has approved and forwarded to the Agency its report that the proposed Redevelopment Plan is in conformity with the Riverside County General Plan and has recommended approval of said Redevelopment Plan; and

WHEREAS, the Draft Environmental Impact Report prepared on the Redevelopment Plan and all actions required by applicable law related to the preparation, circulation, and review of the Draft Environmental Impact Report have been taken; and

WHEREAS, the Board of Supervisors has reviewed and considered the Final Environmental Impact Report and the Mitigation Monitoring Program with respect to the adoption of the Redevelopment Plan; and

WHEREAS, pursuant to public notice duly given, the Board of Supervisors and the Agency held a full and fair joint public hearing on the proposed Redevelopment Plan and Final Environmental Impact Report on April 25, 2006; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Board of Supervisors of the County of Riverside hereby resolves as follows:

Section 1. The Board of Supervisors hereby certifies that the Final Environmental Impact Report for the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area, as determined herein, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, that the Board of Supervisors has reviewed and considered the information contained in said Environmental Impact Report, and that said Environmental Impact Report reflects the independent judgment of the Board of Supervisors.

Section 2. The Board of Supervisors hereby specifically finds and determines, based upon the findings set forth herein, that mitigation measures have been required that mitigate or avoid significant adverse environmental effects identified in said Environmental Impact Report for the Redevelopment Plan.

Section 3. The Board of Supervisors hereby further finds with respect to the adverse environmental impacts detailed in the Final Environmental Impact Report:

a) That the adverse environmental impacts associated with the adoption of the Redevelopment Plan have been considered and recognized by the Agency.

b) Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen potentially significant environmental effects.

Section 4. The Agency hereby further finds that the project alternatives identified in the EIR either would not achieve the objectives of the Redevelopment Plan or would do so only with unacceptable adverse impacts. Accordingly, and for the reasons set forth herein and in the EIR, none of the alternatives are feasible, nor are the alternatives environmentally superior. The *No-Project Alternative* is not environmentally superior to the proposed Project because it would result in the indefinite continuation of the adverse effects of blighting conditions, while adversely affecting the overall financial health of the Agency and County. The *Reduced Amendment Area Boundaries* alternative would not be environmentally superior to the proposed Project because it would result in the indefinite continuation of blighting conditions on land removed from the Project area. The *Extend Amendment Area Boundaries* alternative would not be environmentally superior to the proposed Project because it would result in unforeseen impacts and would intensify other impacts. The *Alternative Financing* alternative would not be environmentally superior to the proposed Project because the scope of public improvement and other projects that could be undertaken will be limited due to restricted financial resources. This in turn will reduce the ability to reverse blighting conditions. The *Alternative Sites* alternative is not considered feasible to the proposed Project because it would not meet the basic objectives of the proposed Project and would allow conditions of blight to remain.

Section 5. The Board of Supervisors finds that facts supporting the above-specified findings are contained in the Final Environmental Impact Report, the Redevelopment Plan, and the information provided to this Agency during the public hearing conducted with respect to the Redevelopment Plan and the Final Environmental Impact Report. Mitigation measures will be made conditions of development projects in the Project area as applicable and are intended to mitigate and/or avoid the significant environmental effects identified in the Final Environmental Impact Report.

Section 6. The Board of Supervisors hereby adopts the Mitigation Monitoring Plan included in the Final Environmental Impact Report as the Mitigation Monitoring and Reporting Program for the Redevelopment Plan.

Section 7. The Clerk of the Board, in cooperation with the Executive Director of the Agency, is hereby authorized and directed to file with the County Clerk of the County of Riverside a Notice of Determination, pursuant to Title 14 California Code of Regulations Section 15094, along with fees pursuant to Title 14 California Code of Regulations Section 753.5.

ADOPTED AND APPROVED this 25th day of April, 2006.

RESOLUTION NO. 2006-123

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CONSENTING TO PAYMENT BY THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE FOR CERTAIN PUBLIC IMPROVEMENTS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445

WHEREAS, the Redevelopment Agency for the County of Riverside (the "Agency") has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area (the "Redevelopment Plan") in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the "CRL"); and

WHEREAS, the Board of Supervisors and the Agency held a full and fair joint public hearing on the adoption of the Redevelopment Plan on April 25, 2006, pursuant to proper notice having duly been given; and

WHEREAS, the Board of Supervisors and the Agency have given due consideration to all written and oral statements introduced into evidence at such public hearing; and

WHEREAS, the Redevelopment Plan authorizes the funding of certain public improvements, structures, facilities and buildings, either inside or outside, and of benefit to the Lakeview/Nuevo Sub-Area, as listed in the Redevelopment Plan; and

WHEREAS, the Planning Commission of the County of Riverside determined that the location, purpose and extent of the public improvements identified above are consistent with the Riverside County General Plan; and

WHEREAS, the Board of Supervisors has considered the following alternative means of financing the necessary public improvements:

1. Federal and state assistance programs;
2. General revenue financing;
3. General obligation bond issues;
4. Joint powers agreements with the Agency, the County and/or a nonprofit corporation;
5. General fund appropriations from Riverside County;
6. User fees;
7. Developer participation through public-private negotiations;
8. A nonprofit corporation acting on behalf of Riverside County and sale and lease back financing;
9. Assessment district financing;
10. Development fees;
11. Tax allocation bonds or other legal means of financing the improvements available to the Agency; and
12. Sales tax revenues as may be authorized pursuant to Revenue and Taxation Code Section 7202.6; and

WHEREAS, Health and Safety Code Section 33445 authorizes a redevelopment agency to pay all or part of the value of the land for, and installation and construction of, certain public improvements, structures, facilities and buildings provided the Board of Supervisors makes certain determinations.

NOW, THEREFORE, be it resolved, determined and ordered by the Board of Supervisors of the County of Riverside as follows:

Section 1. That the publicly owned facilities, structures or other improvements as referenced in the recitals hereinabove are of benefit to the Lakeview/Nuevo Sub-Area.

Section 2. That no other reasonable means of financing said public improvements are available to Riverside County other than to permit the Agency to construct said public improvements in whole or in part with the proceeds of tax allocation bonds which may be issued from time to time by the Agency, or with the pledge or other use of tax increment revenues that are available to the Agency for such purposes.

Section 3. That providing such improvements will assist in the elimination of blight or provide housing for low- and moderate-income persons.

Section 4. That the Agency may pay all the costs of the value of land and the cost of the installation and construction for the public improvements referenced in the recitals hereinabove which are publicly owned and located outside the Lakeview/Nuevo Sub-Area for the following reasons:

1. That such public improvements are of benefit to the Lakeview/Nuevo Sub-Area; and
2. That no other reasonable means of financing such public improvements is available to Riverside County other than to permit the Agency to construct said public improvements in whole or in part with the proceeds of tax allocation bonds which may be issued from time to time by the Agency or with the pledge or other use of tax increment revenues and other revenues that are available to the Agency for such purposes; and
3. The public improvements will eliminate blighting conditions or provide housing for low- and moderate-income persons.

Section 5. This Resolution shall take effect upon adoption.

ADOPTED AND APPROVED this 25th day of April, 2006.

ORDINANCE NO. 854

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 1A – LAKEVIEW/NUEVO SUB-AREA

WHEREAS, the Redevelopment Agency for the County of Riverside (the "Agency") has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area (the "Redevelopment Plan") in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, *et seq.*; the "CRL"); and

WHEREAS, the Board of Supervisors of the County of Riverside (the "Board of Supervisors") has received from the Agency the proposed Redevelopment Plan for the Lakeview/Nuevo Sub-Area (the "Redevelopment Plan" for the "Amendment Area"), a copy of which is on file with the Clerk of the Board at the Office of the Clerk of the Board, 4080 Lemon Street, Riverside, CA 92501, together with the report of the Agency (the "Report to the Board of Supervisors") prepared pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code, Sections 33000, *et seq.*; the "CRL"), including the reasons for the selection of the Amendment Area and a discussion of certain other matters as set forth in CRL Section 33352, including an analysis of the physical and economic conditions existing in the Amendment Area, the proposed method of financing the redevelopment of the Amendment Area, a plan for the relocation of business owners and tenants who may be temporarily or permanently displaced under the Redevelopment Plan as amended, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the County of Riverside (the "Planning Commission"), the minutes of consultations with affected taxing agencies, the Final Environmental Impact Report on the Redevelopment Plan, and an implementation plan; and

WHEREAS, the Planning Commission has submitted to the Board of Supervisors its report and recommendations for approval of the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the Riverside County General Plan (the "General Plan"); and

WHEREAS, the Board of Supervisors and the Agency held a joint public hearing on April 25, 2006, concerning the adoption of the Redevelopment Plan; and

WHEREAS, notice of the hearing was duly and regularly published in a newspaper of general circulation in the County of Riverside in accordance with Section 33361 of the CRL, and a copy of said notice and affidavit of publication are on file with the Clerk of the Board of the County of Riverside and Secretary of the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed by first class mail to the last known address of each assessee, as shown on the last equalized assessment roll of the County of Riverside, of each parcel of land in the Amendment Area, to each resident, and to each business as practicable; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Amendment Area; and

WHEREAS, the Agency adopted on April 18, 2006, a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Redevelopment Plan; and

WHEREAS, the Board of Supervisors has knowledge of the conditions in the Amendment Area and of the availability of suitable housing for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation; and

WHEREAS, the Board of Supervisors has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, and has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, the Agency and the Board of Supervisors have reviewed and considered the Final Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and CRL Section 33352, and certified the completion of said Environmental Impact Report on April 25, 2006, by Board of Supervisors Resolution No. 2006-124.

NOW, THEREFORE, the Board of Supervisors of the County of Riverside does ordain as follows:

Section 1:

The overall objective of the Redevelopment Plan is to provide for the elimination or alleviation of physical and economic conditions of blight. Broadly stated, these conditions include physical deterioration of buildings and facilities both public and private, inadequate public improvements and facilities that are essential to the health and safety of local residents and businesses, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare.

In eliminating blighting conditions, this Redevelopment Plan is intended to achieve the following goals:

1. Eliminate blighting conditions and to prevent the acceleration of blight in and about the Amendment Area
2. Effectuate the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of the Amendment Area in such a manner as to facilitate a higher and

better utilization of the land within the Amendment Area for uses in accordance with the General Plan

3. Use the redevelopment process and provisions permitted by the CRL to promote redevelopment that is consistent with the General Plan and the Riverside County Zoning Ordinance (the "Zoning Ordinance")
4. Encourage the better utilization of real property, and a more efficient and effective circulation system
5. Provide for adequate parcels and required public improvements to encourage new construction by private enterprise
6. To promote the rehabilitation of deteriorated residential units through the provision of grants and loans to property owners. Where deterioration makes rehabilitation infeasible, the Agency will assist property owners in the demolition and replacement of such residential units on a one-for-one basis

In implementing the above goals, the Agency expects to institute the following programs or activities:

- Encourage development according to the General Plan
- Promote comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation in such a manner as to achieve a higher and better utilization of the land within the Amendment Area.
- Encourage investment in the Amendment Area by the private sector
- Promote the development of new and diverse employment opportunities
- Enhance and expand shopping facilities in the Amendment Area by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses in conformance with the General Plan and the Zoning Ordinance
- Promote the improvement and centralization of industrial areas to make the provision of public services more efficient
- Promote the expansion of the Amendment Area's commercial base and local employment opportunities to provide jobs to unemployed and underemployed workers in the area and County-wide
- Consolidate parcels as needed to induce new or expanded development in the Amendment Area
- Protect the health and general welfare of the Amendment Area's many low- and moderate-income residents by utilizing twenty percent (20%) of the tax increment revenues from the Amendment Area to improve and preserve the supply of low- and moderate-income housing, including senior housing, both inside and outside the Amendment Area
- Upgrade the physical appearance of the Amendment Area
- Assist with rehabilitation of deteriorated structures to eliminate safety deficiencies and to extend the useful lives of these structures, by providing grants and low-interest loans to interested property owners

- Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment
- Buffer residential neighborhoods from the intrusion of incompatible land uses and noise
- Mitigate potential relocation impacts resulting from changes in Amendment Area land use from non-conforming and dilapidated uses to development in conformance with the General Plan and the Zoning Ordinance
- Provide replacement housing as required by law when dwellings housing low- or moderate-income persons or families are lost to the low- or moderate-income housing market as a result of Agency activities
- Provide relocation assistance to displacees as provided in the CRL in order to mitigate possible hardships due to relocation activities
- Provide a broad range of public service infrastructure improvements to induce private investment and improve emergency response in the Amendment Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading of street-side landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities
- Provide new or improved community facilities such as fire stations, schools, park and recreational facilities, a community center and library, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare
- Encourage the cooperation and participation of Amendment Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in all portions of the Amendment Area
- Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community
- Provide landscaping in Rights-of-Way
- Provide multi-use trails (e.g., bike, horse, hiking, etc.)
- Expand sustained and on going code enforcement activities in the Amendment Area

Section 2:

The Board of Supervisors hereby finds and determines that:

- (a) The Amendment Area is a blighted area pursuant to CRL Section 33030. These findings are based in part on the research and facts contained in the Report to the Board of Supervisors.

- (b) The Amendment Area is a predominately urbanized area. As demonstrated by the Agency's Report to the Board of Supervisors, not less than eighty percent (80%) of the property in the Amendment Area is urbanized.
- (c) The Redevelopment Plan will assist in the Agency's efforts to redevelop the Amendment Area in conformity with the CRL and in the interests of the public health, safety and welfare. This finding is based in part upon the fact that redevelopment of the Amendment Area will implement the objectives of the CRL by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.
- (d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to the Board of Supervisors further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.
- (e) The Redevelopment Plan conforms to the General Plan, including, but not limited to, the Housing Element thereof. This finding is based in part on the finding of the Planning Commission that the Redevelopment Plan conforms to the General Plan.
- (f) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the County of Riverside and will effectuate the purposes and policies of the CRL. This finding is based on the fact that redevelopment will benefit the Amendment Area and the community by correcting conditions of blight and by coordinating public and private actions to stimulate development, contribute toward needed public improvements and improve the economic, and physical conditions of the Amendment Area and the community.
- (g) The Agency has a feasible method for the relocation of families and persons displaced from the Amendment Area. The Board of Supervisors and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable to any relocation that would occur due to the implementation by the Agency of the Redevelopment Plan. The Board of Supervisors finds and determines that the provision of relocation assistance according to law constitutes a feasible method for relocation.
- (i) There shall be provided, within the Amendment Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from the Amendment Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons, and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to CRL Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed

prior to the adoption of a replacement housing plan pursuant to CRL Sections 33334.5, 33413, and 33413.5. This finding is based upon the Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants, which was adopted on April 18, 2006, as the "Owner Participation Rules" for the Amendment Area, and the Housing Element of the Comprehensive General Plan.

- (j) The elimination of blight and the redevelopment of the Amendment Area would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of blighting influences in the Amendment Area, including, without limitation, the demonstrated lack of private sector interest in redeveloping properties in the Amendment Area, structural deficiencies and other indications of blight more fully enumerated in the Agency's Report to the Board of Supervisors, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.
- (k) The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the Board of Supervisors deems necessary to effectuate the purposes of the CRL.
- (l) The time limitations and financial limitations established for the Amendment Area are reasonably related to the projects proposed in the Redevelopment Plan and to the ability of the Agency to eliminate blight within the Amendment Area.
- (m) All non-contiguous areas of the Amendment Area are either blighted or necessary for effective redevelopment, and are not included for the purpose of obtaining the allocation of taxes from the non-contiguous areas pursuant to Section 33670 without other substantial justification for their inclusion. Said justification and documentation of blighting conditions is contained in the Report to the Board of Supervisors.
- (n) All areas of the Amendment Area are blighted, are an integral part of an otherwise blighted area, or are necessary for effective redevelopment and are not included for the sole purpose of obtaining the allocation of taxes from the Amendment Area pursuant to Section 33670 of the CRL without other substantial justification for their inclusion. This finding is based in part upon the fact that, following careful study documented in the Report to the Board of Supervisors, the Amendment Area was identified as an area within the County suffering conditions of physical and economic blight.
- (o) The Redevelopment Plan does not authorize eminent domain authority to the Agency.

Section 3:

The Board of Supervisors is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Amendment Area, if any, are displaced, and that pending the development of such permanent facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the County of Riverside at the time of their displacement.

Section 4:

The Board of Supervisors has considered written objections, to the Redevelopment Plan and all evidence and testimony for and against the adoption of the Redevelopment Plan. All written objections have been overruled.

Section 5:

That certain document entitled "Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area", the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the Office of the Clerk of the Board of the County of Riverside, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof. The Redevelopment Plan is hereby designated, approved and adopted as the official "Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1a – Lakeview/Nuevo Sub-Area."

Section 6:

In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby approved, the Board of Supervisors hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the County of Riverside having administrative responsibilities in the Amendment Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment of the Amendment Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the County of Riverside under the provisions of the Redevelopment Plan.

Section 7:

The Clerk of the Board is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 8:

The Clerk of the Board is hereby directed to record with the County Recorder of Riverside County a description of the land within the Amendment Area and a statement that proceedings for the redevelopment of the Amendment Area have been instituted under the CRL.

Section 9:

The County Clerk is hereby directed to transmit a copy of the description and statement to be recorded by the County Clerk of the Board pursuant to Section 8 of this Ordinance, a copy of this Ordinance and a map or plat indicating the boundaries of the Amendment Area, to the auditor and tax assessor of the County of Riverside, to the governing body of each of the taxing agencies which receives taxes from property in the Amendment Area and to the State Board of Equalization.

Section 10:

The Building Department of the County of Riverside is hereby directed for the effective date of this Ordinance to advise all applicants for building permits within the Amendment Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 11:

This Ordinance shall be in full force and effect thirty (30) days from and after the date of final passage.

Section 12:

If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, or the Redevelopment Plan as it existed prior to adoption of this Ordinance, and the Board of Supervisors hereby declares it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 13:

This Ordinance shall be introduced at least five (5) days prior to the Board of Supervisors meeting at which this Ordinance is to be adopted. The full text of this Ordinance shall be published and/or be posted as required by law in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Riverside this ____ day of _____, 2006.

Susan D. Baldassari

Public Accountant

30194 Nuevo Road

Nuevo, CA 92567

(951) 928-0030

April 6, 2006

Clerk of the Board
4080 Lemon Street, 1st Floor
Riverside, CA 92501
(951) 955-8916

Re: Proposed Redevelopment Plan for Lakeview / Nuevo Area

Dear Sirs,

Per your notice sent out to the homeowners in the area, you say that I am allowed to state my objection to the proposed redevelopment plan referenced above.

My family has owned the property on Nuevo Road since 1977 and the reason we moved from Los Angeles County where I was born was because of the rural environment of Nuevo. It was and still is the sole reason why we still live there some 30 years later. The first moratorium for the property across the street and most of Nuevo back then was 5 acre lots. Thus, keeping Nuevo from turning into Perris. With gang violence, low income and policemen on the high school campus. We are trying our hardest to keep Nuevo the way it is. I, along with my family who now own 6 separate properties in Nuevo do not want new homes built. And we CERTAINLY do not want low income housing.

I understand that you want to build out here, but why not somewhere else. Who gave anyone the authority to lower the moratorium on the acreage anyways? One day it was no less than 5 acre lots and then the last town hall meeting said that it was 70,000 sq. ft. or something like that. How did it get so low to begin with? We have owned that property for all of these years and nobody ever asked what we thought until now. How did all of this happen?

At any rate, I disagree with what you people want to do. I would hope that my and 90% of the residents who hold the same opinion in this matter would count for something. If you sent around a petition, you would know exactly how the residents in Nuevo feel about it. WE ARE AGAINST IT!!!

Well, I'm not sure what my opinion matters to big corporate haunchos like yourself, but if there's absolutely anything that can be done to put a stop to this need to turn Nuevo into a Perris/Gang neighborhood I would beg you to let us know so that we can do something to save our community and our way of life.

With Sincere Hope,



Ms. Susan D. Baldassari