

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

489



FROM: Redevelopment Agency

SUBMITTAL DATE:
November 26, 2008

SUBJECT: Mid-County (Garnet and West Garnet) and Desert Communities (100 Palms, Oasis, Mecca, and North Shore) Project Area Amendments – Owner Participation Rules and Relocation Method

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution Number 2008-092 consenting to the owner participation rules and the relocation method for the Mid-County Project Area, Amendment No. 2 – Garnet and West Garnet sub-areas, and,
2. Adopt Resolution Number 2008-093 consenting to the owner participation rules and the relocation method for the Desert Communities Project Area, Amendment No. 2 – 100 Palms, Oasis, Mecca, and North Shore sub-areas.

BACKGROUND: The Redevelopment Agency is in the process of amending the Mid-County Redevelopment Project Area (MCPA) to include portions of the Garnet and West Garnet communities and amending the Desert Communities Redevelopment Project Area (DCPA) to include portions of the 100 Palms, Oasis, Mecca, and North Shore communities. On December 3, 2008, the Riverside County Planning Commission will approve the draft redevelopment plans and adopt final boundary areas for the proposed amendments to the MCPA and DCPA. (continued on Page 2)

Deanna Lorson

RZ:DL:TE:RD:LB

Robin Zimpfer, Executive Director,
By Deanna Lorson, Deputy Executive Director

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 11/26/08

Departmental Concurrence

Policy
 Policy
 Consent
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 3.9: 11/27/07;
4.4: 1/15/08; 4.2: 5/6/08

District: 4 & 5

Agenda Number:

4.7

BACKGROUND (continued):

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 prospective participants. The relocation method sets forth a general method of relocating displaced persons, families and businesses in the amendment areas.

The Owner Participation Rules were prepared and adopted by Redevelopment Agency Resolution No. RDA 98-19 on November 3, 1998, for Redevelopment Project Areas No. 1-1986, 3-1986, 4-1986 and 5-1986 in accordance with the provisions of state law, and is included with this staff report as Attachment A. It is proposed that these procedures be adopted by reference for the Mid-County Project Area, Amendment No. 2 and the Desert Communities Project Area, Amendment No. 2. The reason for this is to provide administrative consistency between all the redevelopment areas.

The Relocation Method was prepared and adopted by Redevelopment Agency Resolution No. RDA 98-20 on November 3, 1998, in accordance with the provisions of state law, and is included with this staff report as Attachment B. It is proposed that this Relocation Method be adopted by reference for the Mid-County Project Area, Amendment No. 2, and the Desert Communities Project Area, Amendment No. 2. As with the Owner Participation Rules, the reason for this is to provide administrative consistency between all the redevelopment areas.

It is important to note that a relocation method is required even if no relocation is expected. This is particularly relevant to the Mid-County Project Area, Amendment No. 2 and the Desert Communities Project Area, Amendment No. 2 because eminent domain is not authorized in the Redevelopment Plan.

Staff recommends that Resolution No. 2008-092 and Resolution No. 2008-093 be adopted.

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

2 **RESOLUTION NO. 2008-092**

3 **RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF**
4 **RIVERSIDE ADOPTING BY REFERENCE RULES GOVERNING**
5 **PARTICIPATION AND PREFERENCES BY OWNERS, OPERATORS OF**
6 **BUSINESSES AND TENANTS, AND THE RELOCATION METHOD FOR THE**
7 **MID-COUNTY PROJECT AREA, AMENDMENT NO. 2 – GARNET AND WEST**
8 **GARNET SUB-AREAS**

9 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency"), has
10 initiated the adoption of a Redevelopment Plan for the Mid-County Project Area, Amendment
11 No. 2 – Garnet and West Garnet Sub-Areas (the "Amendment"); and,

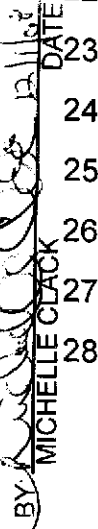
12 **WHEREAS**, the Agency, within a reasonable period of time before the approval of the
13 Redevelopment Plan for the Amendment, is required to adopt Rules Governing Participation
14 and Preferences by Property Owners and Business Occupants (the "Owner Participation
15 Rules"), pursuant to Sections 33339 and 33339.5 of the Community Redevelopment Law,
16 California Health and Safety Code Sections 33000 et seq. (the "CRL"); and,

17 **WHEREAS**, Owner Participation Rules entitled "Rules Governing Participation and
18 Preferences by Property Owners and Business Occupants" were adopted by Resolution No.
19 RDA 98-19 (November 3, 1998) for Redevelopment Project Areas No. 1-1986, 3-1986, 4-1986
20 and 5-1986 (the "Existing Project Areas"); and,

21 **WHEREAS**, the Agency proposes to adopt by reference the aforementioned Owner
22 Participation Rules for the Amendment; and,

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

27 **WHEREAS**, Section 7260 et seq. of the California Government Code requires a public
28 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,

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 12/11/08
MICHELLE CLACK

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

4 **WHEREAS**, a Relocation Method for the Existing Project Areas (the "Relocation
5 Method") was adopted by Resolution No. RDA 98-20 (November 3, 1998); and,

6 **WHEREAS**, the Agency proposes to adopt by reference the Relocation Method for the
7 Amendment.

8 **BE IT RESOLVED, DETERMINED and ORDERED** by the Redevelopment Agency of
9 the County of Riverside:

10 1. The document entitled "Rules Governing Participation and Preferences by Property
11 Owners and Business Occupants," as adopted by Agency Resolution No. RDA 98-19 on
12 November 3, 1998, is hereby adopted by reference as the "Rules Governing Participation and
13 Preferences by Property Owners and Business Occupants" for the Amendment Area.

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

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

21
22 **ADOPTED, SIGNED, AND APPROVED** by the Redevelopment Agency for the Riverside
23 County this __ day of _____, 2008.

1 BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

2 RESOLUTION NO. 2008-093

3 RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF
4 RIVERSIDE ADOPTING BY REFERENCE RULES GOVERNING
5 PARTICIPATION AND PREFERENCES BY OWNERS, OPERATORS OF
6 BUSINESSES AND TENANTS, AND THE RELOCATION METHOD FOR THE
7 DESERT COMMUNITIES PROJECT AREA, AMENDMENT NO. 2 - 100
8 PALMS, OASIS, MECCA AND NORTH SHORE SUB-AREAS

9 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency"), has
10 initiated the adoption of a Redevelopment Plan for the Desert Communities Project Area,
11 Amendment No. 2 - 100 Palms, Oasis, Mecca, and North Shore Sub-Areas (the
12 "Amendment"); and,

13 **WHEREAS**, the Agency, within a reasonable period of time before the approval of the
14 Redevelopment Plan for the Amendment, is required to adopt Rules Governing Participation
15 and Preferences by Property Owners and Business Occupants (the "Owner Participation
16 Rules"), pursuant to Sections 33339 and 33339.5 of the Community Redevelopment Law,
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FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 11/15/08

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23 County this __ day of _____, 2008.