

December __, 2008

Adopted: _____

Ordinance No.: _____

**DRAFT Redevelopment Plan
for the Mid-County Project
Area, Amendment No. 2 –
Garnet and West Garnet
Sub-Areas**

**THE REDEVELOPMENT AGENCY FOR THE COUNTY
OF RIVERSIDE – A DIVISION OF THE RIVERSIDE
COUNTY ECONOMIC DEVELOPMENT AGENCY**



Economic Development Agency
For The County of Riverside
1325 Spruce Street, Suite 400
(951)955-8916 • FAX (951)955-6686
www.rivcoeda.org

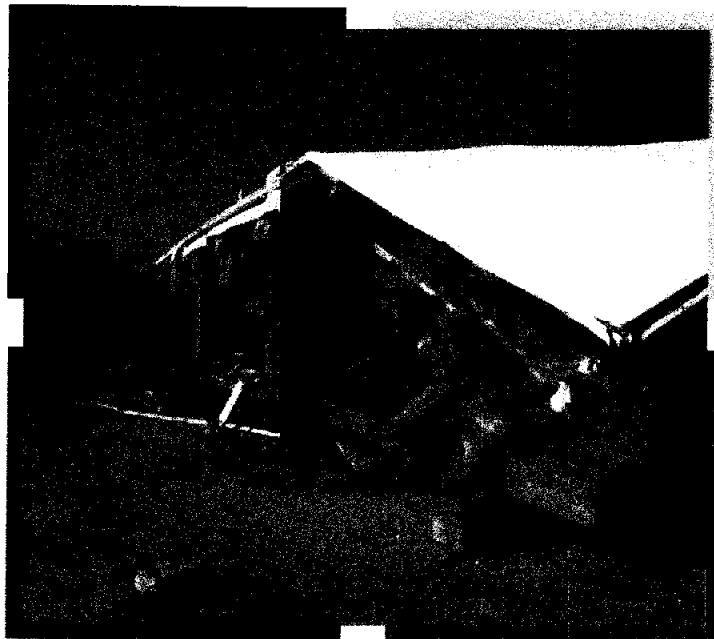


December __, 2008

Adopted: _____
Ordinance No.: _____

Draft Redevelopment Plan for the Mid-County Project Area, Amendment No. 2 – Garnet and West Garnet Sub-Areas

**THE REDEVELOPMENT AGENCY FOR THE COUNTY OF
RIVERSIDE – A DIVISION OF THE RIVERSIDE COUNTY
ECONOMIC DEVELOPMENT AGENCY**

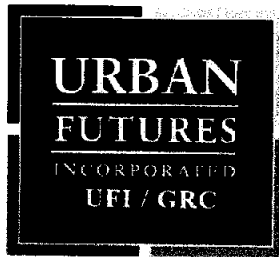


Prepared by:



UFI | GRC Redevelopment Planning
3111 North Tustin Street, Suite 230
Orange, CA 92865
(714)283-9334 • FAX (714)283-5465
www.urbanfuturesinc.com





DRAFT Redevelopment Plan for the Mid- County Project Area –Garnet and West Garnet Sub-Areas

BOARD OF SUPERVISORS/ REDEVELOPMENT AGENCY

Bob Buster, *District 1*
John F. Tavaglione, *District 2*
Jeff Stone, *District 3*
Roy Wilson, *District 4*
Marion Ashley, *District 5*

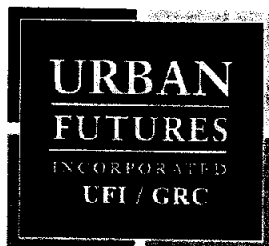
PLANNING COMMISSION

John Roth, *District 1*
John Snell, *District 2*
John Petty, *District 3*
Jim Porras, *District 4*
Jan Zuppardo, *District 5*

AGENCY STAFF

Robin Zimpfer, *Executive Director*
Deanna Lorson, *Deputy Executive Director*
Tina English, *Assistant Director*
Rohini Dasika, *Principal Development Specialist*
Michelle Fessler, *Development Specialist*





DRAFT Redevelopment Plan for the Mid-County Project Area, Amendment No. 2 – Garnet and West Garnet Sub-Areas

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	(§100) AUTHORITY	1
B.	(§110) PURPOSE AND BASIS OF THIS PLAN	1
C.	(§120) DEFINITIONS	1
D.	(§130) AMENDMENT AREA BOUNDARIES	3
II.	DEVELOPMENT IN THE AMENDMENT AREA.....	5
A.	(§200) PROJECT OBJECTIVES.....	5
B.	(§210) CONFORMANCE TO THE COUNTY'S GENERAL PLAN 7	
C.	(§220) CONFORMANCE TO SPECIFIC PLANS	7
D.	(§230) SPECIFIC DEVELOPMENT OBJECTIVES.....	8
E.	(§240) LAND USES FOR THE AMENDMENT AREA.....	8
F.	(§250) PUBLIC USES FOR THE AMENDMENT AREA	8
G.	(§260) GENERAL DEVELOPMENT REQUIREMENTS.....	9
H.	(§270) DEVELOPMENT PROCEDURES	11
III.	REDEVELOPMENT IMPLEMENTATION	13
A.	(§300) GENERAL.....	13
B.	(§310) PARTICIPATION BY OWNERS AND TENANTS	13
C.	(§320) PROPERTY ACQUISITION AND MANAGEMENT	16
D.	(§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES	17
E.	(§340) DEMOLITION, CLEARANCE, SITE PREPARATION, AND PUBLIC IMPROVEMENTS.....	19
F.	(§350) REHABILITATION AND CONSERVATION OF STRUCTURES.....	21
G.	(§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT	22
IV.	LOW- AND MODERATE-INCOME HOUSING.....	27
A.	(§400) 20% TAX INCREMENT FUNDS REQUIREMENT	27



B.	(§410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT	27
C.	(§420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING	28
D.	(§430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE AMENDMENT AREA	28
E.	(§440) LAST RESORT HOUSING	29
V.	PROJECT FINANCING	31
A.	(§500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD	31
B.	(§510) TAX INCREMENTS	31
C.	(§520) ISSUANCE OF BONDS AND NOTES	33
D.	(§530) LOANS AND GRANTS	33
E.	(§540) FINANCING LIMITATIONS	33
F.	(§550) SPECIAL PROVISIONS RELATED TO AMENDMENT AREA	33
G.	(§560) LOW- AND MODERATE-INCOME HOUSING FUND 34	
VI.	ADMINISTRATION	35
A.	(§600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN 35	
B.	(§610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS AND TIME LIMITS TO RECEIVE PROPERTY TAXES	35
C.	(§620) PROCEDURE FOR AMENDMENT	35
D.	(§630) AGENCY/COUNTY COOPERATION	36
E.	(§640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS	37

APPENDIX A
REDEVELOPMENT PLAN MAP

APPENDIX B
LEGAL DESCRIPTION



I. INTRODUCTION

A. (§100) AUTHORITY

This Redevelopment Plan (hereinafter "Plan") for the Mid-County Project Area – Garnet and West Garnet Sub-Areas (hereinafter "Amendment Area") was prepared by the Redevelopment Agency for the County of Riverside (hereinafter "Agency") in accordance with the California Community Law, California Health and Safety Code Section 33000 et seq. (hereinafter "CRL"), and all applicable laws and ordinances. The Agency is a division of the Riverside County Economic Development Agency.

The Plan applies to the Amendment Area, and consists of this text, the Redevelopment Plan Map for the Amendment Area (Appendix A) and the legal description therefore (Appendix B).

B. (§110) PURPOSE AND BASIS OF THIS PLAN

The Board of Supervisors of the County of Riverside (hereinafter "Board of Supervisors") adopted Redevelopment Project Area No. 3-1986 on December 23, 1986. The Agency subsequently merged Redevelopment Project Area No. 3-1986, Project Area No. 3-1987, and Project Area No. 3-1989 into a single financial and administrative unit (hereinafter, the "Mid-County Project Area", or "Project Area") by Ordinance 786 on May 11, 1999. The purpose of this Plan is to add land in and around the communities of Garnet and West Garnet to the Existing Mid-County Project Area. This proposed addition of the Amendment Area into the Project Area (the "Project"), will follow the provisions outlined by the CRL.

The basis for this Plan is the Preliminary Plan for the Mid-County Project Area – Garnet and West Garnet Sub-Areas, adopted on January 9, 2008, by the Planning Commission of the County of Riverside (hereinafter "Planning Commission").

C. (§120) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§120.1) **Agency** means the Redevelopment Agency for the County of Riverside.
2. (§120.2) **Amendment Area** means the territory added to the Mid-County Redevelopment Plan, which addition shall be effectuated by adoption of this Plan by ordinance of the Board of Supervisors. (See Appendix A.)



3. (§120.3) **Board of Supervisors** means the Board of Supervisors of the County of Riverside, California.
4. (§120.4) **County** means the County of Riverside, California.
5. (§120.5) **CRL** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 *et seq.*), as amended to date.
6. (§120.6) **Existing Mid-County Redevelopment Project Area** means Redevelopment Project Area No. 3-1986, adopted on December 23, 1986, by Ordinance No. 637, as amended by Ordinance No. 785, and Redevelopment Project Area No. 3-1987, adopted on December 22, 1987, by Ordinance No. 646, and Redevelopment Project Area No. 3-1989, adopted on July 11, 1989 by Ordinance No. 676.
7. (§120.7) **General Plan** means the Riverside County General Plan, part of the Riverside County Integrated Project ("RCIP").
8. (§120.8) **Legal Description** means the descriptions of the land within the Amendment Area attached to this Plan as Appendix B.
9. (§120.9) **Owner Participation Rules** shall mean the "Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants" adopted on November 3, 1998, by Agency Resolution No. RDA 98-19, as amended.
10. (§120.10) **Person** means any individual or any public or private entity.
11. (§120.11) **Plan** or **Redevelopment Plan** means this document, officially designated as "The Redevelopment Plan for the Mid-County Project Area – Garnet and West Garnet Sub-Areas", as adopted on _____ **, 2008, by Board of Supervisors' Resolution No. 2008-___. This Plan applies to the Amendment Area and not to the existing Mid-County Project Area, excepting only that the Amendment Area will be treated as part of the same Redevelopment Project Area as the existing Mid-County Project Area for purposes of the ability to expend revenues from one portion of the Project Area in another portion of the Project Area.
12. (§120.12) **Planning Commission** means the Planning Commission of the County of Riverside, California.
13. (§120.13) **Project** means those actions necessary to implement the provisions of this Plan, including all public improvements, other improvements, activities, and programs authorized in this Plan or as otherwise permitted pursuant in the CRL.
14. (§120.14) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
15. (§120.15) **Redevelopment Plan Map** means the Redevelopment Plan Map of the Amendment Area, attached to this Plan as Appendix A.



16. (§120.17) **State** means any state agency or instrumentality of the State of California.

D. (§130) AMENDMENT AREA BOUNDARIES

The boundaries of the Amendment Area are shown and described in Appendix A and Appendix B of this Plan. These boundaries were established by the Planning Commission on January 9, 2008.



ö ö ö

This page intentionally left blank

ö ö ö



II. DEVELOPMENT IN THE AMENDMENT AREA

A. (\$200) PROJECT OBJECTIVES

The Amendment Area includes a number of conditions that are specified in the CRL as characteristic of blight. The overall objective of this 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 Plan is intended to achieve the following goals:

1. To eliminate blighting conditions and to prevent the acceleration of blight in and about the Amendment Area.
2. To 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. To 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 (hereinafter "Zoning Ordinance").
4. To encourage the better utilization of real property, and a more efficient and effective circulation system.
5. To 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:

3222

- 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 20% of the tax increment revenues from the Amendment Area to improve and preserve the supply of low- and moderate-income housing, which may include 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 through acquisition of real property.¹
- 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.
- In situations where relocation is necessary, provide relocation assistance to displacees as provided in the CRL in order to mitigate possible hardships due to relocation activities.

¹ Acquisition by the Agency may be only through those means described in Section 320, which does not include eminent domain.



- 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, as appropriate, 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.

B. (\$210) CONFORMANCE TO THE COUNTY'S GENERAL PLAN

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the General Plan as it now exists or may be hereafter amended (see Section 120 "Definitions"). Except when inconsistent with this Plan, all requirements of the County's development codes shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the Amendment Area, which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Amendment Area. These controls shall be in addition to, and may not relax the requirements of, the County's development codes.

C. (\$220) CONFORMANCE TO SPECIFIC PLANS

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any existing specific plan area, or within the territory of any specific plan that may from time to time be adopted, shall be in conformance with the applicable specific plan. Details of proposed uses in this Plan, or other plans that may



be adopted by the Agency, that lie within the boundaries of any specific plan area, may deviate from the specific plan to the extent provided for in the Zoning Ordinance.

D. (*§230*) SPECIFIC DEVELOPMENT OBJECTIVES

Development in the Amendment Area will be in conformance with this Plan, the General Plan, any future Specific Plan(s), and with the Zoning Ordinance.

The Agency's development objectives involve encouraging the implementation of development in accordance with the General Plan. In doing so, it is the Agency's intent is to provide assistance in the following ways:

1. The construction of needed public improvements and facilities including, but not limited to those described in Section 344 herein.
2. Various forms of Agency financial assistance, including but not limited to, tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.
4. Relocation of displaced residents and businesses.
5. Rehabilitation or replacement of housing occupied by persons of very low-, low, or moderate-income.

E. (*§240*) LAND USES FOR THE AMENDMENT AREA

In addition to illustrating the location of the Amendment Area boundaries, the Redevelopment Plan Map (Appendix A) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Amendment Area, pursuant to the General Plan as it exists at the date of adoption of this Plan. These uses may change pursuant to Section 210 of this Plan.

1. (*§241*) Interim Uses

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Amendment Area for interim uses not in conformity with the uses permitted in this Plan. However, approval of any such interim uses shall be subject to compliance with the provisions of the Zoning Ordinance.

F. (*§250*) PUBLIC USES FOR THE AMENDMENT AREA

1. (*§251*) Public Street Layout, Rights-of-Way and Easements



The public rights-of-way, easements, and principal streets proposed or existing in the Amendment Area are shown on the attached Redevelopment Plan Map (Appendix A).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the County as necessary for proper development of the Amendment Area. Additional public streets, alleys, and easements may be created by the Agency and the County in the Amendment Area as needed for proper circulation. Changes in or construction of new streets, easements and rights-of-way shall be subject to public notice in accordance with existing law, and shall conform with the General Plan.

The public rights-of-way shall be used for vehicular and pedestrian traffic, equestrian trails, and bike trails, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2. (*§252*) *Open Space, Public and Quasi-Public Uses, and Facilities*

In any portion of the Amendment Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the specific area involved, and shall conform with the General Plan.

G. (*§260*) *GENERAL DEVELOPMENT REQUIREMENTS*

1. (*§261*) *Conformance with this Plan*

All real property in the Amendment Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of this Plan and all applicable provisions of State law. (See also Section 311 relative to Certificates of Conformance.) The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

2. (*§262*) *New Construction*

All construction in the Amendment Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to: fire, building, electrical, mechanical, grading, plumbing, and development codes of the County.

3. (*§263*) *Rehabilitation and Retention of Properties*



Any existing structure within the Amendment Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Rehabilitation standards for buildings and site improvements may be established by the Agency. These standards may be amended from time to time and may contain specialized provisions pertaining to portions of the Amendment Area taking into consideration historic and cultural variations and the desires of the local population.

4. (§264) Subdivision or Consolidation of Parcels

No parcels in the Amendment Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the County.

5. (§265) Limitations on Type, Size, Height, Number, and Proposed use of Buildings

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the General Plan, any applicable specific plan and any requirements that may be adopted pursuant to this Plan. General limitations on land use are indicated on the Redevelopment Plan Map in Appendix A.

6. (§266) The Approximate Amount of Open Space to be provided and street Layout

Open space and street layout in conformance with the General Plan is shown in the Redevelopment Plan Map included herewith in Appendix A, and described in Section 252 of this Plan. Additional open space will be provided through application of County standards for building setbacks. Land will also be devoted to open space, parks, trails, landscaping, building setbacks, yards, and rights-of-way at Project completion in the Amendment Area.

7. (§267) The Approximate Number of Dwelling Units

In accordance with the General Plan, there will be approximately 6,900 dwelling units permitted in the Amendment Area upon Project completion, including existing dwelling units and new construction on vacant land. Planned land uses in the Amendment Area shall be as indicated on the Redevelopment Plan Map in Appendix A, in accordance with the General Plan.

8. (§268) The Property to be Devoted to Public Purposes and the Nature of such Purposes

Public uses are described in Section 250 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally



expected to be provided in the public right-of-way or on land specifically acquired by the County for such purposes.

H. (\$270) DEVELOPMENT PROCEDURES

1. (\$271) Review of Applications for Building Permits

Upon the adoption of this Plan by the County after a public hearing, no permit shall be issued for the construction of any new building or any addition to an existing building in the area covered by this Plan until the application for such permit has been processed in the manner herein provided. This section shall not apply to permits for alterations to existing single-family homes provided said homes comply with applicable Zoning and General Plan designations for the subject property. Any permit that is issued hereunder must be for construction that conforms to the provisions of this Plan. Upon receipt of an application for a building permit, the Building Official of the County shall request the Agency Executive Director or his/her designee to review the application to determine if the proposed improvement will conform to this Plan. Within fifteen (15) days thereafter, the Executive Director of the Agency, or designee, shall file with the Building Official a written report setting forth his/her findings of fact, including, but not limited to, the following:

- a) Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan and the design proposed by the Agency;
- b) What modification, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan and the proposed design of the Agency; and
- c) Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

After receipt of said report, or after said fifteen (15) day period, whichever occurs first, the Building Official: 1) may issue the permit, with conditions, if any, as required by the Agency Executive Director, or his/her designee; or, 2) shall withhold the issuance of the permit if the Agency Executive Director or his/her designee has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within seven (7) days after withholding issuance of the permit, the Building Official shall notify the applicant by certified mail of the decision to withhold.



ö ö ö

This page intentionally left blank

ö ö ö



III. REDEVELOPMENT IMPLEMENTATION

A. (§300) GENERAL

To achieve the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1. Providing for participation by owners and tenants of properties located in the Amendment Area by extending preferences to remain or relocate within the redevelopment area;
2. Acquisition of real property, except through eminent domain;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced Project occupants;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
7. Rehabilitation, development, or construction of low- and moderate-income housing within the County;
8. Disposition of property for uses in accordance with this Plan;
9. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
10. Rehabilitation of structures and improvements by present owners, their successors, or the Agency.

The above implementation actions are discussed in more detail in the following sections.

B. (§310) PARTICIPATION BY OWNERS AND TENANTS

1. (§311) Conforming Owners

The Agency wishes to alleviate physical decay, stagnation and blighting conditions in the Amendment Area. The Agency is permitted by the CRL to review and approve proposed development or redevelopment of property in the Amendment Area. Therefore, the Agency may, in its sole and absolute discretion, determine that certain real property within the Amendment Area presently conforms with the requirements of this Plan. Such conforming uses will be permitted to continue in their present use without a participation agreement with the Agency, provided the owner of such conforming property continues to operate and use the real property within the requirements of this Plan.



The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a Certificate of Conformance, which Certificate shall provide in substance that the property conforms to the requirements of this Plan on the date of issuance thereof.

The Agency may also determine that certain real property within the Amendment Area is substantially in conformance with the requirements of this Plan, and the owners of such property may be allowed to remain as conforming owners; however, said owners may be required to bring their property, to the extent possible, into greater conformance with this Plan.

In the event that any of the conforming owners desire to: (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional real property within the Amendment Area; then such conforming owners may be required to enter into a participation agreement with the Agency in the same manner as required for other owners.

Any real property owned by conforming owners outside of designated conforming parcels within the Amendment Area shall be considered and treated in the same manner as real property owned by other owners; i.e., may be subject to a participation agreement with the Agency.

2. (§312) Participation Opportunities for Owners

On November 3, 1998, the Agency adopted Owner Participation Rules pursuant to CRL Section 33345. The purpose of the Owner Participation Rules is to implement the operation of owner participation in connection with this Plan. Persons who are owners of real property in the Amendment Area shall be given an opportunity to participate in redevelopment by retaining all or a portion of their properties, acquiring adjacent or other properties in the Amendment Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Amendment Area, as provided in the Owner Participation Rules as such Rules may be amended from time to time. To the extent now or hereafter permitted by law, the Agency may establish a program to loan funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Amendment Area.

The Agency specifically intends to limit its acquisition of real property to those properties that are essential to accomplishing the objectives of this Plan. The Agency will not have eminent domain authority and as such all acquisitions will be by mutual consent. Persons who own property within the Amendment Area will be afforded ample opportunities to retain and develop or rehabilitate their properties consistent with the objectives of this Plan.

In the event a participant fails or refuses to rehabilitate or develop his/her real property pursuant to this Plan and/or the participation agreement as an alternate thereto, the real property, or any interest therein, may be acquired by the Agency subject to the



limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

3. (*§313*) *Participation Priorities*

Participation opportunities will necessarily be subject to and limited by such factors as the land uses designated for the Amendment Area, the provision of public facilities, realignment of streets, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Amendment Area. Such opportunities shall be subject to the Owner Participation Rules.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences include present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, financial capabilities, development experience, readiness to proceed, similar adjacent land uses, conformity of participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Opportunities to participate shall be provided first to owners and tenants with existing interest in the Amendment Area. Secondary participation opportunities shall be granted to owner occupants relocating within the Amendment Area in accordance with, and as a result of, Plan implementation. Third level priority shall be afforded existing tenants relocating within the Amendment Area in accordance with, and as a result of, Plan implementation. Last priority shall be afforded to firms and persons from outside the Amendment Area. If participants fail to perform as mutually agreed, the Agency shall have the authority to acquire the subject property pursuant to Section 321 of this Plan in order to effectuate the purposes of this Plan. The Agency may not acquire property by eminent domain.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

4. (*§314*) *Re-Entry Preferences For Tenants*

The Agency shall extend reasonable preferences to persons who are engaged in business in the Amendment Area to re-enter in business within the Amendment Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop real property in the Amendment Area if they otherwise meet the requirements prescribed in this Plan.



5. (§315) Participation Agreements

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Amendment Area.

C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

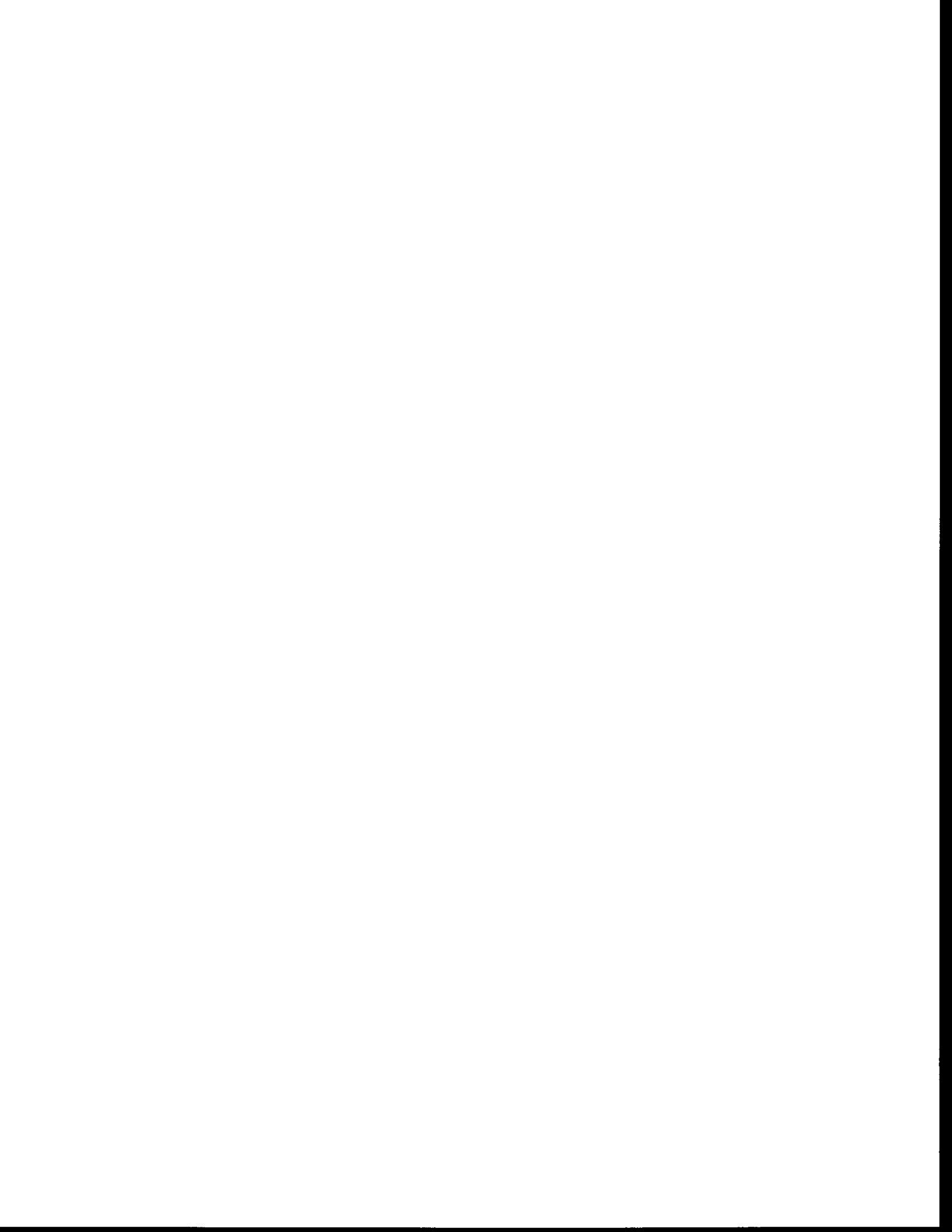
1. (§321) Acquisition of Real Property

Subject to the limitations set forth in this Section, the Agency may acquire, but is not required to acquire, any real property located in the Amendment Area, by gift, devise, exchange, purchase, or other lawful method, excepting that the Agency shall not have the power of eminent domain as to the Amendment Area.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are situated. The Agency is also authorized to acquire any other interest in real property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist, and it is necessary in order to eliminate blight or a public nuisance, eliminate an environmental deficiency, provide for needed public facilities, or to protect the public health, safety and welfare.

1. The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate an impediment to land development.
2. The buildings and/or structures are substandard as demonstrated by an inspection of the property by the County.
3. The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions.
4. The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.
5. The buildings or structures are determined by the County or Agency to be a safety hazard or a public nuisance due to physical deterioration or due to continued use of the structure or property for unlawful activities.



6. The acquisition of the property is allowed by the CRL and will promote the implementation of the Plan.

Other provisions of this Section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

2. **(§322) Acquisition of Personal Property**

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Amendment Area by any lawful means.

3. **(§323) Property Management**

During such time as property, if any, in the Amendment Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property that it owns.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale, beyond a reasonable period of time necessary to effect such resale.

In accordance with CRL Section 33401, the Agency may, in any year during which it owns property in the Amendment Area, pay directly to any City, County, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the City, County, district, including, but not limited to, a school district, or other public corporation would have received if the property had not been tax exempt.

- D. **(§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES**

The following provisions relative to the relocation of persons, families and businesses are required by the CRL to be included in this Plan, and in no way imply a plan, proposal or desire by the Agency to displace or remove a significant number of residential units.

1. **(§331) Relocation Assistance**



To the extent required by the CRL, the Agency will provide relocation advisory assistance to any person or business that is displaced by the Agency as a direct result of this Plan's implementation. No person of low- or moderate-income will be required by the Agency to move from his/her dwelling unit until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

2. (§332) Relocation Method

The Agency prepared and adopted a feasible method for relocation entitled "Relocation Method for All Redevelopment Project Areas" by Resolution No. RDA 98-20 on November 3, 1998. The relocation method addresses the methodology for relocation of the following as a direct result of Agency actions to implement this Plan:

1. Families and persons to be temporarily or permanently displaced from housing facilities in the Amendment Area.
2. Non-profit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Amendment Area.

The Board of Supervisors shall ensure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) Relocation Payments

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments that, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

4. (§334) Temporary Relocation

The Agency is authorized to provide temporary relocation facilities on cleared sites within the Amendment Area. Such action by the Agency would be to provide additional



safe, standard, and decent relocation housing resources for families and business facilities for businesses within the Amendment Area prior to permanent disposition and development of such cleared sites. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

E. (*§340*) *DEMOLITION, CLEARANCE, SITE PREPARATION, AND PUBLIC IMPROVEMENTS*

The following provisions relative to demolition, clearance and site preparation are required by the CRL, and are in no way intended to imply a plan to displace or remove any housing whatsoever.

1. (*§341*) *Demolition and Clearance*

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Amendment Area as necessary to carry out the purposes of this Plan.

If, in implementing this Plan, any dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. One-hundred percent (100%) of the replacement dwelling units shall be available at affordable housing cost to, and occupied by, persons in the same or lower income category (low, very low or moderate) as the persons displaced from those destroyed or removed units.

2. (*§342*) *Building Site Preparation*

The Agency is authorized to prepare, or cause to be prepared, any real property in the Amendment Area as building sites.

3. (*§343*) *Project Improvements*

Pursuant to CRL Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems,



natural gas distribution systems, water distribution systems, overpasses, underpasses, bridges, and landscaped areas.

4. (§344) Public Improvements

The Agency may, with the consent and cooperation of the Board of Supervisors, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Amendment Area, if each of the Board of Supervisors and the Agency determines:

1. That the buildings, facilities, structures, or other improvements are of benefit to the Amendment Area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another project area, or in the case of a project area in which substantially all of the land is publicly owned, that the improvement is of benefit to an adjacent project area of the Agency.
2. That no other reasonable means of financing the buildings, facilities, structures, or other improvements are available to the Agency or the County.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Amendment Area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to CRL Section 33490.

The Agency is specifically authorized to provide or participate in providing the improvements described in Section 365, and is authorized to install and construct, or to cause to be installed or constructed, any public improvements, including utilities, necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

Street and Circulation Improvements

- Construct curbs and gutters where needed, and sidewalks if appropriate
- Install traffic control systems where needed
- Pave or repave streets throughout
- Install street lighting where needed
- Install equestrian and walking trails where needed

Water System Improvements

- Upgrade and/or install water system throughout



Sewage Improvements

- Upgrade and/or install sewer system throughout

Drainage and Flood Control Improvements

- Assist in construction of planned flood control facilities throughout (as outlined in the Drainage Plans for the region)
- Improve local drainage throughout

Miscellaneous Public Improvements

- Assist in park and recreation facilities improvements where needed, including equestrian facilities

Other Improvements

The Agency is authorized to plan, design, and construct additional improvements and other facilities as may be identified to ensure the complete redevelopment of the Amendment Area.

Additional Facilities or Improvements

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency is authorized to finance the construction of additional improvements in the Amendment Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program.

Changes in circumstances or designs may alter the location of the facilities described above in this chapter, or may require other related facilities.

5. (*§345*) *Temporary Public Improvements*

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

F. (*§350*) *REHABILITATION AND CONSERVATION OF STRUCTURES*

1. (*§351*) *Rehabilitation of Structures*



The Agency is authorized to rehabilitate and conserve, or cause to be rehabilitated and conserved, any building or structure in the Amendment Area that is owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Amendment Area not owned by the Agency.

The Agency and the County may conduct a rehabilitation program to encourage owners of property within the Amendment Area to upgrade and maintain their property consistent with County codes and standards. The Agency and the County may develop a program for making grants and low interest loans for the rehabilitation of properties in the Amendment Area. Properties may be rehabilitated under an Agency low interest loan program, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

2. (§352) Moving of Structures

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Amendment Area.

3. (§353) Buildings of Historical Significance and Other Cultural, Historic or Scenic Resources

To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and County guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.

G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT

1. (§361) General Requirements

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

In the manner required and to the extent permitted by law, before any interest in real property acquired by the Agency in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the Board of Supervisors after public hearing. The Agency shall lease or sell all real property it acquires in the Amendment Area, except property conveyed by the Agency to the County.



Where required by the CRL, all real property acquired by the Agency in the Amendment Area shall be sold or leased for development at prices which shall not be less than fair market value for the highest and best uses permitted under this Plan, or the fair reuse value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by CRL Section 33443.

Purchasers or lessees of Agency-owned property in the Amendment Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of real property by lease or sale by negotiation without public bidding. Real property may be conveyed by the Agency to the County or any other public body without charge.

2. (*§362*) *Disposition and Development Documents*

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the office of the County Clerk and Recorder.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following obligations and nondiscrimination clauses.

1. Refrain from restricting the rental, sale or lease of property on the basis of race, ethnicity, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. The Agency, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.
2. In accordance with CRL Section 33436, leases and contracts that the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Amendment Area shall include the following provisions:



a) In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, ethnicity, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

b) In leases, the following language shall appear: "The lessee herein covenants by and for himself or herself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, ethnicity, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

c) In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or the Amendment Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

3. (§363) Design for Development

Pursuant to Section 210 of this Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Amendment Area. Such controls may not relax the requirements of the Zoning Ordinance, or any applicable specific plan.



No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of property that is the subject of a Disposition and Development or Participation Agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Amendment Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Amendment Area. The Agency will not approve any development or redevelopment plans that do not comply with this Plan.

4. (§364) Development by Participants

As appropriate and pursuant to the provisions of this Plan and the Owner Participation Rules, the Agency shall offer real property in the Amendment Area for purchase and development by owner and tenant participants who have appropriately expressed an interest in participating no later than the time that real property is made available for purchase and development by persons who are not owners or tenants in the Amendment Area.

5. (§365) Development by Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Amendment Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Amendment Area and that no other reasonable means of financing such construction is available to the community. During the period of development in the Amendment Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Amendment Area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- Community facilities;
- Curbs, gutters, sidewalks, landscaping, and streetscaping;
- Open Space;
- Parks and playgrounds;
- Public buildings (but not including County administration buildings);
- School facilities (but not including privately-owned schools);
- Trails, including, but not limited to, bicycle trails, equestrian trails and hiking trails;
- Site improvements for new development, including foundations and parking structures;



- Storm drains and flood control facilities;
- Sewerage facilities;
- Street furniture;
- Street lighting;
- Street rights-of-way;
- Streets
- Transportation improvements required to meet an adopted congestion management deficiency plan, transportation improvement plan, or air quality management plan;
- Utilities; and
- Water and sewer lines and facilities, including treatment facilities.

The Agency shall require that development plans be submitted to it for review and approval. All development must conform to this Plan and all Federal, State, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

6. (*§366*) *Industrial and Manufacturing Property*

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Amendment Area which will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

7. (*§367*) *Personal Property Disposition*

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.



IV. LOW- AND MODERATE-INCOME HOUSING

A. (\$400) 20% TAX INCREMENT FUNDS REQUIREMENT

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing and improving the County's supply of housing for persons and families of low- or moderate-income.

B. (\$410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT

In carrying out the activities contemplated in this Plan, it may become necessary for the Agency to enter into various agreements, such as an agreement for acquisition of real property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. To the extent required by law, not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution and to the extent provided by the CRL, a Replacement Housing Plan, which shall include the general location of the replacement housing, an adequate means of financing the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low- or moderate-income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation or rehabilitation housing objectives, or as the CRL may otherwise provide. A dwelling unit whose replacement is required by CRL Section 33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by other public agencies and the general public.

To the extent required by CRL Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. When dwelling units are destroyed or removed after



January 1, 2002, one-hundred percent (100%) of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.

C. (§420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING

The Agency may, to the extent permitted by law and land use designations, inside or outside the Amendment Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for persons and families of low- or moderate-income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the County.

D. (§430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE AMENDMENT AREA

Pursuant to CRL Section 33334.2(g), the Agency has found that the provision of low- and moderate-income housing both inside and outside the Amendment Area, particularly by the rehabilitation of existing housing stock is of benefit to the Amendment Area. In encouraging the development of such dwelling units, the Agency shall comply with CRL Sections 33334.2(g) and 33413(b).

To the extent required by CRL Section 33413, at least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Amendment Area by the Agency shall be for persons and families of low- or moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low-income households.

To the extent required by law, at least fifteen percent (15%) of all new or rehabilitated units developed within the Amendment Area by public or private entities or persons other than the Agency shall be for persons and families of low- and moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low-income households. To satisfy this provision, in whole or in part, the Agency may cause by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate-income or to very low-income households, as applicable, two units outside the Amendment Area for each unit that otherwise would have had to be available inside the Amendment Area. Also, in order to satisfy this provision, the Agency may aggregate new or rehabilitated dwelling in one or more redevelopment project areas, or may purchase long-term affordability covenants in existing housing whether or not in the Amendment Area.

The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Amendment Area and not to each individual case of rehabilitation, development, price restriction, or construction of dwelling units. The Agency may



purchase long-term affordability covenants for units to the greatest extent allowed by law.

The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the Amendment Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low- and moderate-income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

E. (\$440) LAST RESORT HOUSING

If sufficient suitable housing units are not available in the County for use by persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development or rehabilitation of low- and moderate-income housing units within the County, both inside and outside of the Amendment Area.



ö ö ö

This page intentionally left blank

ö ö ö



V. PROJECT FINANCING

A. (§500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

The Agency, if it deems appropriate and with approval of the Board of Supervisors, is authorized to finance this Project with assistance from Riverside County, State of California, United States Government, any other public agency, through the use of property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The County may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between Riverside County and the Redevelopment Agency for the County of Riverside.

B. (§510) TAX INCREMENTS

Nothing whatsoever in this Plan shall be construed as changing the base year assessment roll, as that term is defined in the CRL, for the Existing Mid-County Project Area. No portion or section of this Plan shall be construed in any way whatsoever, as limiting or reducing the Agency's ability to pay any indebtedness of the Agency existing as of the date of adoption of this Plan.

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Amendment Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid; and,
2. Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Amendment Area and, if so determined by the Agency, the existing Mid-County Project Area. Unless and until the total assessed value of the taxable property in the Amendment Area exceeds the total



assessed value of the taxable property in the Amendment Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the Amendment Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Amendment Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

4. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, or to the extent such levy is imposed, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

OTHER TAX INCREMENT PROVISIONS

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in the Amendment Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, the construction or acquisition of public improvements which will be of benefit to the Amendment Area or the existing Mid-County Project Area.



C. (\$520) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes, including ones in which the principal and interest are payable in whole or part from tax increments, when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed, (i) Sixty-Two Million Dollars (\$62,000,000) in the Amendment Area and, (ii) where bonds are secured by tax increments from the Amendment Area and all or portions of the existing Mid-County Project Area, the sum of (a) the total amount of tax increment which may be derived from the existing Mid-County Project Area and, (b) the total outstanding principal specified in (i) above.

D. (\$530) LOANS AND GRANTS

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

E. (\$540) FINANCING LIMITATIONS

No loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned CRL Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the effective date of the ordinance adopting this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 560) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

The time limit to incur debt may be extended for a period not to exceed 10 years more than the time limit to incur debt established above for the Amendment Area by amendment to this Plan, upon a finding by the Agency that significant blight remains in the Amendment Area and that the remaining blight cannot be eliminated without establishment of addition debt.

F. (\$550) SPECIAL PROVISIONS RELATED TO AMENDMENT AREA

Taxes as may be allocated to the Agency from the Amendment Area may be first allocated, subject to the limitations set forth in this Section 550, to the Amendment Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Amendment Area.



If the Agency, prior to the adoption of this Plan, has incurred any indebtedness on account of the Existing Mid-County Project Area, taxes attributable to the Existing Mid-County Project Area, which are allocated to the Agency pursuant to Section 33670 of the CRL, shall first be used to comply with the terms of any bond resolution or other agreement pledging the taxes from the Existing Mid-County Project Area.

G. (\$560) LOW- AND MODERATE-INCOME HOUSING FUND

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 510 of this Plan shall be held in a separate low- and moderate-income housing fund and used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low- or moderate-income, as defined in Health and Safety Code Section 50093, and very-low-income households, as defined in Health and Safety Code Section 50105.



VI. ADMINISTRATION

A. (\$600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the County.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Amendment Area may be enforced by such owners.

All provisions of the CRL as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

B. (\$610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS AND TIME LIMITS TO RECEIVE PROPERTY TAXES

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, the following time limit shall apply:

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, and except as provided by CRL Section 33333.2 subdivision (a)(2), or other provisions of the CRL, or as further stated herein, the time limitations for the effectiveness of this Plan in the Amendment Area shall be 30 years from the date of adoption of this Plan.

Except to the extent a longer period of time may be allowed pursuant to CRL Section 33333.6 subdivisions (g), and (h), or other provisions of the CRL, and as further stated herein, the time limitations to receive property taxes to pay indebtedness or to receive property taxes pursuant to CRL Section 33670 shall be 45 years from the date of adoption of the ordinance adopting this Plan.

C. (\$620) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some



of the statements in this Plan are general and tentative, and formal amendment of the Plan is not required for a subsequent interpretation.

D. (§630) AGENCY/COUNTY COOPERATION

Subject to any limitation in law, the County will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Amendment Area. Actions by the County may include, but are not necessarily limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Amendment Area. Such action by the County may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Amendment Area.
3. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Amendment Area to ensure their proper development and use.
4. Provision for administration and enforcement of this Plan by the County after development.
5. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Amendment Area to be commenced and carried to completion without unnecessary delays.
6. The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.



E. (\$640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Amendment Area. Any public body that owns or leases property in the Amendment Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.



ö ö ö

This page intentionally left blank

ö ö ö



APPENDIX A –

REDEVELOPMENT PLAN MAP

The Redevelopment Plan Maps are on the following pages. These maps are based on the General Plan and any specific plans that may apply to the Amendment Area. These maps are not intended to replace or in any manner modify the General Plan, any applicable specific plans, or the Zoning Ordinance.

BOUNDARIES SUBJECT TO CHANGE BEFORE DOCUMENT IS FINALIZED



ö ö ö

This page intentionally left blank

ö ö ö



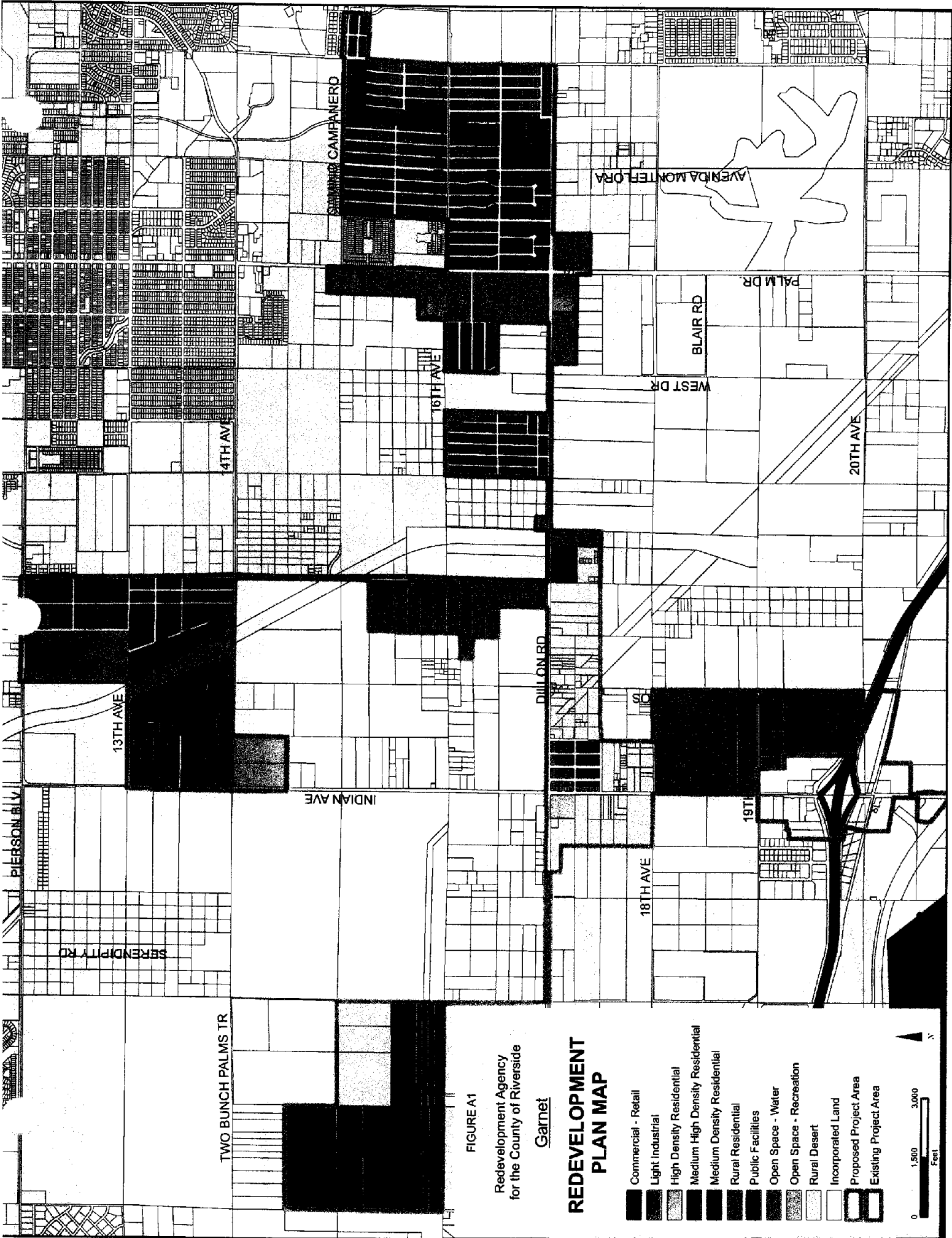


FIGURE A1

Redevelopment Agency
for the County of Riverside

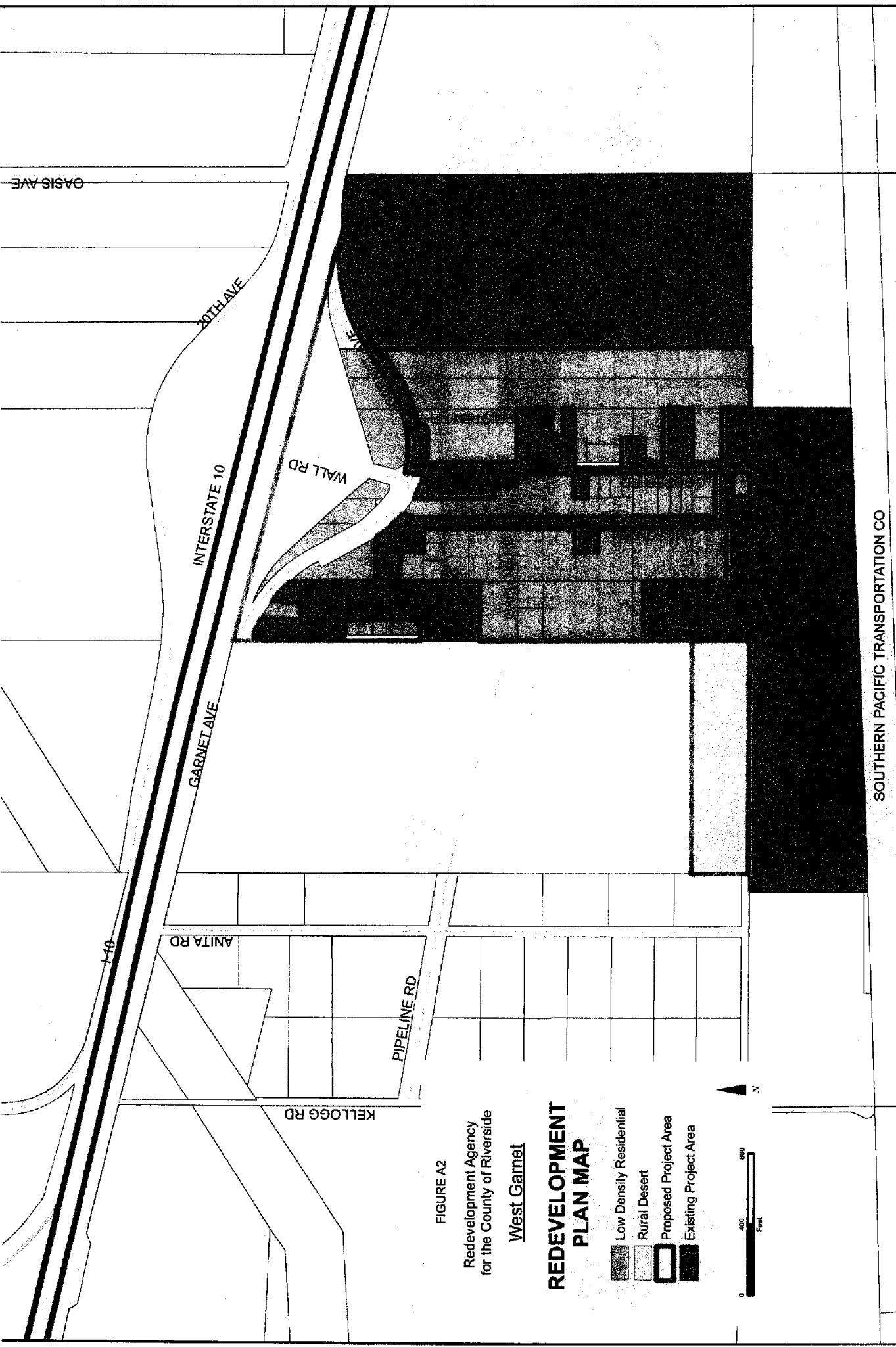
Garnet

REDEVELOPMENT PLAN MAP

- Commercial - Retail
- Light Industrial
- High Density Residential
- Medium High Density Residential
- Medium Density Residential
- Rural Residential
- Public Facilities
- Open Space - Water
- Open Space - Recreation
- Rural Desert
- Incorporated Land
- Proposed Project Area
- Existing Project Area











SOUTHERN PACIFIC TRANSPORTATION CO

FIGURE A2
 Redevelopment Agency
 for the County of Riverside
West Garnet

**REDEVELOPMENT
 PLAN MAP**

-  Low Density Residential
-  Rural Desert
-  Proposed Project Area
-  Existing Project Area





APPENDIX B –

LEGAL DESCRIPTION

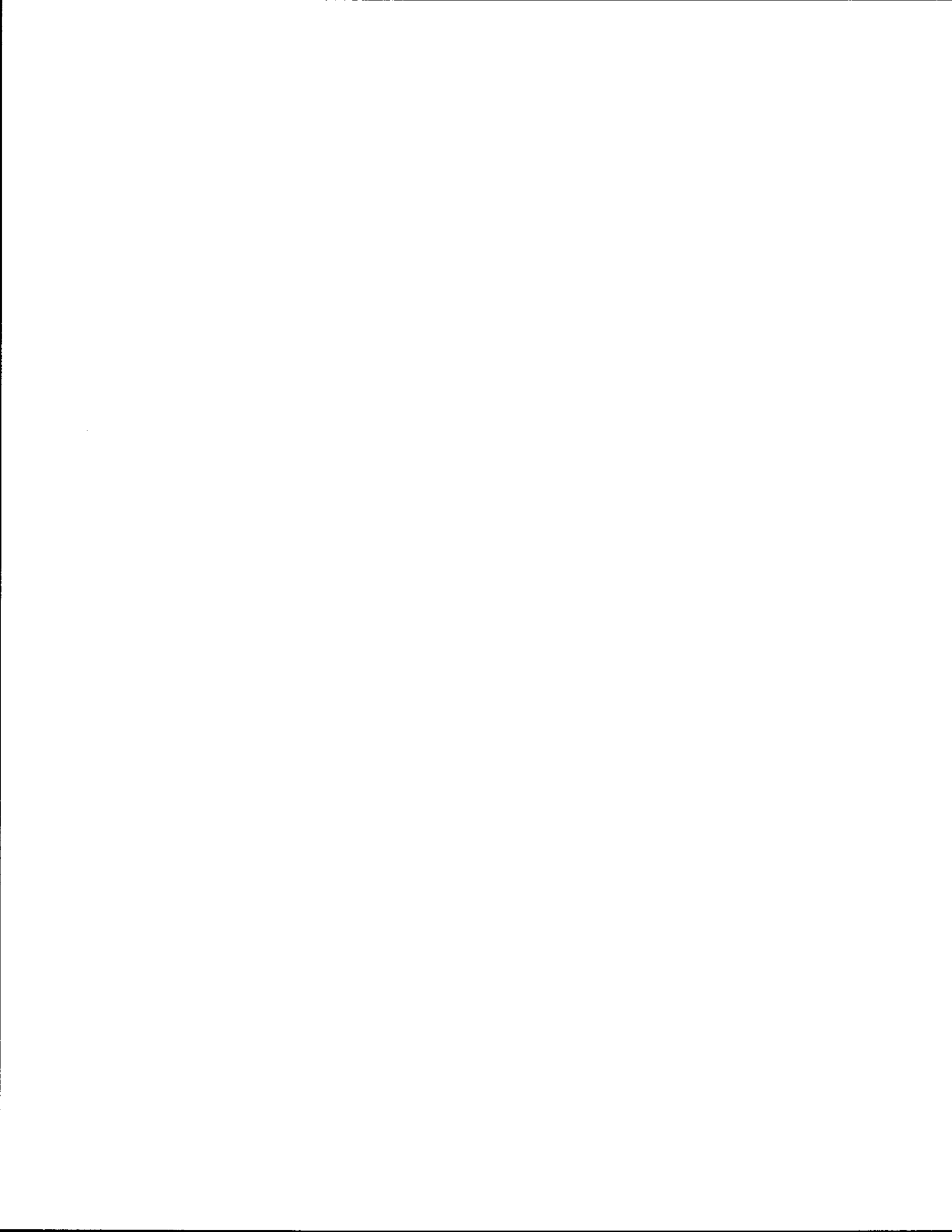
BOUNDARIES SUBJECT TO CHANGE BEFORE DOCUMENT IS FINALIZED



ö ö ö

This page intentionally left blank

ö ö ö



**The Mid-County Redevelopment Project Area
Amendment No. 2**

Geographic Description

This boundary description is to be used in conjunction with the boundary maps of the Mid-County Redevelopment Project Area, Amendment No. 2, for the County of Riverside. The course numbers shown on this description correspond with the course numbers of the boundary map. The description is for that portion of real property of the County of Riverside, State of California described as follows:

Sub-Area- Garnet

P.O.B.

Beginning at a point on the existing Redevelopment Project Area #3 as existed on December 23, 1986, and the city boundary of Palm Springs as existed on April 20, 1938, said point also being at intersection of the Northerly right of way line of 19th Avenue, 44 feet wide, and the centerline of Indian Avenue, 80 feet wide; thence

- Course 1. Northerly and Northwesterly along said last described city boundary to the Southwest corner of Section 4, T3S, R4E; thence
- Course 2. Northerly along Westerly line of said last described Section 4 and Section 33, T2S, R4E a distance of 10,627 feet, more or less, to the Northwest corner of said Section 33, said point also being on the Desert Hot Springs city boundary as existed on September 25, 1963; thence
- Course 3. Easterly, Southerly, and Easterly along said last described city boundary to its intersection with the Northerly right of way line of Camino Campanero, 50 feet wide and the centerline of Palm Drive, 80 feet wide; thence
- Course 4. South 89° 32' 49" East along said last described Northerly right of way line a distance of 1,358 feet, more or less, to its intersection with the said city boundary, said point also being at the intersection of the Northerly right of way line of Camino Campanero, 50 feet wide and the centerline of Avenida Descanso, 40 feet wide; thence
- Course 5. South 89° 40' 15" East along said city boundary to its intersection with the centerline of Bubbling Wells Road, 60 feet wide; thence
- Course 6. North 02° 26' 16" East along said last described centerline to its intersection with the Northerly right of way line of San Gorgonio Street, 60 feet wide; thence



- Course 7. South $87^{\circ} 33' 44''$ East along said last described Northerly right of way line a distance of 1,177 feet, more or less, to the Southwest corner of Parcel 1, as shown on Book 656, Page 25, of Riverside County Tax Assessor's Maps, last revision March 1968; thence
- Course 8. Northerly along the Westerly line of said last described Parcel 1 a distance of 100 feet, more or less, to the Northwest corner of said Parcel 1; thence
- Course 9. Easterly along the Northerly lines of said Parcel 1 and Parcel 4 of said last described Page 25, a distance of 149 feet, more or less, to its intersection with the Westerly line of Parcel 11, as shown on Book 656, Page 15, of Riverside County Tax Assessor's Maps, last revision July 2005; thence
- Course 10. Southerly along said last described Westerly line of said Parcel 11 and Westerly lines of Parcels 5 and Parcel 7 as shown on Book 656, Page 16, of Riverside County Tax Assessor's Maps, last revision January 1999, a distance of 1,196 feet, more or less, to the Northeast corner of Parcel 10 of said Book 656; thence
- Course 11. Westerly along the Northerly line of said Parcel 10 a distance of 154 feet, more or less, to the Northwest corner of Parcel 10 and its Westerly prolongation, said point also being on the Southerly right of way line of San Jacinto Street, 60 feet wide; thence
- Course 12. North $87^{\circ} 33' 44''$ West along said last described Southerly right of way line to the centerline of Bubbling Wells Road, 50 feet wide; thence
- Course 13. South $02^{\circ} 26'$ West along said last described centerline to the centerline of 18th Avenue; thence
- Course 14. Westerly along said last described centerline to the centerline of Palm Drive, 110 feet wide; thence
- Course 15. Southerly along said last described centerline to the centerline of Varner Road, 110 feet wide; thence
- Course 16. North $75^{\circ} 55' 18''$ West along of said last described centerline and its Northerly prolongation to the Southerly right of way line of State Highway VIII RIV-10, said point also being the said last described existing city boundary of Palm Springs; thence
- Course 17. Northwesterly along said last described city boundary to its intersection with the said last described existing redevelopment project area boundary, said intersection also being at the Southerly right of way line of State Highway VIII RIV-10 and the Northwest corner of Parcel 3, as shown on Book 669, Block 093, Page 9, of Riverside County Tax Assessor's Maps, dated June 1968; thence



Course 18. Northwesterly along said existing boundary to the point of beginning.

Total acres in added Sub-Area 2- Garnet = 9,725 Acres

Sub-Area- West Garnet A

P.O.B.

Beginning at a point on the existing Redevelopment Project Area #3 West Garnet Community boundary as existed on December 23, 1986, said point also being the East corner of Parcel 3 as shown on Book 669, Page 04, of Riverside County Tax Assessor's Maps, last revision March 1995; thence

- Course 1. Westerly along the Southerly line of said last described Parcel 3 and Parcel 15 as shown on said last described page 4, a distance of 1,742 feet, more or less, to the Southwest corner of said last described Parcel 15; thence
- Course 2. Northerly along the Westerly line of said Parcel 15 and its Northerly prolongation, a distance of 764 feet, more or less, to its intersection with the Northerly right of way line of 16th Street, 44 feet wide; thence
- Course 3. Easterly along the said last described Northerly right of way line a distance of 1,323 feet, more or less to its intersection with the Westerly line of Parcel 11, as shown on Book 668, Page 35, of Riverside County Tax Assessor's Maps, last revision August 2003; thence
- Course 4. Northerly along the Westerly line of said last described Parcel 11 and Parcel 10 as shown on said last described page 35 and the Northerly prolongation of said Parcel 10, a distance of 3,187 feet, more or less, to the Southerly right of way line of Interstate Highway 10; thence
- Course 5. Southeasterly along said last described Southerly right of way line a distance of 3,967 feet, more or less, to its intersection with the Northerly prolongation of the Easterly line of Parcel 5, as shown on said Page 35; thence
- Course 6. Southerly along said last described Northerly prolongation its intersection with the Northeasterly right of way line of Garnet Avenue, said point also being said last described existing redevelopment project area boundary; thence
- Course 7. Southerly, Southwesterly, Northeasterly, Southeasterly, and Southwesterly along said existing redevelopment project area boundary to the point of beginning.



Total acres in added Sub-Area - West Garnet A = 166 Acres

Sub-Area- West Garnet B

P.O.B.

Beginning at a point on the existing Redevelopment Project Area #3 West Garnet Community boundary as existed on December 23, 1986, said point also being the Northwest corner of Parcel 66 as shown on Book 668, Page 39, of Riverside County Tax Assessor's Maps, last revision August 1986; thence

Course 1. Southerly, Westerly, Northerly, Easterly along said existing redevelopment project area boundary to the point of beginning.

Total acres in added Sub-Area - West Garnet B = .314 Acres

Sub-Area- West Garnet C

P.O.B.

Beginning at a point on the existing Redevelopment Project Area #3 West Garnet Community boundary as existed on December 23, 1986, said point also being the Southwest corner of Parcel 5 as shown on Book 669, Page 04, of Riverside County Tax Assessor's Maps, last revision March 1995; thence

Course 1. Northerly, Northeasterly, Southerly, and Easterly along said last described existing redevelopment project area boundary to the Northeast corner of said Parcel 5, said point also being on the city boundary of Palm Springs as existed on April 20, 1938; thence

Course 2. Southerly along said city boundary, a distance of 516 feet, more or less, to the Southeast corner of said last described Parcel 5; thence

Course 3. Westerly along the Southerly line of said last described Parcel 5 to the point of beginning; thence

Total acres in added Sub-Area - West Garnet C = 40 Acres



Total combined acres from all Sub-Areas = 11,773 Acres

