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

FROM: Redevelopment Agency

SUBMITTAL DATE:
August 17, 2009

SUBJECT: I-215 Corridor Redevelopment Project Area

RECOMMENDED MOTION: That the Board of Directors adopt Resolution No. 2009-026, which will authorize the transmittal of a map, boundary description, and a statement that reflect the addition of the territory of Wagon Wheel to the Amendment Area to the State Board of Equalization and to taxing entities, and will also reset the base year assessment roll for Amendment No. 2 to the I-215 Corridor Project Area.

BACKGROUND: On September 30, 2008, the Riverside County Board of Supervisors adopted Resolution No. 2008-413, which designated study areas for the potential amendment of the I-215 Corridor Redevelopment Project Area.

(Continued)

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2009/2010

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

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

C.E.O. RECOMMENDATION:

APPROVE

BY: Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 8/11/09
Departmental Concurrence

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

Prev. Agn. Ref.: 3.33 9/30/08; 4.8 10/21/08 | District: 5 | Agenda Number:

4.2

1 BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

2
3 **RESOLUTION NO. 2009-026**

4 **RESOLUTION OF THE REDEVELOPMENT AGENCY FOR THE COUNTY OF**
5 **RIVERSIDE ESTABLISHING THE BASE YEAR ASSESSMENT ROLL FOR**
6 **THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT**
7 **NO. 2: HIGHWAY 74 COMMUNITIES SUB-AREA (SOUTH MEAD VALLEY,**
8 **WAGON WHEEL, GOOD HOPE, MEADOWBROOK, AND WARM SPRINGS);**
9 **AND AUTHORIZING THE TRANSMITTAL OF A MAP, BOUNDARY**
10 **DESCRIPTION, AND A STATEMENT TO THE STATE BOARD OF**
11 **EQUALIZATION AND TO TAXING OFFICIALS AND AGENCIES**

12 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency")
13 proposes to amend the Redevelopment Plan for the I-215 Corridor Redevelopment Project
14 Area (the "Plan") in order to add territory (the "Amendment Area") in the Highway 74
15 Communities of South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm
16 Springs; and,

17 **WHEREAS**, all sub-areas will be processed under California Community
18 Redevelopment Law (Health and Safety Code Section 33000 et seq.) (the "CRL"); and,

19 **WHEREAS**, on July 22, 2009, the Planning Commission, in cooperation with the
20 Agency and the Board of Supervisors, designated the proposed Amendment Area and adopted
21 the Amended and Restated Preliminary Plan for the I-215 Corridor Redevelopment Project
22 Area, Amendment No. 2: Highway 74 Communities (South Mead Valley, Wagon Wheel, Good
23 Hope, Meadowbrook, and Warm Springs); and,

24 **WHEREAS**, Section 33327 of the CRL provides that the Agency shall transmit to
25 certain taxing officials and agencies, and the State Board of Equalization, a map and
26 description of the boundaries of the Amendment Area selected by the Planning Commission,
27 together with a statement that the Redevelopment Plan for the I-215 Corridor Project Area is
28 being amended; and,

WHEREAS, Section 33328 of the CRL requires the Agency to advise such taxing
officials and agencies of the base year assessment roll the Agency proposes to use in the
Amendment Area for the allocation of taxes pursuant to Section 33670 of the CRL; and,

FORM APPROVED COUNTY COUNSEL
BY:  DATE: _____
MICHELLE CLACK

1 **WHEREAS**, on October 21, 2008, the Board of Supervisors approved Resolution No.
2 2008-077, accepting the Preliminary Plan for the I-215 Corridor Project Area, Amendment No.
3 2; and,

4 **WHEREAS**, additional territory (Wagon Wheel) is proposed to be added to the
5 Amendment Area; and,

6 **WHEREAS**, inclusion of additional territory (Wagon Wheel) resulted in the development
7 of an Amended and Restated Preliminary Plan for the I-215 Corridor Redevelopment Project
8 Area, Amendment No. 2: Highway 74 Communities (South Mead Valley, Wagon Wheel, Good
9 Hope, Meadowbrook, and Warm Springs); and,

10 **WHEREAS**, on October 21, 2008, the Agency established August 20, 2008 as the base
11 year for the purpose of allocating tax increment revenues from the Amendment; and,

12 **WHEREAS**, the effect of current economic conditions upon the assessed values of the
13 proposed Amendment Area indicates that the area will most likely experience a drop in
14 assessed values, and thereby negatively impact the viability and usefulness of the proposed
15 sub-area; and,

16 **WHEREAS**, Agency recommends re-setting the base year to the assessment roll that
17 will be equalized on August 20, 2009.

18 **BE IT RESOLVED, DETERMINED and ORDERED** by the Redevelopment Agency for
19 the County of Riverside:

20 1. The Agency hereby accepts the Amended and Restated Preliminary Plan approved
21 by the Planning Commission on July 22, 2009, as the Preliminary Plan for the I-215 Corridor
22 Redevelopment Project Area, Amendment No. 2: Highway 74 Communities (South Mead
23 Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs).

24 2. The assessment roll the Redevelopment Agency for the County of Riverside
25 proposes to use for the allocation of taxes derived from the Amendment is hereby changed
26 from the assessment roll last equalized on August 20, 2008, to the assessment roll equalized
27 on August 20, 2009.

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3. The Executive Director of the Agency is hereby authorized and directed to transmit to all county officials, taxing agencies, and the State Board of Equalization, in a form and manner required by law, a map and description of the proposed boundaries and the Amendment Area, a statement that the Redevelopment Plan for the I-215 Corridor Project Area is being amended, pursuant to Health and Safety Code Section 33670, and advise of the change in the base year assessment roll used for the Amendment Area, pursuant to Health and Safety Code Section 33328.5.

July 20, 2009

**Amended and Restated
Preliminary Plan for the
I-215 Corridor Redevelopment
Project Area, Amendment No. 2:
Highway 74 Communities
(South Mead Valley, Wagon
Wheel, Good Hope,
Meadowbrook, and Warm
Springs)**

**REDEVELOPMENT AGENCY FOR THE COUNTY OF
RIVERSIDE**



Riverside County Economic
Development Agency
Riverside County
1325 Spruce Street, Suite 400
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Prepared for the

I-215 Corridor Redevelopment Project Area, Amendment No. 2:
Highway 74 Communities
(South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and
Warm Springs)

Prepared by:

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July 2009



RIVERSIDE COUNTY
Economic Development Agency

Amended and Restated Preliminary Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2: Highway 74 Communities (South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs)

BOARD OF SUPERVISORS/ BOARD OF DIRECTORS

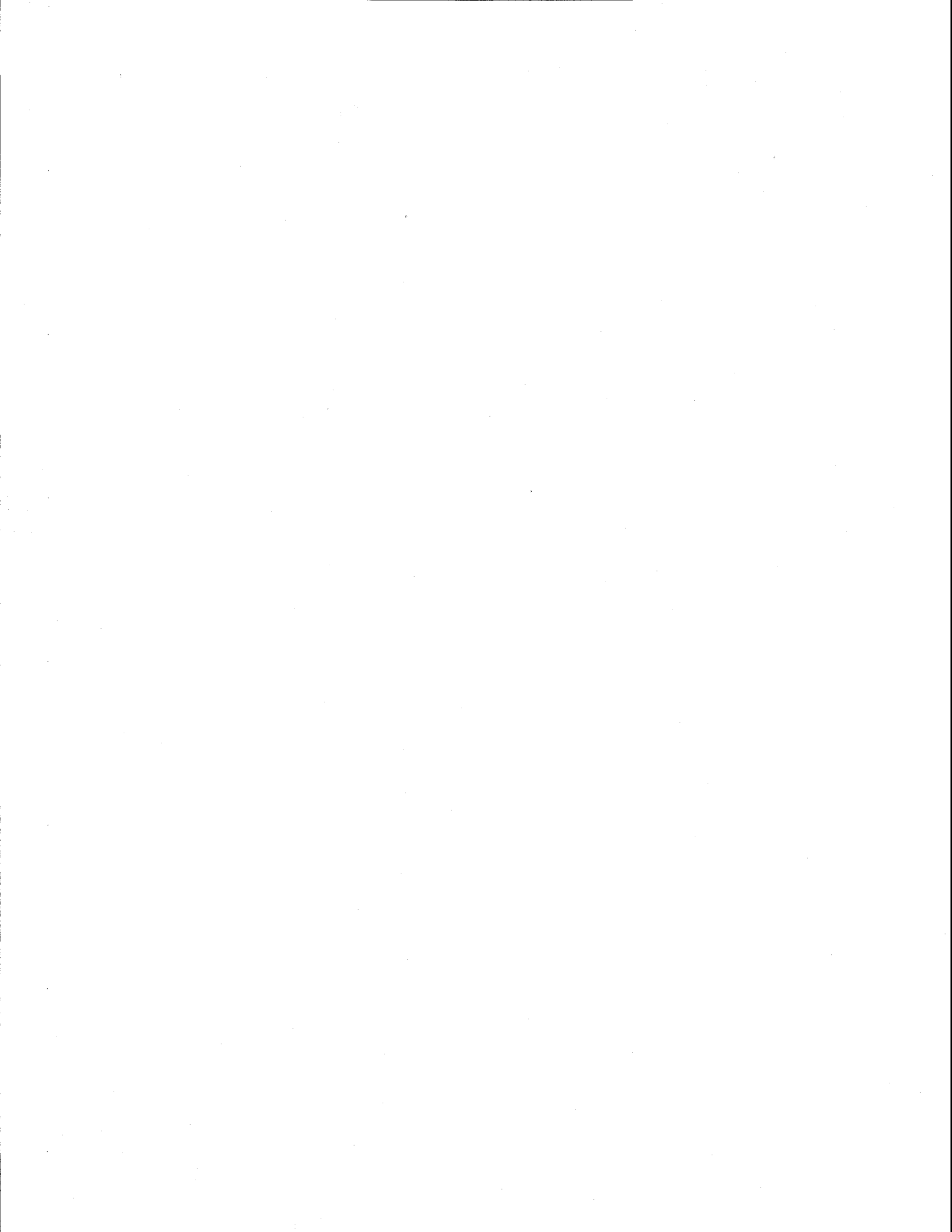
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AGENCY STAFF

Robert Field, *Assistant County Executive Officer*
Tina English, *Director of Redevelopment*
Rohini Dasika, *Principal Development Specialist*
Laura Ballesteros, *Development Specialist*





Amended and Restated Preliminary Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2: Highway 74 Communities (South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs)

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RIVERSIDE COUNTY
Economic Development Agency

1.0 INTRODUCTION

The Riverside County Economic Development Agency (the "EDA") has facilitated the adoption of redevelopment areas throughout the County of Riverside (the "County") under the authority of the Redevelopment Agency for the County of Riverside (the "Agency"). Over the years, the redevelopment areas have been combined, or merged, into five distinct Project Areas:

- 1-1986
- Jurupa Valley
- Mid-County
- Desert Communities
- I-215 Corridor

The EDA and the Agency have been very active in alleviating blight in the aforementioned areas through a variety of public improvements, new developments, rehabilitation programs, housing assistance programs, and other activities. However, despite efforts to control the spread of blight, detrimental physical and economic conditions may exist in other portions of the County as well.

To help address these additional conditions, the Riverside County Board of Supervisors on November 27, 2007, reaffirmed the existing redevelopment survey area.¹ On the recommendation of the Redevelopment Agency staff, a Study Area was examined consisting of an area along Highway 74 between Interstates 15 and 215. The area consists of five components areas: South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs (see Figure 1). The purpose of the Study Area is to facilitate studies by the Agency to determine if all or a portion of the Study Areas can be included in the Interstate-215 Corridor Project Area under the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.; the "CRL").

In accordance with Section 33322 of the CRL, it is the responsibility of the Riverside County Planning Commission (the "Planning Commission") to select the area to be included by the proposed amendment (the "Amendment Area") from within the Study Area boundaries and to formulate the Preliminary Plan for the selected Amendment Area. This does not constitute adoption of the redevelopment plan, but only designation of boundaries for mapping purposes.

¹ The entire unincorporated portion of Riverside County has previously been designated a redevelopment survey area.



RIVERSIDE COUNTY
Economic Development Agency

2.0 PRELIMINARY PLAN CONTENTS

This Preliminary Plan briefly describes the overall goals and purposes of the proposed amendment and is required as a basis for the subsequent development of a more definitive plan for redevelopment. It is important to point out that the Preliminary Plan does not commit the County to approve the overall amendment. It is merely a preliminary step in a process that will take several months to complete. In addition, the Amendment Area boundaries that are proposed with this Preliminary Plan are not necessarily in final form, and may later be modified if needed.

The Preliminary Plan is required by Section 33324 of the CRL to contain the following information:

- A description of the boundaries of the proposed Amendment Area.
- A general statement of the land use, layout of principal streets, population densities, and building intensities and standards proposed as the basis of the redevelopment of the Amendment Area.
- A demonstration of how the purposes of the CRL would be attained by such redevelopment.
- A demonstration that the proposed redevelopment conforms to the Riverside County Integrated Project ("RCIP"), which includes the General Plan.
- A general description of the impact of the project upon residents located within the Amendment Area and upon surrounding neighborhoods.



3.0 USE OF REDEVELOPMENT

Consideration of a redevelopment amendment is a lengthy process and many steps are required by the CRL. There are also a number of other elements aimed at refining the program goals and incorporating the ideas of the community.

The first formal step in the Redevelopment Plan amendment process is to adopt this Preliminary Plan, which sets preliminary boundaries and general goals for the amendment. The preparation of the initial environmental documentation begins at this time as well.

The second major step is to write and circulate the Preliminary Report, a draft version of the Redevelopment Plan, and the Draft Environmental Impact Report ("Draft EIR"). The Preliminary Report details blighting conditions in the Amendment Area, discusses proposed general redevelopment activities and public improvements, reviews implementation programs, and assesses the financial feasibility of the project.

After circulation of the Preliminary Report and the Draft Redevelopment Plan to various public agencies, consultations with these agencies will be undertaken to brief them on the program and to gather their general concerns and ideas about the project. At the same time, the Draft EIR will be circulated. During the consultation period, other ancillary documents will be adopted by reference, including Owner Participation Rules and the Relocation Method, and the Planning Commission will review the proposed amended Redevelopment Plan for consistency with the General Plan.

After consultation meetings with the affected taxing agencies, a final report to the Board of Supervisors ("Report to the Board") will be prepared. Among other things, this report contains a revised version of the Preliminary Report, an analysis of blighting conditions and the neighborhood impacts of redevelopment, and documentation of all consultations with other agencies. Also included in the Report to the Board will be the Redevelopment Plan, the Relocation Method, and the Final EIR. The Report to the Board is the final major technical product of the amendment process, and is the record that the Agency and the Board will review in making its decision as to whether to adopt the amended Redevelopment Plan for the Project.

The Agency is not proposing to include eminent domain authority in the Amendment Area. Therefore, the Board of Supervisors is not required to call for a formal "Project Area Committee" to provide guidance to the Agency. However, community meetings will be held at critical junctures, such as after the boundaries of the Amendment Area are established and prior to the public hearing on the amendment.



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4.0 REDEVELOPMENT GOALS

The overall goals of the redevelopment effort are to alleviate blighting conditions by:

- Implementing the goals, policies, and strategies identified in the existing Redevelopment Plan and the General Plan.
- Providing the various public improvements identified in the amended Redevelopment Plan and the General Plan.
- Developing housing programs, with an emphasis on rehabilitation, to meet the needs of residents in the amended Project Area.
- Providing for a general program of redevelopment assistance for new and existing businesses.
- Providing a general program for market-rate housing.

These goals may be refined, expanded upon, removed, or otherwise modified as part of the consideration of the Redevelopment Plan amendment process.



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5.0 BLIGHT AND URBANIZATION

According to the CRL, the Amendment Area is required to include areas that are either blighted or necessary for effective redevelopment. A blighted area is one that is characterized by one or more of the blighting conditions set forth in CRL Section 33030. These conditions must cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical or economic burden on the community, which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, or by any government powers other than redevelopment.

The Amendment Area is also required to be "urbanized." This means that not less than 80% of the land has been or is developed for urban uses, or is an integral part of one or more areas developed for urban uses.

The Preliminary Plan is not required to document blight or urbanization; these issues will be discussed in detail in subsequent reports.



6.0 EXISTING LAND USES AND PLANNED LAND USES

The following tables provide a description of the existing land uses and general plan land uses in each sub-area of the Study Area.

See Table 1, below, for a breakdown of existing and general plan land uses in the South Mead Valley Sub-Area, and Figures 2 and 3 for maps of these uses.

TABLE 1 HIGHWAY 74 COMMUNITIES SOUTH MEAD VALLEY EXISTING LAND USE & GENERAL PLAN LAND USE (Estimated at this time)				
EXISTING LAND USE				
Commercial	3	0.46%	5.67	0.60%
Industrial	2	0.31%	2.34	0.25%
Single-Family Residential	525	81.02%	603.68	64.35%
Single-Family/Multi-Family Residential	1	0.15%	1.46	0.16%
Residential/Commercial	2	0.31%	5.36	0.57%
Residential/Industrial	1	0.15%	0.66	0.07%
Public	2	0.31%	0.61	0.07%
Quasi-Public	1	0.15%	2.14	0.23%
Agricultural/Residential	1	0.15%	27.46	2.93%
Vacant	110	16.98%	239.48	25.53%
Sub-Total	648	100.00%	888.86	94.74%
Streets/R.O.W.	n/a	n/a	49.31	5.26%
Total	648	100.00%	938.17	100.00%
GENERAL PLAN				
Medium Density Residential	224	34.57%	41.38	4.41%
Very Low Density Residential - Rural Community	409	63.12%	764.45	81.48%
Rural Residential	15	2.31%	83.03	8.85%
Sub-Total	648	100.00%	805.83	85.89%
Streets/R.O.W.	n/a	n/a	132.34	14.11%
Total	648	100.00%	938.17	100.00%

See Table 2, below, for a breakdown of all existing and planned land uses in Wagon Wheel, and Figures 2 and 3 for maps of these uses.

TABLE 2 HIGHWAY 74 COMMUNITIES WAGON WHEEL EXISTING LAND USE & GENERAL PLAN LAND USE (Estimated at this time)				
Land Use	No. of Parcels	% of Total Parcels	No. of Acres	% of Total Acreage
EXISTING LAND USE				
Commercial	2	0.57%	2.76	0.36%
Industrial	1	0.28%	1.00	0.13%
Single-Family Residential	284	80.45%	574.77	74.18%
Multi-Family Residential	5	1.42%	13.77	1.78%
Residential/Commercial	6	1.70%	16.52	2.13%
Residential/Industrial	2	0.57%	3.03	0.39%
Public	1	0.28%	0.13	0.02%
Quasi-Public	1	0.28%	2.30	0.30%
Vacant	51	14.45%	115.08	14.85%
Sub-Total	353	100.00%	729.36	94.13%
Streets/R.O.W.	n/a	n/a	45.50	5.87%
Total	353	100.00%	774.86	100.00%
GENERAL PLAN				
Very Low Density Residential - Rural Community	353	100.00%	729.36	94.13%
Sub-Total	353	100.00%	729.36	94.13%
Streets/R.O.W.	n/a	n/a	45.50	5.87%
Total	353	100.00%	774.86	100.00%

Source: Riverside County GIS, Riverside County Integrated Plan, UFI|GRC Redevelopment Planning

See Table 3, below, for a breakdown of all existing and planned land uses in Good Hope, and Figures 2 and 3 for maps of these uses.

TABLE 3 HIGHWAY 74 COMMUNITIES GOOD HOPE EXISTING LAND USE & GENERAL PLAN LAND USE (Estimated at this time)				
Land Use	No. of Parcels	% of Total	Area (Acres)	% of Total Area
EXISTING LAND USE				
Commercial	18	1.52%	33.78	1.65%
Industrial	7	0.59%	16.86	0.83%
Office Commercial	1	0.08%	0.76	0.04%
Single-Family Residential	783	66.30%	1,065.14	52.14%
Residential/Commercial	20	1.69%	42.57	2.08%
Residential/Industrial	6	0.51%	10.41	0.51%
Residential/Commerical/Industrial	1	0.08%	4.29	0.21%
Single-Family/Multi-Family Residential	1	0.08%	4.97	0.24%
Residential/Quasi-Public	4	0.34%	10.80	0.53%
Public/Residential	1	0.08%	1.31	0.06%
Public	9	0.76%	19.37	0.95%
Quasi-Public	5	0.42%	5.08	0.25%
Agricultural	3	0.25%	8.79	0.43%
Agricultural/Residential	5	0.42%	33.61	1.65%
Agricultural/Commerical	1	0.08%	8.41	0.41%
Vacant	316	26.76%	540.58	26.46%
Sub-Total	1,181	100.00%	1,806.73	88.44%
Streets/R.O.W.	n/a	n/a	236.09	11.56%
Total	1,181	100.00%	2,042.82	100.00%
GENERAL PLAN				
Commercial Retail	3	0.25%	18.34	0.90%
Light Industrial	1	0.08%	6.56	0.32%
Medium Density Residential	418	35.39%	202.56	9.92%
Very Low Density Residential	20	1.69%	35.55	1.74%
Very Low Density Residential - Rural Community	571	48.35%	955.21	46.76%
Rural Residential	166	14.06%	585.13	28.64%
Rural Mountainous	2	0.17%	3.38	0.17%
Sub-Total	1,181	100.00%	1,806.73	88.44%
Streets/R.O.W.	n/a	n/a	236.09	11.56%
Total	1,181	100.00%	2,042.82	100.00%

See Table 4, below, for a breakdown of all existing and planned land uses in Meadowbrook, and Figures 2 and 3 for maps of these uses.

TABLE 4 HIGHWAY 74 COMMUNITIES MEADOWBROOK EXISTING LAND USE & GENERAL PLAN LAND USE (Estimated at this time)				
Land Use	No. of Parcels	% of Total Parcels	No. Acres	Total Percentage
EXISTING LAND USE				
Commercial	5	0.80%	10.81	0.86%
Office Commercial	1	0.16%	2.02	0.16%
Industrial	5	0.80%	4.48	0.36%
Single-Family Residential	474	75.48%	731.43	58.31%
Residential/Commercial	6	0.96%	23.38	1.86%
Residential/Industrial	2	0.32%	6.37	0.51%
Multi-Family Residential	3	0.48%	2.23	0.18%
Mobile Home Park	1	0.16%	38.83	3.10%
Public	9	1.43%	13.91	1.11%
Vacant	122	19.43%	286.85	22.87%
Sub-Total	628	100.00%	1,120.31	89.30%
Streets/R.O.W.	n/a	n/a	134.17	10.70%
Total	628	100.00%	1,254.48	100.00%
GENERAL PLAN				
Commercial Retail	31	4.94%	60.05	4.79%
Very Low Density Residential	547	87.10%	930.74	74.19%
Rural Mountainous	49	7.80%	126.94	10.12%
Open Space Conservation Habitat	1	0.16%	2.58	0.21%
Sub-Total	628	100.00%	1,120.31	89.30%
Streets/R.O.W.	n/a	n/a	134.17	10.70%
Total	628	100.00%	1,254.48	100.00%

Source: Riverside County GIS, Riverside County Integrated Plan, UFI|GRC Redevelopment Planning

See Table 5, below, for a breakdown of all existing and planned land uses in Warm Springs, and Figures 2 and 3 for maps of these uses.

TABLE 5 HIGHWAY 74 COMMUNITIES WARM SPRINGS EXISTING LAND USE & GENERAL PLAN LAND USE (Estimated at this time)				
Land Use	No. of Parcels	% of Parcels	No. of Acres	Total Acreage
EXISTING LAND USE				
Commercial	4	0.53%	4.34	0.51%
Commercial/Industrial	1	0.13%	2.69	0.31%
Industrial	4	0.53%	32.91	3.85%
Single-Family Residential	538	70.79%	449.44	52.61%
Residential/Commercial	4	0.53%	19.21	2.25%
Residential/Industrial	4	0.53%	7.16	0.84%
Public	7	0.92%	18.59	2.18%
Quasi-Public	1	0.13%	4.98	0.58%
Vacant	197	25.92%	249.22	29.18%
Sub-Total	760	100.00%	788.54	92.31%
Streets/R.O.W.	n/a	n/a	65.68	7.69%
Total	760	100.00%	854.22	100.00%
GENERAL PLAN				
Business Park	17	2.24%	27.45	3.21%
Light Industrial	47	6.18%	139.10	16.28%
Low Density Residential	6	0.79%	14.48	1.70%
Very Low Density Residential	656	86.32%	536.39	62.79%
Rural Mountainous	34	4.47%	71.12	8.33%
Sub-Total	760	100.00%	788.54	92.31%
Streets/R.O.W.	n/a	n/a	65.68	7.69%
Total	760	100.00%	854.22	100.00%

Source: Riverside County GIS, Riverside County Integrated Plan, UFI|GRC Redevelopment Planning

When discussing the types of uses that are planned for the proposed Amendment Area, it is a common misconception that the Agency has plans for specific uses on specific sites. Rather, the Agency will be working toward the goals and policies of the General Plan. In other words, the amended Redevelopment Plan will incorporate the General Plan, not replace it.



RIVERSIDE COUNTY
Economic Development Agency

7.0 LAYOUT OF PRINCIPAL STREETS IN PROPOSED PROJECT AREA

The principal streets currently existing in the Study Area are as follows:

For South Mead Valley: from Orange Avenue on the north to San Jacinto Avenue on the south, along Old Elsinore Road.

For Wagon Wheel: from San Jacinto Avenue on the north to Ellis Avenue on the south, and from just past Marshall Street on the west to just past Cox Street on the east.

For Good Hope: from Seventh Street on the north to Eugene Street on the south, and from Belita Drive on the west to just past Highway 74 on the east.

For Meadowbrook: from Richard Street on the north to Trellis Lane on the south, and from Vista Avenue on the west to just past Highway 74 on the east.

For Warm Springs: just north of the intersection of Interstate 15 and Highway 74, from El Toro Road on the west to Highway 74 on the east, and from just north of Mermack Avenue to Cambern Avenue on the south.

Minor modifications to the layout and routing of existing streets and/or alleys is possible during the implementation process if the amendment is ultimately approved. Other such changes may be proposed as redevelopment proceeds. It is expected that some street extensions and closures, paving, and other improvements, including the construction of gutters and local drains, will occur.



RIVERSIDE COUNTY
Economic Development Agency

8.0 PROPOSED AMENDMENT AREA BOUNDARIES

Blight, as defined by the CRL, appears to exist throughout much of the Study Area. Therefore, the proposed Amendment Area is identical to the Study Area, and includes approximately 5,865 acres (938 acres for South Mead Valley; 775 acres for Wagon Wheel; 2,043 acres for Good Hope; 1,255 acres for Meadowbrook; and 854 acres for Warm Springs. See Figure 4). A complete legal description and map of the Amendment Area will be available once the boundaries are formally adopted by the Planning Commission.

For legal mapping purposes the Study Area may be considered as two Sub-Areas. Sub-Area 1 would consist of the four contiguous component areas of South Mead Valley, Wagon Wheel, Good Hope, and Meadowbrook. Sub-Area 2 would consist of Warm Springs. This distinction is only for mapping purposes. This report and subsequent reports will discuss the proposed Amendment Area as a whole and in each of the component areas.

It is important to note that these boundaries may change throughout the amendment process, based on additional information, community input, or other factors.



RIVERSIDE COUNTY
Economic Development Agency

9.0 CONFORMANCE TO THE GENERAL PLAN

According to State law, redevelopment activities in the Amendment Area must conform to the General Plan, which in Riverside County, is part of the Riverside County Integrated Project ("RCIP"). The amended Redevelopment Plan will provide for continuous land use conformity with the General Plan by including a provision that incorporates the General Plan by reference. This inclusion will ensure that the Redevelopment Plan will remain consistent with the General Plan even if it is changed, or if any Specific Plans are adopted.



RIVERSIDE COUNTY
Economic Development Agency

10.0 PROPOSED POPULATION DENSITIES, BUILDING INTENSITIES, AND STANDARDS

The type, size, height, and density of all structures shall be established by the applicable federal, state, and local statutes, ordinances, and regulations, including, but not limited to, the zoning ordinance, the Uniform Building Code, and the General Plan, as adopted or subsequently amended.

Under the General Plan, it is anticipated that additional dwelling units could be constructed in the proposed Amendment Area if all vacant residential land and underutilized residential land was developed to the maximum densities allowed. Therefore, it is expected that the population inside the Amendment Area will increase. Such matters will be discussed in the Draft EIR, which will be prepared later in the amendment process.

An important part of redevelopment is the requirement that the Agency set aside 20% of all tax increment revenue for the purpose of increasing, improving, and preserving the supply of low- and moderate-income housing. These funds may be spent either inside or outside the Amendment Area or the Project Area. It is expected that a portion of any new dwelling units that are constructed would be available to low- and moderate-income households.



RIVERSIDE COUNTY
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11.0 ACTIVITIES MEETING THE PURPOSES OF REDEVELOPMENT LAW

According to Section 33020 of the CRL, redevelopment means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare.

Following that definition, the general objectives to be achieved in the Amendment Area include:

- a) Alleviating the causes and effects of blight.
- b) Constructing needed infrastructure improvements including, but not limited to, streets, curbs, gutters, sidewalks, sewer lines, water lines, drainage systems, and similar improvements in order to remove blighting influences.
- c) Promoting improvements in commercial, industrial, and residential areas, which will expand the County's economic base and further reduce blight.
- d) Improving, increasing, and preserving the community's housing stock.

Meeting these objectives will improve the physical and economic conditions in the Amendment Area, surrounding communities, and the County as a whole. Therefore, redevelopment in the Amendment Area clearly meets the purposes of redevelopment as defined in the CRL.



RIVERSIDE COUNTY
Economic Development Agency

12.0 GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS LOCATED WITHIN THE AMENDMENT AREA, AND UPON SURROUNDING NEIGHBORHOODS

Agency activities in the Amendment Area will both serve to expand employment and economic activity in commercial areas, and to induce the upgrading and rehabilitation of residential neighborhoods. The alleviation of blighting conditions by the Agency will also mean improvements to the physical and economic environment, which, in turn, will directly or indirectly benefit all citizens of the community as well as the citizens of Riverside County.

As activities in the Amendment Area are implemented, growth in the local property tax base will occur. Expansion of the local tax base will result in an increased source of funding with which to support local programs and services for local residents. Of those programs, residential and commercial rehabilitation will be a high priority.

Potential physical impacts of the amended Redevelopment Plan will be discussed in the Draft EIR to be prepared and certified prior to the adoption of the amended Redevelopment Plan. Other details regarding impacts will be contained in several subsequent documents, including the Preliminary Report and the Report to the Board.

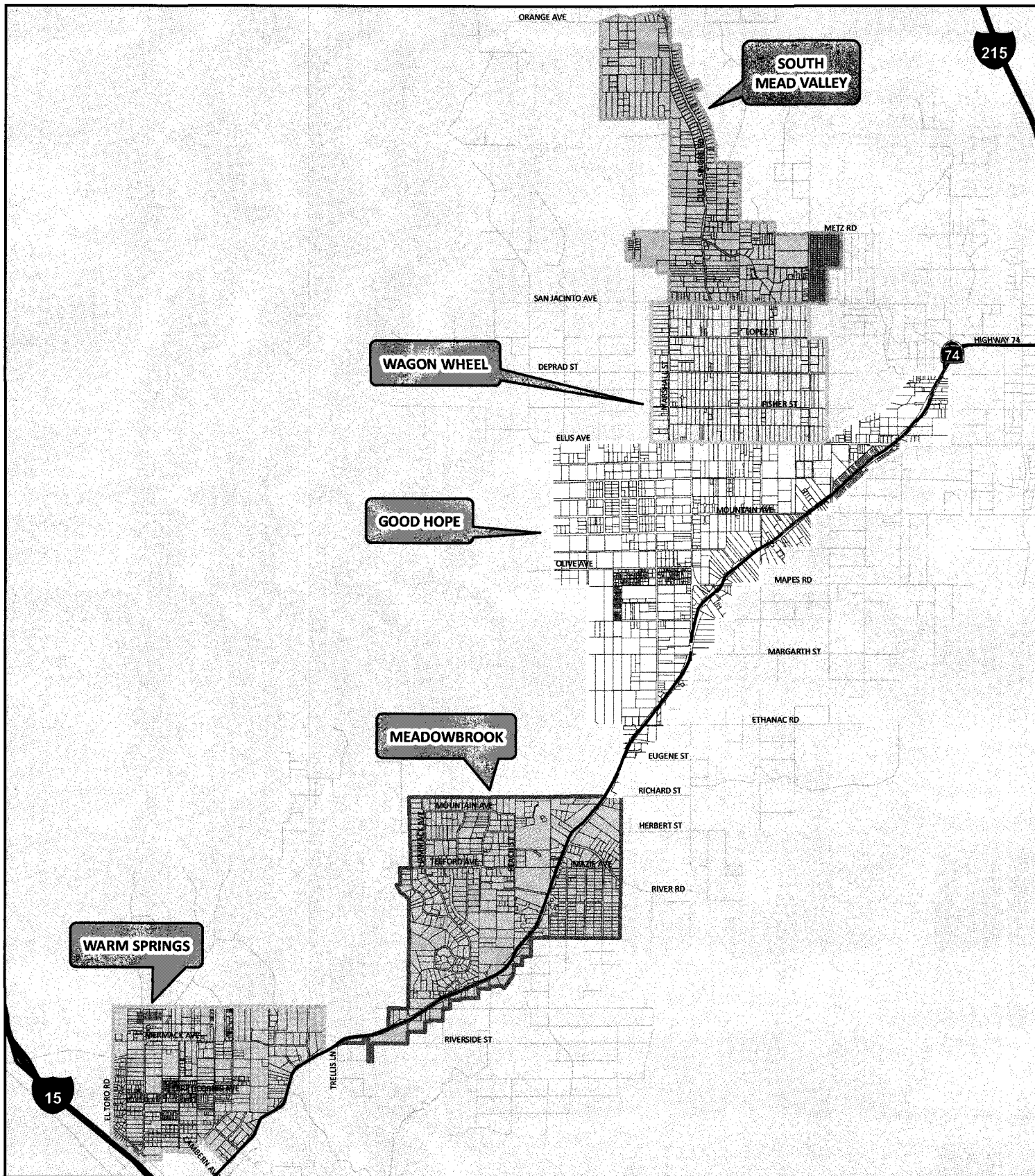


FIGURE 1

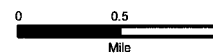
Redevelopment Agency for the County of Riverside

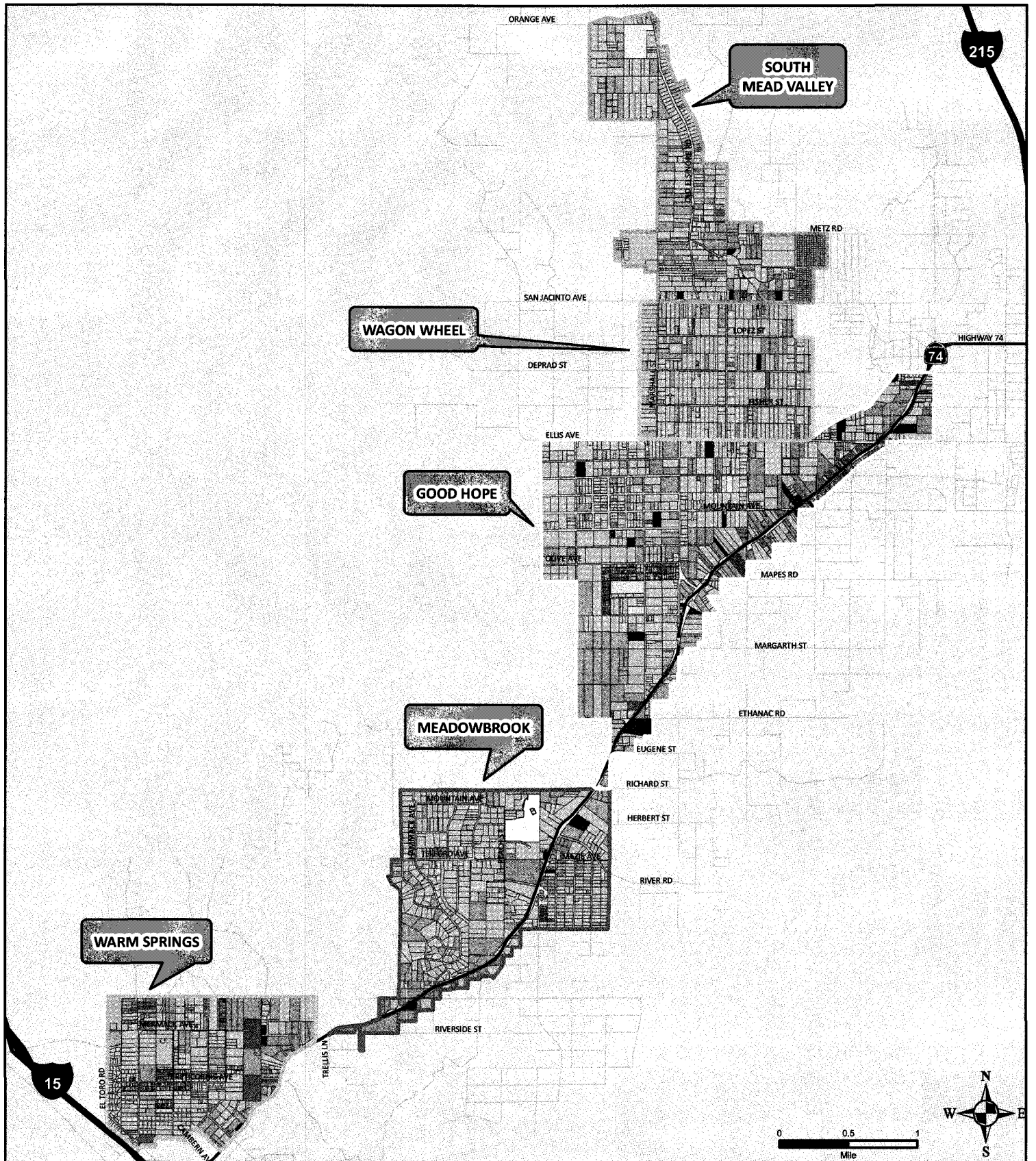
I-215 Corridor Redevelopment Project, Amendment No. 2:
Highway 74 Communities

STUDY AREAS

COMPONENT AREAS

- South Mead Valley
- Wagon Wheel
- Good Hope
- Meadowbrook
- Warm Springs





WARM SPRINGS

WAGON WHEEL

GOOD HOPE

MEADOWBROOK

SOUTH MEAD VALLEY

FIGURE 2
 Redevelopment Agency
 for the County of Riverside
 I-215 Corridor Redevelopment Project,
 Amendment No. 2:
 Highway 74 Communities
EXISTING LAND USE

- COMPONENT AREAS**
- South Mead Valley
 - Wagon Wheel
 - Good Hope
 - Meadowbrook
 - Warm Springs

- EXISTING LAND USES**
- Commercial
 - Commercial/Industrial
 - Office Commercial
 - Industrial
 - Mobile Home Park
 - Agricultural

- Agricultural/Commercial
- Agricultural/Residential
- Multi-Family Residential
- Single-Family Residential
- Residential/Commercial
- Residential/Industrial
- Residential/Commercial/Industrial

- Single-Family/Multi-Family Residential
- Residential/Quasi-Public
- Public
- Quasi-Public
- Public/Residential
- Vacant

Prepared By: Urban Futures, Inc.
 Base Map Source: Riverside County
 Date: 6/4/09; File: F2_I215_PA_ExtLU.mxd

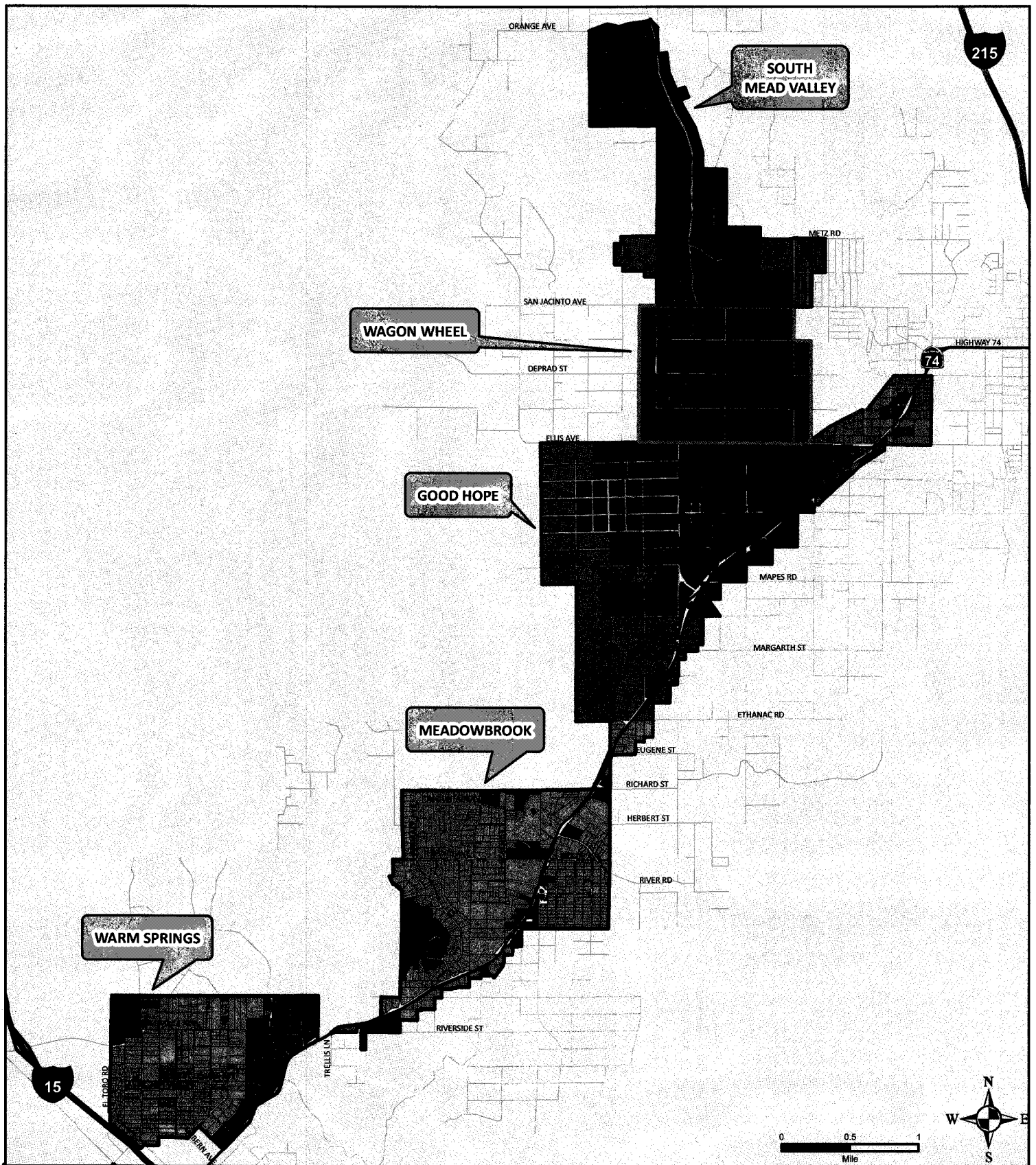


FIGURE 3

Redevelopment Agency for the County of Riverside

I-215 Corridor Redevelopment Project, Amendment No. 2:
Highway 74 Communities

GENERAL PLAN LAND USE

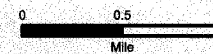
COMPONENT AREAS

- South Mead Valley
- Wagon Wheel
- Good Hope
- Meadowbrook
- Warm Springs

GENERAL PLAN DESIGNATION

- Commercial Retail
- Business Park
- Light Industrial
- Medium Density Residential
- Low Density Residential

- Very Low Density Residential
- Rural Residential
- Rural Mountainous
- Rural Community - Very Low Density Residential
- Open Space Conservation-Habitat



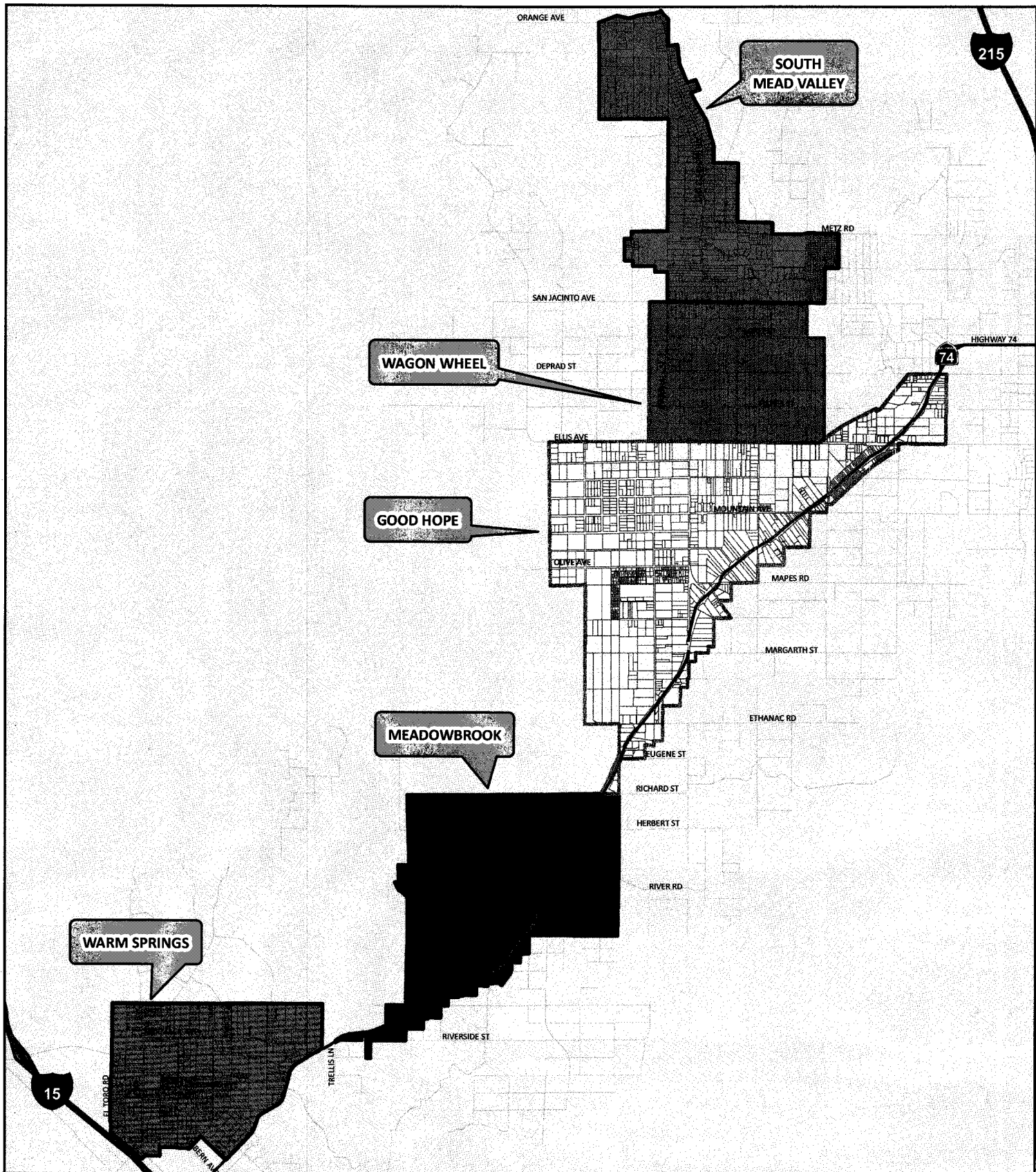







FIGURE 4

Redevelopment Agency for the County of Riverside

I-215 Corridor Redevelopment Project, Amendment No. 2:
Highway 74 Communities

PROPOSED PROJECT AREA

COMPONENT AREAS

-  South Mead Valley
-  Wagon Wheel
-  Good Hope
-  Meadowbrook
-  Warm Springs

