

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

331 A



FROM: Economic Development Agency

SUBMITTAL DATE:
March 11, 2010

SUBJECT: Joint Public Hearing - Adoption of Interstate 215 Corridor Redevelopment Project Area (I-215 Corridor), Amendment No. 2 – Highway 74 Communities Sub-Area - South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs Communities (Highway 74 Communities Sub-Area).

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct the Joint Public Hearing with the Redevelopment Agency Board of Directors to consider the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area;
2. After receiving public testimony from all interested parties, close the public hearing for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area. If written objections are received, continue this item and direct staff to prepare written responses to the objections for consideration at the Board of Supervisors meeting on April 20, 2010;
3. Adopt the attached Resolution No. 2010-092 finding that the provision of low- and moderate-income housing outside the boundaries of the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area, will be of benefit to the project areas;
4. Adopt the attached Resolution No. 2010-093 certifying the Final Environmental Impact Report for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area;

(continued)

Dan Martinez

Robert Field, Assistant County Executive Officer/EDA
By Dan Martinez, EDA Managing Director

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

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS:	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: Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 3/11/10
Departmental Concurrence

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

RECOMMENDED MOTION: (Continued)

5. Adopt the attached Resolution No. 2010-094 consenting to payment by the Redevelopment Agency for the County of Riverside for certain public improvements for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area, pursuant to Health and Safety Code Section 33445; and,
6. Introduce and adopt, on successive weeks, Ordinance No. 896 adopting the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

BACKGROUND:

The Redevelopment Agency for the County of Riverside (Agency) studied the communities of South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs, located adjacent to the I-215 Corridor Redevelopment Project Area and Highway 74. During the course of the survey activities, Agency staff and consultants discovered a variety of economic and physical blighting conditions within these communities; leading to the Agency's recommendation to amend the existing I-215 Corridor Redevelopment Project Area to include additional territory with the communities of South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs.

According to California Community Redevelopment Law (the "CRL"), the Board of Supervisors and the Agency shall consider at the Joint Public Hearing the proposal to adopt the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

Review by Other Bodies

In accordance with the CRL, the Riverside County Planning Commission (the "Planning Commission") reviewed and voted unanimously to recommend approval of the Preliminary Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area on October 21, 2008. Subsequent to this date, the Wagon Wheel community was identified, through resident input, as an area in need that would benefit from being added to the proposed amendment area. An Amended and Restated Preliminary Plan, with revised boundaries and including the addition of the community of Wagon Wheel, was developed and adopted unanimously by the Planning Commission on July 22, 2009. On February 3, 2010, the Planning Commission reviewed the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area and unanimously found this document to be in conformance with the Comprehensive General Plan.

Noticing and Public Participation

The Agency has actively solicited public participation in the amendment process. Notices were mailed to all property owners, residents, and businesses within the proposed amendment area, and a town hall meeting discussing redevelopment was held on January 26, 2009. Subsequent to the aforementioned meeting, the Agency mailed a survey regarding redevelopment and the perceived needs of the community to all property owners within the proposed boundaries of the amendment area. On April 16, 2009, the results of the survey were presented to all interested parties at a town hall meeting. Additionally, four workshops providing information and soliciting input regarding project needs were held separately for each community in July 2009. The workshops consisted of a brief presentation regarding the types of projects eligible for redevelopment funding, and facilitated roundtable discussions about community needs.

Economic Development Agency

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

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The results of the community engagement process, as described above, yielded the following information on resident's priorities:

- Infrastructure improvements, including road paving, flood controls, and street signs are considered the greatest need in the area;
- Public facilities, especially those related to public safety (fire station, sheriff substation) are the second most important priority; and,
- More opportunities to participate in housing repair programs and homebuyer assistance programs would be welcomed.

Community members, as well as residents within existing redevelopment project areas have sent letters of support regarding redevelopment to the Agency. These letters are included as an attachment to this staff report.

Since the provision of eminent domain is not included with this amendment, the formation of a Project Area Committee is not required.

A notice of this public hearing was mailed on February 18, 2010 to all owners, residents, and businesses in the proposed amendment area. The public notice was also published in the Press-Enterprise on February 22, March 1, March 8, and March 15, 2010. Notice of the public hearing was also published in Spanish in the La Prensa newspaper on March 5 and March 12, 2010.

SUMMARY OF BOARD REVIEW AND ACTIONS

The following actions are recommended to be taken in order:

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

Section 33352 of the CRL requires that every redevelopment plan submitted by an agency to the legislative body is to be accompanied by a report that summarizes the key elements of the process to adopt said redevelopment plan. The attached Report to the Board of Supervisors (Report to Board) for the Interstate 215 Corridor Redevelopment Project Area (I-215 Corridor), Amendment No. 2 – Highway 74 Communities Sub-Area was prepared by the Agency in accordance with CRL Section 33352 for transmittal to the Board of Supervisors.

In essence, the Report to Board, which includes the Draft Redevelopment Plans, existing Relocation Guidelines, and Final Environmental Impact Report, is an overview of the entire amendment process. The Report to Board is to be approved by the Agency via Resolution No. RDA 2010-013, then transmitted to the Board of Supervisors. These resolutions do not approve the Redevelopment Plan, nor does it certify the Final Environmental Impact Report for the proposed amendment area. The resolution is a method of formally transmitting the Report to Board from the Agency to the Board of Supervisors for discussion purposes.

Economic Development Agency

Joint Public Hearing - Adoption of Interstate 215 Corridor Redevelopment Project Area (I-215 Corridor), Amendment No. 2 – Highway 74 Communities Sub-Area - South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs Communities (Highway 74 Communities Sub-Area)

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2. Conduct a Joint Public Hearing for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area

The Agency and the Board of Supervisors may now conduct a joint public hearing on the proposed Redevelopment Plan for I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area, and take testimony in favor of and/or in opposition to the proposed Redevelopment Plan. The Agency Board of Directors and the Board of Supervisors will be formally convened at the same time for the hearing. The Chair of the Board of Supervisors will chair the proceedings. At the conclusion of the joint public hearing, the Board of Supervisors should close the joint public hearing.

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

Section 33334.2 of the Community Redevelopment Law (CRL) provides that the Agency shall utilize not less than 20% of all tax increment money for the purposes of increasing, preserving, and improving the community's supply of low- and moderate-income housing. CRL Section 33334.2 provides that the Agency may use these funds inside or outside the boundaries of the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area upon adoption of Resolution No. 2010-092.

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

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

The Agency, as the body originating the proposed amended Redevelopment Plan, may certify the Final Environmental Impact Report prepared for the Amendment Area. Resolution No. 2010-093 includes certain findings with respect to the Final Environmental Impact Report and the environmental impacts described therein for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

The Board of Supervisors, as the legislative body, has final authority and discretion over the approval of the proposed action. Therefore, it is appropriate that the Board of Supervisors certify the Final Environmental Impact Report and the environmental impacts described therein for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

Economic Development Agency

Joint Public Hearing - Adoption of Interstate 215 Corridor Redevelopment Project Area (I-215 Corridor), Amendment No. 2 – Highway 74 Communities Sub-Area - South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs Communities (Highway 74 Communities Sub-Area)

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

The Agency may, with the consent of the Board of Supervisors, through the adoption of Resolution No. 2010-094, pay all or part of the value of land for and the cost of any publicly-owned improvement if:

- The improvement is of benefit to the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area;
- No other reasonable means of financing is available; and,
- The payment for improvement will assist in the elimination of blight or provide housing for low- and moderate-income persons and is consistent with the implementation plan adopted pursuant to CRL Section 33490.

6. Board of Supervisors Introduces Ordinance (County)

Finally, the Board of Supervisors may proceed with introducing Ordinance No. 896 adopting and designating the Redevelopment Plan as the official Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area. The Ordinance adopting the Redevelopment Plan will become effective 30 days following its adoption.

7. Conclusion

Agency staff recommends that the Board of Supervisors and the Redevelopment Agency Board of Director conduct the Joint Public Hearing, close the public hearing, approve the resolutions and introduce the Ordinance adopting the Redevelopment Plan for I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area, and direct staff to prepare written responses to any objections for consideration at the Board of Supervisors meeting on April 20, 2010.

RF:DM:RD 9927

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3 **RESOLUTION NO. 2010-092**

4 **A RESOLUTION OF THE RIVERSIDE COUNTY BOARD OF SUPERVISORS**
5 **FINDING THAT THE PROVISION OF LOW- AND MODERATE-INCOME**
6 **HOUSING OUTSIDE THE BOUNDARIES OF THE I-215 CORRIDOR**
7 **REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 2 – HIGHWAY 74**
8 **COMMUNITIES SUB-AREA (AMENDMENT AREA) WILL BE OF BENEFIT TO**
9 **THE PROJECT AREA**

10 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency")
11 has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,
12 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon
13 Wheel, Good Hope, Meadowbrook, and Warm Springs (the "Redevelopment Plan") in
14 compliance with the California Community Redevelopment Law (Health and Safety Code,
15 Sections 33000, et seq.; the "CRL"); and,

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

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

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

FORM APPROVED COUNTY COUNSEL
DATE 3/11/10
MICHELLE CLACK

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

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

5 1. Pursuant to CRL Section 33334.2(g), the Board of Supervisors hereby finds that
6 the provision of low- and moderate-income housing outside the boundaries of the Highway
7 74 Communities Sub-Area will be of benefit to the Sub-Area because the exact extent of
8 future low- and moderate-income housing needs are not known, and may require more land
9 than is available in the Highway 74 Communities Sub-Area.
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11 2. The findings and determinations set forth herein shall be deemed final and
12 conclusive.
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3 **RESOLUTION NO. 2010-093**

4 **A RESOLUTION OF THE RIVERSIDE COUNTY BOARD OF SUPERVISORS**
5 **CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE**
6 **I-215 CORRIDOR REDEVELOPMENT PROJECT AREA – HIGHWAY 74**
7 **COMMUNITIES SUB-AREA**

8 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency")
9 has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,
10 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon
11 Wheel, Good Hope, Meadowbrook, and Warm Springs (the "Redevelopment Plan") in
12 compliance with the California Community Redevelopment Law (Health and Safety Code,
13 Sections 33000, et seq.; the "CRL"); and,

14 **WHEREAS**, the Riverside County Planning Commission (the "Planning
15 Commission") has approved and forwarded to the Agency its report that the proposed
16 Redevelopment Plan is in conformity with the Riverside County General Plan and has
17 recommended approval of said Redevelopment Plan; and,

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

21 **WHEREAS**, the Board of Supervisors has reviewed and considered the Final
22 Environmental Impact Report and the Mitigation Monitoring Program, attached hereto as
23 Exhibit "A" and incorporated herein by reference, with respect to the adoption of the
24 Redevelopment Plan; and,

25 **WHEREAS**, pursuant to public notice duly given, the Board of Supervisors and the
26 Agency held a full and fair joint public hearing on the proposed Redevelopment Plan and
27 Final Environmental Impact Report on March 23, 2010; and,
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FORM APPROVED COUNTY COUNSEL
BY:  MICHELLE BLACK
DATE: 3/11/10

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

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

4 1. The Board of Supervisors hereby certifies that the Final Environmental Impact
5 Report for the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,
6 Amendment No. 2 – Highway 74 Communities Sub-Area, as determined herein, has been
7 completed in compliance with the California Environmental Quality Act, as amended, and the
8 Guidelines promulgated thereunder, that the Board of Supervisors has reviewed and
9 considered the information contained in said Environmental Impact Report, and that said
10 Environmental Impact Report reflects the independent judgment of the Board of Supervisors.

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

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

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

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

21 4. The Agency hereby further finds that the project alternative identified in the EIR
22 either would not achieve the objectives of the Redevelopment Plan or would do so only with
23 unacceptable adverse impacts. Accordingly, and for the reasons set forth herein and in the
24 EIR, none of the alternatives are feasible, nor are the alternative environmentally superior.
25 The *No-Project Alternative* is not environmentally superior to the proposed Project because it
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1 would result in the indefinite continuation of the adverse effects of blighting conditions, while
2 adversely affecting the overall financial health of the Agency and County. The *Reduced*
3 *Amendment Area Boundaries* alternative would not be environmentally superior to the
4 proposed Project because it would result in the indefinite continuation of blighting conditions
5 on land removed from the Project area. The *Extend Amendment Area Boundaries* alternative
6 would not be environmentally superior to the proposed Project because it would result in
7 unforeseen impacts and would intensify other impacts. The *Alternative Financing* alternative
8 would not be environmentally superior to the proposed Project because the scope of public
9 improvement and other projects that could be undertaken will be limited due to restricted
10 financial resources. This in turn will reduce the ability to reverse blighting conditions. The
11 *Alternative Sites* alternative is not considered feasible to the proposed Project because it
12 would not meet the basic objectives of the proposed Project and would allow conditions of
13 blight to remain.
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15 5. The Board of Supervisors finds that facts supporting the above-specified findings
16 are contained in the Final Environmental Impact Report, the Redevelopment Plan, and the
17 information provided to this Agency during the public hearing conducted on March 23, 2010
18 with respect to the Redevelopment Plan and the Final Environmental Impact Report.
19 Mitigation measures will be made conditions of development projects in the Project area as
20 applicable and are intended to mitigate and/or avoid the significant environmental effects
21 identified in the Final Environmental Impact Report.
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23 6. The Board of Supervisors hereby adopts the Mitigation Monitoring Plan included in
24 the Final Environmental Impact Report as the Mitigation Monitoring and Reporting Program
25 for the Redevelopment Plan.

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

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3 **RESOLUTION NO. 2010-094**

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

8 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency")
9 has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,
10 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon
11 Wheel, Good Hope, Meadowbrook, and Warm Springs (the "Redevelopment Plan") in
12 compliance with the California Community Redevelopment Law (Health and Safety Code,
13 Sections 33000, et seq.; the "CRL"); and,

14 **WHEREAS**, the Board of Supervisors and the Agency held a full and fair joint public
15 hearing on the adoption of the Redevelopment Plan on March 23, 2010, pursuant to proper
16 notice having duly been given; and,

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

19 **WHEREAS**, the Redevelopment Plan authorizes the funding of certain public
20 improvements, structures, facilities and buildings, either inside or outside, and of benefit to
21 the Highway 74 Communities Sub-Area, as listed in the Redevelopment Plan; and,

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

25 **WHEREAS**, The Board of Supervisors has considered the following alternative
26 means of financing the necessary public improvements:
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 1. Federal and state assistance programs;

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 3/11/10
DATE
MICHELLE CLACK

- 1 2. General revenue financing;
- 2 3. General obligation bond issues;
- 3 4. Joint powers agreements with the Agency, the County and/or a nonprofit
- 4 corporation;
- 5 5. General fund appropriations from Riverside County;
- 6 6. User fees;
- 7 7. Developer participation through public-private negotiations;
- 8 8. A nonprofit corporation acting on behalf of Riverside County and sale and
- 9 lease back financing;
- 10 9. Assessment district financing;
- 11 10. Development fees;
- 12 11. Tax allocation bonds or other legal means of financing the improvement
- 13 available to the Agency; and,
- 14 12. Sales tax revenues as may be authorized pursuant to Revenue and Taxation
- 15 Code Section 7202.6; and,
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18 **WHEREAS**, Health and Safety Code Section 33445 authorizes a redevelopment
19 agency to pay all or part of the value of the land for, and installation and construction of,
20 certain public improvements, structures, facilities and building provided the Board of
21 Supervisors makes certain determinations.
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23 **NOW, THEREFORE**, it is hereby resolved by the Board of Supervisors of the County
24 of Riverside as follows:

- 25 1. That the publicly owned facilities, structures or other improvements as referenced
26 in the recitals hereinabove are of benefit to the Highway 74 Communities Sub-Area.
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1 2. That no other reasonable means of financing said public improvements are
2 available to Riverside County other than to permit the Agency to construct said public
3 improvements in whole or in part with the proceeds of tax allocation bonds which may be
4 issued from time to time by the Agency, or with the pledge or other use of tax increment
5 revenues that are available to the Agency for such purposes.

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

8 4. That the Agency may pay all the costs of the value of land and the cost of the
9 installation and construction for the public improvements referenced in the recitals
10 hereinabove which are publicly owned and located outside the Highway 74 Communities
11 Sub-Area for the following reasons:
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13 1. That such public improvements are of benefit to the Highway 74
14 Communities Sub-Area by helping to eliminate blight in the Sub-Area based
15 on findings made in the *Report to the Board of Supervisors for the I-215*
16 *Corridor Project Area, Amendment No. 2: Highway 74 Communities*, dated
17 March 1, 2010; and,

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

24 3. The public improvements will eliminate blighting conditions or provide
25 housing for low- and moderate-income persons and is consistent with the
26 implementation plan adopted pursuant to CRL Section 33490.
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1 ORDINANCE NO. 896

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 APPROVING AND ADOPTING THE REDEVELOPMENT PLAN

4 FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA,

5 AMENDMENT NO. 2 – HIGHWAY 74 COMMUNITIES SUB-AREA – SOUTH MEAD VALLEY,

6 WAGON WHEEL, GOOD HOPE, MEADOWBROOK AND WARM SPRINGS

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8 The Board of Supervisors of the County of Riverside ordains as follows:

9 Section 1. FINDINGS.

- 10 a. The Redevelopment Agency for the County of Riverside (the “Agency”)
11 has prepared a Redevelopment Plan for the I-215 Corridor Project Area,
12 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead
13 Valley, Wagon Wheel, Good Hope, Meadowbrook and Warm Springs (the
14 “Redevelopment Plan” for the “Amendment Area”) in compliance with the
15 California Community Redevelopment Law (Health and Safety Code,
16 Sections 33000, et seq.; the “CRL”).
- 17 b. The Board of Supervisors of the County of Riverside (the “Board of
18 Supervisors”) has received the following from the Agency:
- 19 i. The proposed Redevelopment Plan for the Amendment Area;
- 20 ii. The Agency report (the “Report to the Board of Supervisors”)
21 prepared pursuant to Section 33352 of the CRL;
- 22 iii. The reasons for the selection of the Amendment Area and a
23 discussion of certain other matters as set forth in CRL Section
24 33352;
- 25 iv. An analysis of the physical and economic conditions existing in the
26 Amendment Area;
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- 1 v. The proposed method of financing the redevelopment of the
2 Amendment Area;
- 3 vi. A plan for the relocation of business owners and tenants who may
4 be temporarily or permanently displaced under the Redevelopment
5 Plan as amended;
- 6 vii. An analysis of the Preliminary Plan, the report and
7 recommendations of the Planning Commission of the County of
8 Riverside (the "Planning Commission");
- 9 viii. The minutes of consultations with affected taxing agencies, the Final
10 Environmental Impact Report on the Redevelopment Plan, and an
11 implementation plan.
- 12 c. The Planning Commission has submitted to the Board of Supervisors its
13 report and recommendations for approval of the Redevelopment Plan and
14 its certification that the Redevelopment Plan conforms to the Riverside
15 County General Plan (the "General Plan").
- 16 d. The Board of Supervisors and the Agency held a joint public hearing on
17 March 23, 2010, concerning the adoption of the Redevelopment Plan.
- 18 e. Notice of the hearing was duly and regularly published in a newspaper of
19 general circulation in the County of Riverside in accordance with Section
20 33361 of the CRL, and a copy of said notice and affidavit of publication are
21 on file with the Clerk of the Board of the County of Riverside and Secretary
22 of the Agency.
- 23 f. Copies of the notice of joint public hearing were mailed by first class mail
24 to the last known address of each assessee, as shown on the last equalized
25 assessment roll of the County of Riverside, of each parcel of land in the
26 Amendment Area, to each resident, and to each business as practicable.
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g. Copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Amendment Area.

h. The Agency adopted on January 26, 2010, a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Redevelopment Plan.

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

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

k. The Agency and the Board of Supervisors have reviewed and considered the Final Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and CRL Section 33352, and certified the completion of said Environmental Impact Report on March 23, 2010, by Board of Supervisors Resolution No. 2010-093.

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- l. The Amendment Area is a blighted area pursuant to CRL Section 33030. These findings are based in part on the research and facts contained in the Report to the Board of Supervisors.
- m. The Amendment Area is a predominately urbanized area. As demonstrated by the Agency's Report to the Board of Supervisors, not less than eighty percent (80%) of the property in the Amendment Area is urbanized.
- n. The Redevelopment Plan will assist in the Agency's efforts to redevelop the Amendment Area in conformity with the CRL and in the interests of the public health, safety and welfare. This finding is based in part upon the fact that redevelopment of the Amendment Area will implement the objectives of the CRL by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.
- o. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to the Board of Supervisors further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.
- p. The Redevelopment Plan conforms to the General Plan, including, but not limited to, the Housing Element thereof. This finding is based in part on the finding of the Planning Commission that the Redevelopment Plan conforms to the General Plan.
- q. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the County of Riverside and will effectuate the

1 purposes and policies of the CRL. This finding is based on the fact that
2 redevelopment will benefit the Amendment Area and the community by
3 correcting conditions of blight and by coordinating public and private
4 actions to stimulate development, contribute toward needed public
5 improvements and improve the economic, and physical conditions of the
6 Amendment Area and the community.

7 r. The Agency has a feasible method for the relocation of families and persons
8 displaced from the Amendment Area. The Board of Supervisors and the
9 Agency recognize that the provisions of Sections 7260 to 7276 of the
10 California Government Code would be applicable to any relocation that
11 would occur due to the implementation by the Agency of the
12 Redevelopment Plan. The Board of Supervisors finds and determines that
13 the provision of relocation assistance according to law constitutes a feasible
14 method for relocation.

15 s. There shall be provided, within the Amendment Area or within other areas
16 not generally less desirable with regard to public utilities and public and
17 commercial facilities and at rents or prices within the financial means of any
18 families and persons who might be displaced from the Amendment Area,
19 decent, safe and sanitary dwellings equal in number to the number of and
20 available to the displaced families and persons, and reasonably accessible to
21 their places of employment. Families and persons shall not be displaced
22 prior to the adoption of a relocation plan pursuant to CRL Sections 33411
23 and 33411.1. Dwelling units housing persons and families of low or
24 moderate income shall not be removed or destroyed prior to the adoption of
25 a replacement housing plan pursuant to CRL Sections 33334.5, 33413, and
26 33413.5. This finding is based upon the Rules Governing Participation and
27 Preferences for Owners, Operators of Businesses and Tenants, which was
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1 adopted on April 18, 2006, as the "Owner Participation Rules" for the
2 Amendment Area, and the Housing Element of the Comprehensive General
3 Plan.

4 t. The elimination of blight and the redevelopment of the Amendment Area
5 would not reasonably be expected to be accomplished by private enterprise
6 acting alone without the aid and assistance of the Agency. This finding is
7 based in part upon the existence of blighting influences in the Amendment
8 Area, including, without limitation, the demonstrated lack of private sector
9 interest in redeveloping properties in the Amendment Area, structural
10 deficiencies and other indications of blight more fully enumerated in the
11 Agency's Report to the Board of Supervisors, and the infeasibility due to
12 cost of requiring individuals (by means of assessments or otherwise) to
13 eradicate or significantly alleviate existing deficiencies in properties and
14 facilities and the inability and inadequacy of other governmental programs
15 and financing mechanisms to eliminate the blighting conditions.

16 u. The Redevelopment Plan contains adequate safeguards so that the work of
17 redevelopment will be carried out pursuant to the Redevelopment Plan, and
18 it provides for the retention of controls and the establishment of restrictions
19 and covenants running with the land sold or leased for private use for
20 periods of time and under conditions specified in the Redevelopment Plan,
21 which the Board of Supervisors deems necessary to effectuate the purposes
22 of the CRL.

23 v. The time limitations and financial limitations established for the
24 Amendment Area are reasonably related to the projects proposed in the
25 Redevelopment Plan and to the ability of the Agency to eliminate blight
26 within the Amendment Area.

27 w. All non-contiguous areas of the Amendment Area are either blighted or
28 necessary for effective redevelopment, and are not included for the purpose

1 of obtaining the allocation of taxes from the non-contiguous areas pursuant
2 to CRL Section 33670 without other substantial justification for their
3 inclusion. Said justification and documentation of blighting conditions is
4 contained in the Report to the Board of Supervisors.

5 x. All areas of the Amendment Area are blighted, are an integral part of an
6 otherwise blighted area, or are necessary for effective redevelopment and
7 are not included for the sole purpose of obtaining the allocation of taxes
8 from the Amendment Area pursuant to Section 33670 of the CRL without
9 other substantial justification for their inclusion. This finding is based in
10 part upon the fact that, following careful study documented in the Report to
11 the Board of Supervisors, the Amendment Area was identified as an area
12 within the County suffering conditions of physical and economic blight.

13 y. The Redevelopment Plan does not authorize eminent domain authority to
14 the Agency.

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

19 aa. Adoption of this ordinance will not affect the status of the existing
20 redevelopment plans in the Interstate 215 Corridor Redevelopment Project
21 Area adopted by Ordinance Nos. 639, 783, 822, 648, 677, 821, 822, 854,
22 and 855, which remain in full force and effect.

23 Section 2. PURPOSE. The purpose of this ordinance is to adopt and designate the
24 Redevelopment Plan as the official redevelopment plan for the I-215 Corridor Redevelopment Project
25 Area, Amendment No. 2 – Highway 74 Communities Sub-Area. The purpose of the Redevelopment Plan
26 is to provide for the elimination or alleviation of physical and economic conditions of blight. More
27 specifically, the Redevelopment Plan is intended to achieve the following goals:

- a. Eliminate blighting conditions and to prevent the acceleration of blight in and about the Amendment Area;
- b. 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;
- c. Use the redevelopment process and provisions permitted by the CRL to promote redevelopment that is consistent with the General Plan and the Riverside County Zoning Ordinance (the "Zoning Ordinance");
- d. Encourage the better utilization of real property, and a more efficient and effective circulation system;
- e. Provide for adequate parcels and required public improvements to encourage new construction by private enterprise;
- f. 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.

Section 3. AUTHORITY. This ordinance is adopted pursuant to CRL Sections 33365 and 33367, which provides that the legislative body by ordinance may adopt the redevelopment plan as the official redevelopment plan for the project area and sets forth the required contents of the ordinance.

Section 4. REDEVELOPMENT PLAN PROGRAMS AND POLICIES. The Agency will institute the following programs and policies:

- a. Encourage development according to the General Plan;
- b. 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;
- c. Encourage investment in the Amendment Area by the private sector;

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- d. Promote the development of new and diverse employment opportunities;
- e. 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;
- f. Promote the improvement and centralization of industrial areas to make the provision of public services more efficient;
- g. 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;
- h. Consolidate parcels as needed to induce new or expanded development in the Amendment Area;
- i. Protect the health and general welfare of the Amendment Area's many low- and moderate-income residents by utilizing twenty percent (20%) of the tax increment revenues from the Amendment Area to improve and preserve the supply of low- and moderate-income housing, including senior housing, both inside and outside the Amendment Area;
- j. Upgrade the physical appearance of the Amendment Area;
- k. 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;
- l. Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment;
- m. Buffer residential neighborhoods from the intrusion of incompatible land uses and noise;

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- n. 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;
- o. 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;
- p. Provide relocation assistance to displacees as provided in the CRL in order to mitigate possible hardships due to relocation activities;
- q. Provide a broad range of public service infrastructure improvements to induce private investment and improve emergency response in the Amendment Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading of street-side landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities;
- r. 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;
- s. 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;
- t. 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;

- 1 u. Provide landscaping in Rights-of-Way;
- 2 v. Provide multi-use trails (e.g., bike, horse, hiking, etc.);
- 3 w. Expand sustained and ongoing code enforcement activities in the
- 4 Amendment Area.

5 Section 5. AVAILABILITY OF PERMANENT HOUSING FACILITIES. The
6 Board of Supervisors is satisfied that permanent housing facilities will be available within three (3) years
7 from the time occupants of the Amendment Area, if any, are displaced, and that pending the development
8 of such permanent facilities, there will be available to any such displaced occupants temporary housing
9 facilities at rents comparable to those in the County of Riverside at the time of their displacement.

10 Section 6. INCORPORATION OF MAPS AND REPORTS. That
11 certain document entitled "Redevelopment Plan for the I-215 Corridor Project Area, Amendment No. 2 –
12 Highway 74 Communities Sub-Area - South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook,
13 and Warm Springs", the maps contained therein and such other reports as are incorporated therein by
14 reference, a copy of which is on file in the Office of the Clerk of the Board of the County of Riverside,
15 having been duly reviewed and considered, is hereby incorporated in this ordinance by reference and
16 made a part hereof.

17 Section 7. COOPERATION WITH DEPARTMENTS, BOARDS AND AGENCIES.
18 In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby adopted, the
19 Board of Supervisors hereby declares the following:

- 20 a. Pledges its cooperation in helping to carry out the Redevelopment Plan;
- 21 b. Requests the various officials, departments, boards and agencies of the
- 22 County of Riverside having administrative responsibilities in the
- 23 Amendment Area likewise to cooperate to such end and to exercise their
- 24 respective functions and powers in a manner consistent with the
- 25 redevelopment of the Amendment Area;
- 26 c. Stands ready to consider and take appropriate action upon proposals and
- 27 measures designed to effectuate the Redevelopment Plan;
- 28 d. Declares its intention to undertake and complete any proceeding necessary

1 to be carried out by the County of Riverside under the provisions of the
2 Redevelopment Plan.

3 Section 8. BOARD DIRECTIVES.

- 4 a. The Clerk of the Board is hereby directed to send a certified copy of this
5 ordinance to the Agency, whereupon the Agency is vested with the
6 responsibility for carrying out the Redevelopment Plan.
- 7 b. The Clerk of the Board is hereby directed to record with the County
8 Recorder of Riverside County a description of the land within the
9 Amendment Area and a statement that proceedings for the redevelopment of
10 the Amendment Area have been instituted under the CRL.
- 11 c. The County Clerk is hereby directed to transmit a copy of the description
12 and statement to be recorded by the County Clerk of the Board pursuant to
13 Section 8(b) of this ordinance, a copy of this ordinance and a map or plat
14 indicating the boundaries of the Amendment Area, to the auditor and tax
15 assessor of the County of Riverside, to the governing body of each of the
16 taxing agencies which receives taxes from property in the Amendment Area
17 and to the State Board of Equalization.
- 18 d. The Building Department of the County of Riverside is hereby directed as
19 of the effective date of this ordinance to advise all applicants for building
20 permits within the Amendment Area that the site for which a building
21 permit is sought for the construction of buildings or for other improvements
22 is within a redevelopment project area.

23 Section 9. SEVERABILITY. If any provision, clause, sentence or paragraph of
24 this ordinance or the application thereof to any person or circumstance shall be held invalid, such
25 invalidity shall not affect the other provisions of this ordinance which can be given effect without the
26 invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be
27 severable.

1 Section 10. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days
2 after its adoption.

3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: _____
6 Chairman

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8 ATTEST:
9 CLERK OF THE BOARD

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11 By: _____
12 Deputy

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14 [SEAL]

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19 APPROVED AS TO FORM
20 March 11, 2010

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22 By: 
23 MICHELLE CLACK
24 Deputy County Counsel

25 SARDACOMRDA_ADMNRDA Plan Amendments\I-215_HWY 74\I-215\JPH Documents\Ordinance adopting amendment.docx
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