

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

578C



FROM: Economic Development Agency

SUBMITTAL DATE:
April 8, 2010

SUBJECT: Response to Written Objections Received in Regard to the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2010-116 which provides written responses and written findings to written objections received in regard to the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area;
2. 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;
3. 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;

RECOMMENDED MOTION: (Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

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: 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: 4/8/10
Departmental Concurrence

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

Prev. Agn. Ref.: 9.11 of 3/23/10; 3.11 of 1/26/10; 3.33 of 9/30/08 | **District:** 5 | **Agenda Number:**

3.40

RECOMMENDED MOTION: (Continued)

4. 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
5. 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.

On March 23, 2010, the Riverside County Board of Supervisors and the Redevelopment Agency for the County of Riverside conducted a joint public hearing on the proposed adoption of the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area, and on the Final Environmental Impact Report prepared in connection therewith (the "Amendment"). Three written objections were received at the Joint Public Hearing. The hearing was then closed, and staff was directed to provide written responses and return to the Board with written findings on April 20, 2010.

SUMMARY OF BOARD REVIEW AND ACTIONS

The following actions are recommended to be taken in order:

1. Adopt Resolution No. 2010-116 providing written responses and written findings to written objections received in regard to the joint public hearing conducted on March 23, 2010.

As previously stated, three written objections to the Amendment were received at the Joint Public Hearing. According to State law, the Board must prepare written responses to the written objections. In addition, the Amendment cannot be adopted until the Board considers the objections and adopts findings in response to the written objections.

Responses to the objections have been prepared and are attached with Resolution No. 2010-116.

2. 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.

Economic Development Agency

Response to Written Objections Received in Regard to the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area

April 8, 2010

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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.

3. 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.

4. 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.

5. 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 Directors adopt all referenced resolutions and introduce the Ordinance adopting the Redevelopment Plan for I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

2 **RESOLUTION NO. 2010-116**

3 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**
4 **RIVERSIDE ADOPTING WRITTEN RESPONSES AND WRITTEN FINDINGS TO**
5 **WRITTEN OBJECTIONS RECEIVED IN REGARD TO THE REDEVELOPMENT**
6 **PLAN FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA,**
7 **AMENDMENT NO. 2 – HIGHWAY 74 COMMUNITIES SUB-AREA**

8 **WHEREAS**, on March 23, 2010, the Board of Supervisors of the County of
9 Riverside (the "Board") and the Redevelopment Agency for the County of Riverside
10 (the "Agency") conducted a noticed public hearing for the I-215 Corridor
11 Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-
12 Area and on the Final Environmental Impact Report prepared in connection
13 therewith (the "Amendment"); and,

14 **WHEREAS**, said public hearing was closed on March 23, 2010; and,


15 **WHEREAS**, Health and Safety Code Sections 33363 and 33364 require the
16 Board to prepare written responses to any written objections received at or prior to
17 the public hearing, and may adopt the Amendment only after consideration of such
18 objections and adoption of written findings in response to such written objections;
19 and,

20 **WHEREAS**, prior to or at the time of said public hearing, three written
21 objections to the Amendment were received, which are attached hereto as part of
22 Exhibit "A"; and,

23 **WHEREAS**, the Board has carefully considered the objections raised in said
24 objections and has prepared written responses thereto.

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

27 **SECTION 1:** The written objections to the I-215 Corridor Redevelopment
28 Project, Amendment No. 2 – Highway 74 Communities are hereby overruled for the

FORM APPROVED COUNTY COUNSEL
BY:  DATE 4/8/10
MICHELLE CLACK

1 reasons detailed in the written responses attached hereto as part of Exhibit "A" and
2 by this reference are incorporated herein.

3 **SECTION 2:** The written responses attached hereto as Exhibit "A" are
4 hereby adopted as the written findings of the Board in response to the written
5 objections received.

6 **SECTION 3:** The findings and determinations set forth herein shall be
7 deemed final and conclusive.

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EXHIBIT A



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Riverside County Board of Supervisors

FROM: Redevelopment Agency for the County of Riverside

DATE: March 29, 2010

SUBJECT: I-215 Corridor Project Area, Highway 74 Communities Sub-Area, Public Hearing Objection Response Memorandum

OBJECTOR: Unsigned letter submitted to the Clerk of the Board at the March 23, 2010, joint public hearing.

Each number below represents an objection, comment, or concern in the unsigned letter that was submitted to the Clerk of the Board at the joint public hearing. A response to each objection, comment, or concern follows immediately after the objection, comment, or concern.

1. "Where is finance coming from?"
 - a. Redevelopment is financed through tax increment revenue. Tax increment revenue comes from increases in property tax receipts due to additional investment and construction in a redevelopment project area.

2. "No mention of a rural consultant and the areas of indicated boundaries are rural. We would request a rural study to be fair distinction. [sic] It is our understanding that RDA was established for urban areas."
 - a. According to the criteria in the California Community Redevelopment Law the proposed Project Area is an urbanized area. (See Chapter 6.0 in the Report to the Board of Supervisors.) The consultant used for the project formation is neither an urban nor a rural consultant, but a redevelopment consultant. Redevelopment is guided by the County general plan, in this case the Riverside County Integrated Plan (RCIP). The RCIP land uses in the Meadowbrook area include Commercial Retail, Very Low Density Residential, Rural Mountainous, and Open Space Conservation-Habitat. These designations cannot be changed



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RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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by the Redevelopment Plan. It is the RCIP that ultimately determines the land use direction of the Agency, not the Redevelopment Plan.

3. "I am presenting copies of registered citizens of Meadowbrook that do not want to be a part of the I215 Amendment No. 2."
 - a. The signatures have been received and are being considered.
4. "RDA is an urban developer, not a rural developer."
 - a. The RDA is not a developer at all. Rather, it is a facilitator of the implementation of the RCIP.

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MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Riverside County Board of Supervisors

FROM: Redevelopment Agency for the County of Riverside

DATE: March 29, 2010

SUBJECT: I-215 Corridor Project Area, Highway 74 Communities Sub-Area, Public Hearing Objection Response Memorandum

OBJECTOR: Jackie and Dan McDonald in a letter submitted to the Clerk of the Board at the March 23, 2010, joint public hearing.

Each number below represents an objection, comment, or concern in the letter. A response to each objection, comment, or concern follows immediately after the objection, comment, or concern.

1. "...picked this particular property because of it's [sic] remoteness and solitude, and because at night it was dark enough to see everything without lights. Even though I have resigned myself to the inevitable redevelopment of the area, I am against the installation of streetlights for that reason and also because we raise cattle."
 - a. The installation of streetlights is one of the programs that the Agency is authorized to carry out by the California Community Redevelopment Law (CCRL). Please note that in Section 7.2.5 of the Report to the Board of Supervisors it states that "According to representatives of the County's Fire and Sheriff's Departments, it is harder to access properties in the proposed Amendment Area due to poor street conditions and poor lighting during night time. Such improvements could help save lives and improve the quality of life for those living and working in the proposed Amendment Area." The Agency will make efforts to balance the need for darkness of residents and livestock with the need of light to aid in responding to calls for service to public safety offices.

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RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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2. "The night light pollution is also detrimental to research being done at Palomar Observatory."
 - a. The County of Riverside adopted Ordinance No. 655 on June 7, 1988 regulating light impacts on astronomical observation and research, including the Mt. Palomar telescope. Ordinance 655 will regulate any light fixtures that may be installed in the proposed Amendment Area. Also, please note that on page 6 of the Initial Study for the I-215 Corridor Redevelopment Project Area, Amendment No. 2, found in Appendix D of the Report to the Board of Supervisors, it states, "Future development may produce new sources of light and glare that could affect adjoining sensitive residential and institutional land uses. The primary source of additional light and glare will come from parking lot and building lighting, plus street lights and recreational activities. Accepted planning policies can reduce potential impacts to an acceptable level. Consequently, less than significant impacts from the Project relative to the above-defined aesthetics factors are expected to occur."
3. "We are also against the installation of sidewalks in our area because of the horses that live here."
 - a. Sidewalks in some areas will allow for safe pedestrian walkways for residents and visitors. In some places curbs and gutters will assist in flood control issues that occur in the proposed Amendment Area. The Agency will make efforts to balance both resident and equestrian needs in the proposed Amendment Area. The actual location of sidewalks and trails will be regulated by the General Plan and other RCIP policies.
4. "Conditions that limit viable use – We are using our property in a way that is viable to us"
 - a. According to the CCRL, conditions that limit viable use may be indicators of blight if they occur with other factors. These conditions that may *limit* viable use, though not necessarily *prevent* the viable use of any given property. The parcel-by-parcel survey of the proposed Amendment Area found a significant level of conditions that *limit* viable use.



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5. "Adjacency...We should not be deemed blighted because of other people's blight."
 - a. The parcel-by-parcel survey was done to give an overall assessment of the conditions in the proposed project area. It was not the intent to deem any one particular parcel blighted, but to give an idea of the conditions that generally prevail in the proposed Amendment Area. Blight on one parcel affects the surrounding parcels as well as the conditions in the overall area.
6. "Depreciated or stagnant property values – why are we being compared to LA Metro? LA is completely urban."
 - a. The Case-Shiller Index is calculated for twenty metropolitan statistical areas and three composite indices. The Case-Shiller Index for the Los Angeles Metropolitan Statistical Area is the index for the geographical area closest to the proposed Amendment Area. This is why it was chosen for the analysis.
7. "What you are calling 'stagnant property values' is the protection of Prop. 13....You are now trying to circumvent that law through redevelopment."
 - a. The property value analysis was done to examine the rate of reinvestment in the proposed Project Area. This is separate from the protections provided by Proposition 13. The Agency is not trying to circumvent Proposition 13 through redevelopment. Redevelopment is funded through tax increment revenues that property owners pay regardless of whether there is a redevelopment project in their area or not. Redevelopment will not increase property tax revenues. Redevelopment will allow a greater proportion of property tax revenue to remain in the area from which it was collected.
8. "High Crime Area as evidenced by a Security Fence over 4ft – we live in a rural area, a chain link fence over 4 feet....is used to keep large animals, like cattle and horses, and small ones, like dogs, chickens and goats, in and wild animals like coyotes out."
 - a. Generally in California fences over four feet in the front of a property are an indication of concerns of crime in the surrounding area. While a chain link fence over four feet high in the proposed Amendment Area may be used to keep



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RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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Assistant County Executive Officer/EDA

certain animals within a property and certain animals out of a property, it does not mean that there are not concerns of crime in the proposed Amendment Area. Other factors that went into determining high crime in the proposed Amendment Area were the instances of bars on windows, graffiti, other types of security fences, especially those with spikes, and discussions with the Riverside County Sheriff's Department.

9. "...we do not have the population to support a major grocery store even though some citizens think it's necessary. This probably explains why no 'component area' overcrowding analysis was done."
 - a. An overcrowding analysis was done using data from the U.S. Census. The boundaries of Census Tracts do not coincide with the boundaries of each of the component areas of the Proposed Amendment Area. Some of the Census Tract boundaries include more than one component area while others include area outside of the proposed Amendment Area altogether. For this reason the proposed Amendment Area was analyzed as a whole for overcrowding. A parcel-by-parcel survey of overcrowding would have been exceedingly costly and time consuming, requiring surveyors to enter each and every property. In order to avoid this great expense and invasion of privacy, it was determined that the Census data would be used instead. Please note that Section 7.2.3 of the Report to the Board of Supervisors states that "Indicators of overcrowding were observed throughout the proposed Amendment Area, including a number of garage conversions and homes with multiple vehicles parked on the street or on the front yard during normal business hours." Numerous residents of the proposed Amendment Area have cited the need for more commercial facilities, including grocery stores, through workshops, community meetings, and surveys. While the Agency will not be developing any commercial facilities, it may be able to aid in bringing needed commercial facilities to the area.

10. "...the maps are still incorrect...."
 - a. The maps are the best available visual representation of the proposed Amendment Area available to County staff. The objection provided no specifics, and so no evaluation of individual maps was possible.



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RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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11. "None of the appendices were included on the internet..."

- a. The bulk of the Report to the Board of Supervisors was available on the Agency's website. The lack of Appendices was an oversight, but likely attributable to the fact that both the main portion of the Report and the Appendices are very large documents and take a while to upload and download. The full document, including the Appendices, was available at the offices of the Redevelopment Agency.

12. "...some of the pictures included were taken so long ago they are no longer relevant as some buildings have been torn down, [sic] and other have been repaired."

- a. The photos were taken in April of 2009. They capture the Amendment Area at a particular time. If surveyors went out to the proposed Amendment Area today it is likely that some of the deteriorated buildings would have been fixed while other buildings would be in disrepair. The photos are meant to give a 'snapshot' of the proposed Amendment Area.

13. "...there has been no meeting as promised with representatives of EDA before this hearing."

- a. EDA has met with property owners, residents, and tenants a total of five times. EDA has responded to calls and written questions about the proposed Amendment in a like manner. Some 3,500 newsletters were mailed out regarding the workshops and community meetings. EDA has done a thorough job in communicating with the community.

14. "...those on this board who own property in the affected areas should not vote on this matter as that would be a conflict of interest."

- a. At the beginning of the redevelopment adoption processes Board members disclosed their property locations. None of the Board members own property within the proposed Amendment Area.

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MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Riverside County Board of Supervisors

FROM: Redevelopment Agency for the County of Riverside

DATE: March 29, 2010

SUBJECT: I-215 Corridor Project Area, Highway 74 Communities Sub-Area, Public Hearing Objection Response Memorandum

OBJECTOR: Mr. and Mrs. William Thomson in a letter submitted to the Clerk of the Board at the March 23, 2010, joint public hearing.

Each number below represents an objection, comment, or concern in the letter. A response to each objection, comment, or concern follows immediately after the objection, comment, or concern.

1. "...the timing of the public meeting is not convenient for the working individual."
 - a. The joint public hearing was scheduled at the regular Tuesday meeting time of the Board of Supervisors.

2. "In this time of economic hardship, you are adding further pressure to already stretched budgets when you label our areas as 'blighted,' send in code enforcement, and demand 'improvements' that are actually 'revenue enhancement' for your budget."
 - a. Redevelopment will not "send in code enforcement" and will not "demand 'improvements.'" Participation in redevelopment tasks will be voluntary and no property owner or resident will be under any extra obligation due to redevelopment. Redevelopment agencies do not have the power to enforce County codes; this will remain an ongoing function of the various County departments entrusted with enforcing various codes.

3. "Who is financing these 'improvements?'... Where does the Agency get its funds?"
 - a. Redevelopment money comes from tax increment. As the value of property and improvements increases in a redevelopment project area, assessed valuations and the resulting property tax receipts rise. The amount of this rise is called tax increment. The tax increment is then reinvested by the Redevelopment Agency in various public and private local improvements in the project area.

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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
MICHELLE CLACK
DATE 4/8/10

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.

10 2. The findings and determinations set forth herein shall be deemed final and
11 conclusive.
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2
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
DATE 7/8/10
BY MICHELLE CLACK

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

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

18 a) That the adverse environmental impacts associated with the adoption of
19 the Redevelopment Plan have been considered and recognized by the Agency.
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21 b) Changes or alterations have been required in, or incorporated into, the
22 Project which avoid or substantially lessen potentially significant environmental effects.

23 4. The Agency hereby further finds that the project alternative identified in the EIR
24 either would not achieve the objectives of the Redevelopment Plan or would do so only with
25 unacceptable adverse impacts. Accordingly, and for the reasons set forth herein and in the
26 EIR, none of the alternatives are feasible, nor are the alternative environmentally superior.
27 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.

14
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.

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27 7. The Clerk of the Board, in cooperation with the Executive Director of the Agency,
28 is hereby authorized and directed to file with the County Clerk of the County of Riverside a

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:

- 27
- 28 1. Federal and state assistance programs;

FORM APPROVED COUNTY COUNSEL

DATE 7/8/10

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,
- 16
- 17
- 18

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

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.
- 27
- 28

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:
12

13 1. That such public improvements are of benefit to the Highway 74
14 Communities Sub-Area; and,

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

21 3. The public improvements will eliminate blighting conditions or provide
22 housing for low- and moderate-income persons and is consistent with the
23 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

7
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;
 - 27
 - 28

- 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.
27
28

- 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");
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10 Environmental Impact Report on the Redevelopment Plan, and an
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17 March 23, 2010, concerning the adoption of the Redevelopment Plan.
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19 general circulation in the County of Riverside in accordance with Section
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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.
27
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- 1 g. Copies of the notice of joint public hearing were mailed by certified mail
2 with return receipt requested to the governing body of each taxing agency
3 which receives taxes from property in the Amendment Area.
4
- 5 h. The Agency adopted on January 26, 2010, a method for the relocation of
6 persons and businesses who may be displaced as a result of carrying out
7 redevelopment activities in accordance with the Redevelopment Plan.
8
- 9 i. The Board of Supervisors has knowledge of the conditions in the
10 Amendment Area and of the availability of suitable housing for the
11 relocation of families and persons who may be displaced by redevelopment
12 activities, and in light of such knowledge of local housing conditions, has
13 carefully considered and reviewed such program for relocation.
14
- 15 j. The Board of Supervisors has considered the report and recommendations
16 of the Planning Commission, the report of the Agency, the Redevelopment
17 Plan and its economic feasibility, the feasibility of the relocation program
18 and the Environmental Impact Report, and has provided an opportunity for
19 all persons to be heard and has received and considered all evidence and
20 testimony presented for or against any and all aspects of the Redevelopment
21 Plan.
22
- 23 k. The Agency and the Board of Supervisors have reviewed and considered
24 the Final Environmental Impact Report for the Redevelopment Plan,
25 prepared and submitted pursuant to Public Resources Code Section 21151
26 and CRL Section 33352, and certified the completion of said Environmental
27 Impact Report on March 23, 2010, by Board of Supervisors Resolution No.
28 2010-093.

- 1 l. The Amendment Area is a blighted area pursuant to CRL Section 33030.
2 These findings are based in part on the research and facts contained in the
3 Report to the Board of Supervisors.
- 4 m. The Amendment Area is a predominately urbanized area. As demonstrated
5 by the Agency's Report to the Board of Supervisors, not less than eighty
6 percent (80%) of the property in the Amendment Area is urbanized.
- 7 n. The Redevelopment Plan will assist in the Agency's efforts to redevelop the
8 Amendment Area in conformity with the CRL and in the interests of the
9 public health, safety and welfare. This finding is based in part upon the fact
10 that redevelopment of the Amendment Area will implement the objectives
11 of the CRL by aiding in the elimination and correction of the conditions of
12 blight, providing for planning, development, redesign, clearance,
13 reconstruction or rehabilitation of properties which need improvement, and
14 providing for higher economic utilization of potentially useful land.
- 15 o. The adoption and carrying out of the Redevelopment Plan is economically
16 sound and feasible. This finding is based in part on the fact that under the
17 Redevelopment Plan no public redevelopment activity will be undertaken
18 unless the Agency can demonstrate that it has adequate revenue to finance
19 the activity; the Agency's Report to the Board of Supervisors further
20 discusses and demonstrates the economic soundness and feasibility of the
21 Redevelopment Plan and undertakings pursuant thereto.
- 22 p. The Redevelopment Plan conforms to the General Plan, including, but not
23 limited to, the Housing Element thereof. This finding is based in part on the
24 finding of the Planning Commission that the Redevelopment Plan conforms
25 to the General Plan.
- 26 q. The carrying out of the Redevelopment Plan will promote the public peace,
27 health, safety and welfare of the County of Riverside and will effectuate the
28

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
28

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:
28

- 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;

- 1 d. Promote the development of new and diverse employment opportunities;
- 2 e. Enhance and expand shopping facilities in the Amendment Area by
- 3 encouraging the development of new commercial uses and the rehabilitation
- 4 of existing commercial uses in conformance with the General Plan and the
- 5 Zoning Ordinance;
- 6 f. Promote the improvement and centralization of industrial areas to make the
- 7 provision of public services more efficient;
- 8 g. Promote the expansion of the Amendment Area's commercial base and
- 9 local employment opportunities to provide jobs to unemployed and
- 10 underemployed workers in the area and County-wide;
- 11 h. Consolidate parcels as needed to induce new or expanded development in
- 12 the Amendment Area;
- 13 i. Protect the health and general welfare of the Amendment Area's many low-
- 14 and moderate-income residents by utilizing twenty percent (20%) of the tax
- 15 increment revenues from the Amendment Area to improve and preserve the
- 16 supply of low- and moderate-income housing, including senior housing,
- 17 both inside and outside the Amendment Area;
- 18 j. Upgrade the physical appearance of the Amendment Area;
- 19 k. Assist with rehabilitation of deteriorated structures to eliminate safety
- 20 deficiencies and to extend the useful lives of these structures, by providing
- 21 grants and low-interest loans to interested property owners;
- 22 l. Remove economic impediments to land assembly and in-fill development in
- 23 areas that are not properly subdivided for development or redevelopment;
- 24 m. Buffer residential neighborhoods from the intrusion of incompatible land
- 25 uses and noise;
- 26
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- 1 n. Mitigate potential relocation impacts resulting from changes in Amendment
2 Area land use from non-conforming and dilapidated uses to development in
3 conformance with the General Plan and the Zoning Ordinance;
- 4 o. Provide replacement housing as required by law when dwellings housing
5 low- or moderate-income persons or families are lost to the low- or
6 moderate-income housing market as a result of Agency activities;
- 7 p. Provide relocation assistance to displacees as provided in the CRL in order
8 to mitigate possible hardships due to relocation activities;
- 9 q. Provide a broad range of public service infrastructure improvements to
10 induce private investment and improve emergency response in the
11 Amendment Area. Such improvements could include the construction or
12 reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading
13 of street-side landscaping; the construction and reconstruction of water
14 storage and distribution facilities; the construction and reconstruction of
15 sewerage systems; and the development of drainage and flood control
16 facilities;
- 17 r. Provide new or improved community facilities such as fire stations, schools,
18 park and recreational facilities, a community center and library, and the
19 expansion of public health and social service facilities, where appropriate to
20 enhance the public health, safety and welfare;
- 21 s. Encourage the cooperation and participation of Amendment Area property
22 owners, public agencies and community organizations in the elimination of
23 blighting conditions and the promotion of new or improved development in
24 all portions of the Amendment Area;
- 25 t. Provide a procedural and financial mechanism by which the Agency can
26 assist, complement and coordinate public and private development,
27 redevelopment, revitalization and enhancement of the community;
28

- 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.

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

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

By: _____
Chairman

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

[SEAL]

APPROVED AS TO FORM
~~March~~ 8, 2010
~~April~~

By: 
MICHELLE CLACK
Deputy County Counsel