

**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

<b>FINANCIAL DATA</b>	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

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

**C.E.O. RECOMMENDATION:** APPROVE

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

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the above Ordinance is approved as introduced with waiver of the reading.

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** April 20, 2010  
**xc:** EDA, RDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

(Comp. Item 4.5)

**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

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL  
BY: *Michelle Clack*  
MICHELLE CLACK  
DATE: 4/8/10  
Departmental Concurrence

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

**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.

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

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.

8  
9

10 ROLL CALL:

11 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
12 Nays: None  
13 Absent: None

14 The foregoing is certified to be a true copy of a resolution duly  
15 adopted by said Board of Supervisors on the date therein set forth.

16 KECIA HARPER-IHEM, Clerk of said Board

17 By: \_\_\_\_\_  
18 Deputy

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# EXHIBIT A



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*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.

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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



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Robert Field*  
*Assistant County Executive Officer/EDA*

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

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*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.

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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.

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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Robert Field  
Assistant County Executive Officer/EDA

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.



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Assistant County Executive Officer/EDA*

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

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Robert Field*  
*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.



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Robert Field*  
*Assistant County Executive Officer/EDA*

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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P.O. Box 1180 ♦ Riverside, CA 92502 ♦ Tel: (951) 955-8916 ♦ Fax: (951) 955-6686



# MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*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.

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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.

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Robert Field*  
*Assistant County Executive Officer/EDA*

4. "I understand the Agency gets 'reimbursed' when 'improved' properties are sold and higher property taxes are imposed, but what if we want to stay in our homes on our property?"
- This understanding is incorrect: the Agency does not get "reimbursed" when properties are sold and higher property taxes are reassessed. As described in 3 above, tax increment increases on an ongoing basis, and is not collected on a one-time basis when properties sell.

No property owner or tenant will be removed from their property by redevelopment. This Amendment does NOT authorize eminent domain. Rather, the Agency would encourage you to stay on your property and continue to invest in it.

5. What does it mean that the Agency may include rehabilitation programs for residential and commercial properties?
- The Agency has a variety of tools it may use to assist residential and commercial properties. Examples of rehabilitation programs include façade improvements and renovation of existing buildings.
6. "Also, criminals are in need of rehabilitation programs, but property?"
- Yes, both criminals and property are in need of rehabilitation programs. The rehabilitation programs referenced in the redevelopment plan are for improvement and upgrading of property. The Agency is not able to assist in ongoing programs such as "rehab" for individuals.
7. "In another part of your notice it states, 'assisting the development of new uses....improving the supply of low-and moderate-income housing...' but, you also say, 'The proposed Amendment will not result in any changes to...zoning...' Is this not contradictory?"
- This is not contradictory. Redevelopment will not change the zoning designation or the general plan land use designation that is already in place. It will help uses come into conformance with the zoning that has already been designated. In essence, redevelopment is a program for implementing the General Plan.
8. "Then you add, 'and pursuing other improvement activities authorized by California Community Redevelopment Law.' This leaves the door open to choose to change any thing at any time in the future."

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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*Robert Field*  
*Assistant County Executive Officer/EDA*

- a. The Agency is limited to the activities authorized by the California Community Redevelopment Law. If the Agency would like to change any part of this amendment it will have to begin the amendment process from scratch in order to make any changes. This would be a long and costly process.
9. "You promise 'the Agency will not have any eminent domain authority.' Do the supervisors have that authority? How do we know you won't change your mind later?"
- a. The Agency does not have eminent domain authority under this plan amendment. The Agency may determine at a later point that they would like eminent domain authority in this area, but amending the amendment to acquire eminent domain authority would be a long and costly process with required public notification and input.
10. "Why is my area being considered as part of the I-215 corridor? We are closer to I-15. Why should we not believe you are wanting to find ways to bring in more money from already strapped taxpayers?"
- a. The Highway 74 Communities are being added to the I-215 Corridor Project for ease of administration. The County of Riverside covers a vast area. There are five existing redevelopment project areas in the County of Riverside. It was determined that instead of creating a new project area the Highway 74 Communities would be added to the existing I-215 Corridor project. This allows for more efficient management as compared to having over 40 different project areas to manage. The Highway 74 Communities are between the Interstates 215 and 15. The I-215 Corridor is simply the name of the overall project for this part of the County. The Agency will not be collecting any more money from taxpayers than they would be paying under any circumstance. The property tax rates that are paid are fixed by the State constitution (Proposition 13), and will not increase due to redevelopment. It is simply the reallocation of tax revenue that will change.



2  
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 4/8/10  
MICHELLE CLACK

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

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

1. Pursuant to CRL Section 33334.2(g), the Board of Supervisors hereby finds that the provision of low- and moderate-income housing outside the boundaries of the Highway 74 Communities Sub-Area will be of benefit to the Sub-Area because the exact extent of future low- and moderate-income housing needs are not known, and may require more land than is available in the Highway 74 Communities Sub-Area.

2. The findings and determinations set forth herein shall be deemed final and conclusive.

ROLL CALL:

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By: \_\_\_\_\_  
Deputy

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,

28

B. Michelle Clack  
 DATE 7/8/10  
 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.

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.

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.

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.

3  
4  
5  
6 ROLL CALL:

7 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
8 Nays: None  
9 Absent: None

10  
11 The foregoing is certified to be a true copy of a resolution duly  
12 adopted by said Board of Supervisors on the date therein set forth.

13 KECIA HARPER-IHEM, Clerk of said Board

14 By: \_\_\_\_\_  
15 Deputy

2  
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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- 28 1. Federal and state assistance programs;

PA: Michelle Clack  
DATE: 7/8/10

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2. General revenue financing;
3. General obligation bond issues;
4. Joint powers agreements with the Agency, the County and/or a nonprofit corporation;
5. General fund appropriations from Riverside County;
6. User fees;
7. Developer participation through public-private negotiations;
8. A nonprofit corporation acting on behalf of Riverside County and sale and lease back financing;
9. Assessment district financing;
10. Development fees;
11. Tax allocation bonds or other legal means of financing the improvement available to the Agency; and,
12. Sales tax revenues as may be authorized pursuant to Revenue and Taxation Code Section 7202.6; and,

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

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

1. That the publicly owned facilities, structures or other improvements as referenced in the recitals hereinabove are of benefit to the Highway 74 Communities Sub-Area.



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

22           3. The public improvements will eliminate blighting conditions or provide  
23 housing for low- and moderate-income persons and is consistent with the  
24 implementation plan adopted pursuant to CRL Section 33490.

25 ROLL CALL:

26 Ayes:       Buster, Tavaglione, Stone, Benoit, and Ashley  
27 Nays:       None  
28 Absent:     None

          The foregoing is certified to be a true copy of a resolution duly  
adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By: \_\_\_\_\_  
Page 3 of 3

Deputy

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;
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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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- 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 i. The Board of Supervisors has knowledge of the conditions in the  
9 Amendment Area and of the availability of suitable housing for the  
10 relocation of families and persons who may be displaced by redevelopment  
11 activities, and in light of such knowledge of local housing conditions, has  
12 carefully considered and reviewed such program for relocation.
- 13 j. The Board of Supervisors has considered the report and recommendations  
14 of the Planning Commission, the report of the Agency, the Redevelopment  
15 Plan and its economic feasibility, the feasibility of the relocation program  
16 and the Environmental Impact Report, and has provided an opportunity for  
17 all persons to be heard and has received and considered all evidence and  
18 testimony presented for or against any and all aspects of the Redevelopment  
19 Plan.
- 20 k. The Agency and the Board of Supervisors have reviewed and considered  
21 the Final Environmental Impact Report for the Redevelopment Plan,  
22 prepared and submitted pursuant to Public Resources Code Section 21151  
23 and CRL Section 33352, and certified the completion of said Environmental  
24 Impact Report on March 23, 2010, by Board of Supervisors Resolution No.  
25 2010-093.  
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- 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  
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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:  
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;
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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  
Marion Ashley

ATTEST: Kecia Harper-Ihem  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

[ SEAL ]

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

By:   
MICHELLE CLACK  
Deputy County Counsel

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



**4.2 & 9.11**

9:30 a.m. being the time set for the joint public hearing submitted by the Economic Development Agency and the Redevelopment Agency regarding the I-215 Corridor Redevelopment Project Area, 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), 5th District, the Chairman called the hearing to order.

Robert Field, Director of the Economic Development & Redevelopment Agencies, presented the matter.

- Garry Grant, submitted signed petition to cease any consideration or action to include the unincorporated Community of Meadowbrook in this project and, spoke in opposition.
- Nancy Gruttman-Tyler spoke in opposition.
- William Flores spoke in opposition.
- Pamela Myers spoke in opposition.
- Margaret Morgan spoke in opposition.
- Norman Gritton spoke in support.
- Miguel Mendoza submitted a signed petition in support of the Redevelopment Plan, and spoke in support.
- Antonio Ayala spoke.
- Willie Moses spoke in support.
- Jackie McDonald submitted documents, and spoke in opposition.
- Virniecia Davis was neutral on the project, and questioned CSA monies on this matter.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 23, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: March 23, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *[Signature]* Deputy

AGENDA NO.  
**4.2 & 9.11**

xc: EDA, RDA, E.O., COB

REVISED

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



Appearing that no one else wished to speak, the Chairman closed the public hearing.

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the matter is continued to Tuesday, April 20, 2010 at 9:00 a.m., and

IT WAS FURTHER ORDERED that staff prepare written response to the objections submitted in writing and during oral testimony for consideration at the Board of Supervisors meeting on April 20, 2010.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 23, 2010 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: March 23, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *[Signature]* Deputy

AGENDA NO.  
4.2 & 9.11

xc: EDA, RDA, E.O., COB

DEC 12 2010



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



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
March 11, 2010

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

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt Resolution No. RDA 2010-013 approving and transmitting the Report on the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area, from the Redevelopment Agency to the Board of Supervisors;
2. Conduct the Joint Public Hearing with the Riverside County Board of Supervisors to consider the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area;
3. 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;

*Dan Martinez*

Robert Field, Executive Director  
By Dan Martinez, Deputy Executive Director

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

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** Yes

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

**C.E.O. RECOMMENDATION:**

APPROVE

*Jennifer L. Sargent*  
BY: \_\_\_\_\_  
Jennifer L. Sargent

**County Executive Office Signature**

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

Policy  Policy

Consent  Consent

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

Prev. Agn. Ref.: 4.8 of 10/21/08; 4.2 of 9/1/09

District: 5

Agenda Number:

4.2

**RECOMMENDED MOTION:** (Continued)

4. Adopt the attached Resolution No. RDA 2010-014 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;
5. Adopt the attached Resolution No. RDA 2010-015 certifying the Final Environmental Impact Report for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area; and,
6. Approve the attached Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

**BACKGROUND:** According to California Community Redevelopment Law (the “CRL”), the Board of Supervisors and the Redevelopment Agency Board of Directors shall consider at a 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 (the “Redevelopment Plan”).  
(continued on next page)

The following actions are recommended to be taken in order:

1. Agency Forwards Report to Board to Board of Supervisors

The *Report to Board* includes the Draft Redevelopment Plan, restatement of existing Relocation Guidelines, and the Final Environmental Impact Report. The *Report to Board* is to be approved by the Board of Directors, then transmitted to the Board of Supervisors following the adoption of the attached resolutions. This action should be taken prior to the public hearing, and may be taken as part of the consent calendar. Resolution No. RDA 2010-013 *does not* approve the Redevelopment Plan, nor does it certify the Final Environmental Impact Report. The purpose of the resolution is to formally transmit the *Report to Board* from the Agency to the Board of Supervisors for discussion purposes.

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

Section 33334.2 of the CRL provided 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 I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area upon adoption of Resolution No. RDA 2010-014.

For the aforementioned actions to be effective, the findings by the Agency and the Board of Supervisors must be made prior to adoption of the Redevelopment Plan for each respective area. These actions are 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.

Redevelopment Agency

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

March 11, 2010

Page 3

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. RDA 2010-015 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.

Staff recommends that the Board of Directors adopt Resolution No. RDA 2010-013 to approve the *Report to Board* and transmit the aforementioned report to the Board of Supervisors; and approve Resolution No. RDA 2010-014 finding that the provision of low- and moderate-income housing outside the boundaries of the project areas referenced above will be of benefit to the project area. Staff also recommends that the Board approve Resolution No. RDA 2010-015 certifying the Final Environmental Impact Report for the I-215 Corridor Redevelopment Project Area – Amendment No. 2 – Highway 74 Communities Sub-Area.

2

3 **RESOLUTION NO. RDA 2010-014**

4 **FINDING THAT THE PROVISION OF LOW- AND MODERATE-INCOME**

5 **HOUSING OUTSIDE THE BOUNDARIES OF THE I-215 CORRIDOR**

6 **REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 2 – HIGHWAY 74**

7 **COMMUNITIES SUB-AREA (AMENDMENT AREA) WILL BE OF BENEFIT TO**

8 **THE PROJECT AREA**

9 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the “Agency”)

10 has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,

11 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon

12 Wheel, Good Hope, Meadowbrook, and Warm Springs (the “Redevelopment Plan”) in

13 compliance with the California Community Redevelopment Law (Health and Safety Code,

14 Sections 33000, et seq.; the “CRL”); and,

15 **WHEREAS**, in accordance with Section 33334.2(a) of the Community

16 Redevelopment Law (the “CRL”), not less than twenty percent (20%) of all tax increment that

17 is allocated to the Agency from the Amendment Area shall be used for the purposes of

18 increasing, improving, and preserving the community’s supply of low- and moderate-income

19 housing; and,

20 **WHEREAS**, CRL Section 33334.2(g) provides that the Agency may use such funds

21 outside the Amendment Area upon adoption of resolutions by the Board of Supervisors and

22 the Agency finding that the provision of low- and moderate-income housing outside the

23 Amendment Area is of benefit to the Project Area; and,

24 **WHEREAS**, the Board of Supervisors on December 20, 2005, adopted Resolution

25 No. 2005-374, finding that the use of Agency funds for low- and moderate-income housing

26 outside of a County’s redevelopment area is of benefit to the County’s redevelopment area;

27 and,

28

FORM APPROVED COUNTY COUNSEL  
 BY: *Michelle Clack* 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 Redevelopment Agency for the  
4 County of Riverside as follows::

5           1. Pursuant to CRL Section 33334.2(g), the Agency hereby finds that the provision of  
6 low- and moderate-income housing outside the boundaries of the Highway 74 Communities  
7 Sub-Area will be of benefit to the Sub-Area because the exact extent of future low- and  
8 moderate-income housing needs are not known, and may require more land than is available  
9 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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3 **RESOLUTION NO. RDA 2010-015**  
4 **CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE**  
5 **I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 2**  
6 **- HIGHWAY 74 COMMUNITIES SUB-AREA**

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

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

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

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

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

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

2           **NOW, THEREFORE**, it is hereby resolved by the Redevelopment Agency for the  
3 County of Riverside as follows:

4           1. The Redevelopment Agency 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 Agency has reviewed and considered the  
9 information contained in said Environmental Impact Report, and that said Environmental  
10 Impact Report reflects the independent judgment of the Agency.

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

15           3. The Agency hereby further finds with respect to the adverse environmental  
16 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.  
14

15         5. The Agency finds that facts supporting the above-specified findings are contained  
16 in the Final Environmental Impact Report, the Redevelopment Plan, and the information  
17 provided to this Agency during the public hearing conducted on March 23, 2010 with respect  
18 to the Redevelopment Plan and the Final Environmental Impact Report. Mitigation measures  
19 will be made conditions of development projects in the Project area as applicable and are  
20 intended to mitigate and/or avoid the significant environmental effects identified in the Final  
21 Environmental Impact Report.  
22

23         6. The Agency hereby adopts the Mitigation Monitoring Plan included in the Final  
24 Environmental Impact Report as the Mitigation Monitoring and Reporting Program for the  
25 Redevelopment Plan.  
26

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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March 19, 2010

Clerk of the Board  
Riverside County Board of Supervisors  
4080 Lemon St.  
Riverside, CA 92501

Dear Supervisors and Redevelopment Agency;

We are writing in opposition to the Riverside County Board of Supervisors and the Redevelopment Agency of the County of Riverside's plan to amend the Redevelopment Plan for the Interstate 215 Corridor Project Area. To put it simply, we want you to remove Meadowbrook from your plan. Our reasons are as follows:

To begin, the timing of your public meeting is not convenient for the working individual. In this time of economic hardship, trying to get time off is hard, and for some, impossible if they want to keep their job or feed their family.

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. We like our rural area.

Who is financing these "improvements?" The Agency? Where does the Agency get its funds? The taxpayer. We remind you of the current economic crisis. The state of California has demanded money from the Redevelopment Agency to help the budget crisis at the state level. Again, from where will the funds come? I understand the Agency gets "reimbursed" when "improved" properties are sold and higher property taxes are imposed, but what if we want to stay in our homes on our property?

Your notice states "Agency activities in the Amendment Area may include rehabilitation programs for residential and commercial properties..." What does that mean? "May" is a nebulous term leaving too much open-endedness. Will you be making it up as you go along? Also, criminals are in need of rehabilitation programs, but property?

In another part of your notice it states, "assisting the development of new uses...improving the supply of low- and moderate-income housing..." but, you also say, "The proposed Amendment will not result in any changes to ...zoning..." Is this not contradictory?

Then you add, "and pursuing other improvement activities authorized by California Community Redevelopment Law." This leaves the door open to choose to change any thing at any time in the future.

You promise "the Agency will not have any eminent domain authority." Do the supervisors have that authority? How do we know you won't change your mind later?

Why is my area being considered as part of the I-215 corridor? We are closer to I-15. Why should we not believe you are wanting to find ways to bring in more money from already strapped taxpayers?

Is this all just a formality before you move ahead with what you have already decided to do?

One last query, are our voices really being heard...or do you even care?

Sincerely,  
Mr. and Mrs. William Thomson  
26508 Patterson St.  
Perris, CA

2010-03-099414

Question urban direction.

Where is finance coming from? When RDA takes over infrastructure of an area such as fire, police and school fees that you have already bonded the money for and then used it for EDA administration costs, how can you ask us to trust you. You say you want us to trust you and you want to help us? Many of us have lost this trust in you. Much money that has already been spent for a consultant on urban growth without divulging it to the people. According to public record, \$354,148.00 and growing. No mention of a rural consultant and the areas of indicated boundaries are rural. We would request a rural study to be fair distinction. It is our understanding that RDA was established for urban areas. Now tell us where you are going with the program. If you review the EDA Survey, not only was it misleading from the start, it also failed to identify renters or illegal aliens. As citizens of the United States of America, we feel our citizens' rights are being lost to the greed of developers and realtors who in turn finance many gratuities to those who are willing to accept greed over ethics.

I am presenting copies of registered citizens of Meadowbrook that do not want to be a part of the I215 Amendment No. 2. We would consider and alternative, however you may want to reconsider. RDA is an urban developer, not a rural developer. **Our area is rural.**

4.2 - 3/23/10

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



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
January 13, 2010

**SUBJECT:** I-215 Corridor Project Area, Amendment No. 2: Highway 74 Communities - Setting Time and Date for Joint Public Hearing and Adopting Rules for Owner Participation and Relocation Method

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt Resolution No. 2010-004 adopting the Owner Participation Rules and the Relocation Method for Amendment No. 2 to the I-215 Corridor Redevelopment Project Area; and
2. Adopt Resolution No. 2010-005 to establish the date, time, and place of a Joint Public Hearing with the Redevelopment Agency Board of Directors to consider Amendment No. 2 to the I-215 Corridor Redevelopment Project Area and the associated Environmental Impact Report.

**BACKGROUND:** The Redevelopment Agency for the County of Riverside ("Agency") is in the process of amending the I-215 Corridor Project Area, Amendment No. 2: Highway 74 Communities to add portions of the South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs communities.

(Continued)

Robert Field  
Executive Director

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	2009/2010

**COMPANION ITEM ON BOARD OF SUPERVISORS 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

**MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY**

On motion of Director Ashley, seconded by Director Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, March 23, 2010 at 9:30 a.m.

Ayes: Buster, Stone, Benoit and Ashley  
 Nays: None  
 Absent: Tavaglione  
 Date: January 26, 2010  
 xc: RDA, EDA, COB

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

(Comp. Item 3.11)

Prev. Agn. Ref.: 4.8 10/21/08; 4.2 9/1/09

District: 5

Agenda Number:

**4 5**

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 1/12/10  
Departmental Concurrence

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

**BACKGROUND** (continued):

The next step in the plan adoption process is to establish a date, time and place for a joint public hearing that will allow affected property owners, residents, businesses, and affected taxing agencies to be notified of the public hearing and be given an opportunity to comment on the Redevelopment Plan for the I-215 Corridor Project Area, Amendment No. 2: Highway 74 Communities ("Plan Amendment") and the associated Environmental Impact Report. According to California Community Redevelopment Law (the "CRL"), the Agency and the Board of Supervisors for the County of Riverside may conduct a Joint Public Hearing to adopt the Plan Amendment.

The Agency must also adopt rules for owner participation and a relocation method for these amendment areas. The owner participation rules set forth the types of participation and a procedure for participation to be followed by the Agency and prospective participants. The relocation method sets forth a general method of relocating displaced persons, families and businesses in the amendment areas.

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

The Relocation Method was prepared and adopted by Redevelopment Agency Resolution No. RDA 98-20 on November 3, 1998, in accordance with the provisions of state law, and is included with this staff report as Attachment "B". It is proposed that this Relocation Method be adopted by reference for the Plan Amendment. As with the Owner Participation Rules, the reason for this is to provide administrative consistency between all the redevelopment areas. Although eminent domain is not authorized in the Plan Amendment, the CRL requires adoption of a Relocation Method for every proposed redevelopment project area.

Staff recommends that the Board of Directors adopt Resolution No. 2010-005, consenting to a joint public hearing with the Board of Supervisors, and Resolution No. 2010-004, adopting the owner participation rules and the relocation method for Amendment No. 2.

**RESOLUTION NO. 2010-004**

**ADOPTING BY REFERENCE RULES GOVERNING PARTICIPATION AND PREFERENCES BY OWNERS, OPERATORS OF BUSINESSES AND TENANTS, AND THE RELOCATION METHOD FOR THE I-215 CORRIDOR PROJECT AREA, AMENDMENT NO. 2: HIGHWAY 74 COMMUNITIES**

**WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency") has initiated Amendment No. 2 to the Redevelopment Plan for the I-215 Corridor Project Area; and,

**WHEREAS**, Amendment No. 2 will add portions of South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook and Warm Springs (the "Highway 74 Communities") to the Redevelopment Plan for the I-215 Corridor Project Area; and,

**WHEREAS**, the Agency, within a reasonable period of time before the approval of the Redevelopment Plan for Amendment No. 2, is required to adopt Rules Governing Participation and Preferences by Property Owners and Business Occupants (the "Owner Participation Rules"), pursuant to Health and Safety Code Sections 33339, 33339.5 and 33345; and,

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

**WHEREAS**, the Agency proposes to adopt by reference the Owner Participation Rules for Amendment No. 2, attached as Attachment "A"; and,

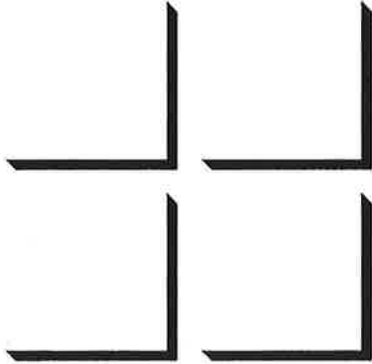
**WHEREAS**, Health and Safety Code Section 33411 requires that the Agency prepare a feasible method or plan for relocation of families or persons to be temporarily or permanently displaced from within the area included in Amendment No. 2, irrespective of whether any displacement of residents, businesses or others is anticipated; and,

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

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE: 1/21/10



Attachment A



October 19, 1998

# **Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants**

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*REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE*

**GRC** | GRC REDEVELOPMENT CONSULTANTS, INC.  
1340 South Valley Vista Drive  
Suite 120  
Diamond Bar, California 91765



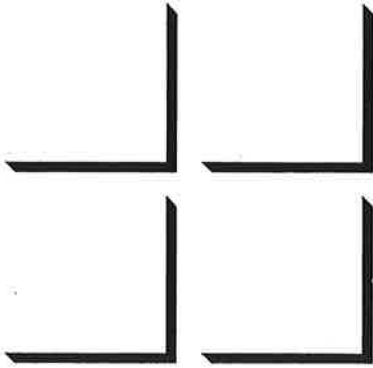
# Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants

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## **1.0 PURPOSE AND INTENT**

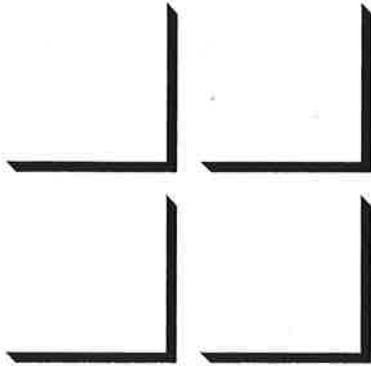
In 1986, the Riverside County Redevelopment Agency (the "Agency") adopted Redevelopment Project Areas 1-1986, 3-1986, 4-1986, and 5-1986, and in 1987 adopted Redevelopment Project Area No. 4-1987 (the "Proposed Project Areas" or "Amendment Areas"). These project areas include non-contiguous sub-areas throughout the county. In 1997, the Board directed Staff to consider amending these project areas to add territory in the communities of Lakeland Village/Wildomar, Homeland, Thousand Palms, Eagle Mountain and Highgrove.

To facilitate the addition of territory to each of these Project Areas, the Riverside County Board of Supervisors (the "Board") re-affirmed on September 23, 1997, the Survey Area for Project Areas 4-1986, 4-1987 and 5-1986. On March 10, 1998, the Board re-affirmed Project Areas 1-1986 and 3-1986. Then, on May 6, 1998, the Riverside County Planning Commission adopted Preliminary Plans and established boundaries for each of the proposed Amendment Areas.

In accordance with Section 33345 of the California Community Redevelopment Law (the "CRL"), the Agency desires to put into effect rules for owner participation, which shall be applicable to the Amendment Area. These "Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants" for the Amendment Area (the "Owner Participation Rules") are promulgated to implement the provisions of the CRL and the Redevelopment Plan. The Owner Participation Rules set forth the procedures governing such participation in accordance with the draft Redevelopment Plan for the Project Area.

It is the intention of the Agency to encourage and permit participation in the redevelopment of the Amendment Area by owners, businesses, and tenants residing within the boundaries of the Amendment Area, to the extent feasible and consistent with the Redevelopment Plan. Participation by individual persons and firms is permitted; and, in

addition, to the extent feasible, two or more persons, firms or institutions are urged to participate by joining together in partnerships, corporations or other joint entities.



## 2.0 DEFINITIONS

**Agency** - means the Riverside County Redevelopment Agency.

**Amendment Area** - means the Amendment Area, as described in the Redevelopment Plan.

**Board** - means the Riverside County Board of Supervisors.

**Business** - means any person, persons, for-profit or not-for-profit corporation, association, partnership, sole proprietorship, or other entity engaged in business within the Amendment Area on the date of, or subsequent to, adoption of the Redevelopment Plan by the Riverside County Board of Supervisors.

**County** - means the County of Riverside, California.

**CRL** - Section 33000 *et seq.* of the California Health and Safety Code (the "Community Redevelopment Law")

**Executive Director** - means the Executive Director of the Riverside County Redevelopment Agency, or a designee.

**Non-Conforming Use** - means, for the purposes of this document, a use not principally or conditionally permitted by the applicable zoning designation.

**Owner** - means any person, persons, corporation, association, partnership, or other entity holding title of record to real property in the Amendment Area on the date of, or subsequent to adoption of the original Redevelopment Plan by the Board.

**Owner Participation Rules** - means this document.

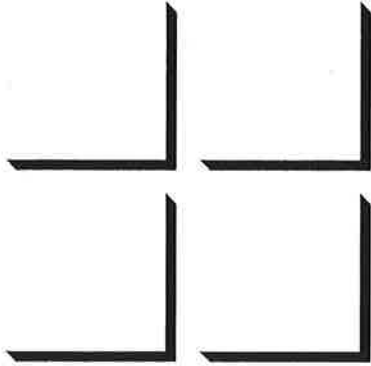
**Participation Agreement** - means an agreement entered into between the Agency and an owner, business or tenant living or

operating within the Amendment Area in accordance with the provisions of the Redevelopment Plan and the rules as designated herein.

**Redevelopment Plan** - means each of the Draft Redevelopment Plans amending Redevelopment Project Areas 1-1986, 3-1986, 4-1986, 4-1987 and 5-1986, as will be transmitted to the Agency; provided that, in the event the Agency completes proceedings to adopt the Redevelopment Plan for the Amendment Area, the Redevelopment Plan as so approved shall thereupon replace the draft Redevelopment Plan as the Redevelopment Plan for the Amendment Area for the purposes of these Owner Participation Rules, unless otherwise expressly set forth herein, as the Board shall elect to approve.

**Statement of Interest, and Statement of Interest to Participate** - means Exhibit "A" hereto, which is incorporated herein by reference.

**Tenant** - means any person, persons, corporation, association, business, partnership or other entity that rents or leases real property on the date of, or subsequent to, adoption of the original Redevelopment Plan by the Board.



### **3.0 GENERAL PROCEDURES**

These Owner Participation Rules have been prepared by the Agency specifically to implement the provisions of the Redevelopment Plan for the Amendment Area regarding participation and the exercise of re-entry preferences for owners, businesses and tenants within the Amendment Area (Sub-Section 311 of the Redevelopment Plan). Owners, businesses, and tenants who are desirous of exercising their participation rights and preferences shall abide by these Owner Participation Rules in exercising their preferences and participation opportunities.

The Agency desires and encourages participation in the redevelopment of the Amendment Area by existing owners, businesses, and tenants to the extent feasible in best achieving the objectives of the Redevelopment Plan. In view of the pattern of land use and development envisioned by the Redevelopment Plan, owners, businesses, and tenants in the Amendment Area will be encouraged, when feasible, to take advantage of their participation re-entry and preference opportunities as described herein. Participation opportunities are, however, necessarily subject to and limited by factors such as the following:

- Removal, relocation and/or installation of public utilities and public facilities.
- The construction, realignment, abandonment, widening, opening or other alteration or elimination of public rights-of-way.
- The elimination and/or modification of some existing uses.
- The realignment and/or alteration of some streets.
- The ability of participants to finance and complete proposed redevelopment within a reasonable time pursuant to a schedule for performance, with uses and improvements consistent with and in furtherance of the Redevelopment Plan.

- Any aggregation or reparcelization of parcels in the Amendment Area.
- Any change in orientation or character of the Amendment Area.
- The requirements of the Redevelopment Plan and applicable rules, regulations, and ordinances of the County.
- Any design guidelines adopted by the Agency pursuant to the Redevelopment Plan.
- The assembly and development of areas for public and/or private development in accordance with the Plan, and the necessity to assemble areas for such development.
- The feasibility of the potential participant's proposal.
- The capability and/or experience necessary to implement proposed development, as determined in good faith by the Agency.
- The construction and expansion of public facilities.

### **3.1 PRIORITIES AND PREFERENCES AMONG PARTICIPANTS**

If conflicts develop between the desires of participants and developers for particular sites or land uses, the Agency is, with consideration of the factors above, authorized to establish reasonable priorities and preferences among the potential participants and developers and to determine a solution by consideration of factors including but not limited to:

1. Length of time in the area
2. The needs and desires of the area
3. Accommodation of as many potential participants as possible
4. Ability to perform
5. Similar land uses
6. Conformity with intent and purpose of the Redevelopment Plan

Participation, to the extent feasible, shall be available for individuals, two or more persons, firms or institutions to join together in partnerships, corporations, or other joint entities. If a conflict develops, the Agency shall review the applicable factors and shall make a determination as to which of the competing proposals best meets the objectives of the CRL, the Redevelopment Plan and these Owner Participation Rules. The Agency is authorized to make that determination in its subjective judgment.

### **3.2 CRITERIA FOR EVALUATION PROPOSALS SUBMITTED BY PARTICIPANTS**

The Agency may, in its discretion, decline any offer of owner participation, resolve conflicting proposals between Owners or resolve conflicting proposals between Owners and others interested in developing their property. Proposals submitted for particular sites or land uses will be appraised by the Agency after consideration of the following factors:

1. Removal of blighting conditions within the Amendment Area and the upgrading of uses.
2. Conformity of the proposal, including with respect to uses, with the Redevelopment Plan and other applicable enactments.
3. Conformity of the proposal with the intent and objectives of the Redevelopment Plan.
4. The degree to which the proposal best furthers the objectives of the Redevelopment Plan.
5. The employment opportunities and economic benefits to the Agency and to the community that can be reasonably expected to result from the implementation of the proposals.
6. Development team qualifications, including experience and financial capacity to undertake the project, the ability of the person(s) desiring to redevelop the property to implement the proposed project, taking into consideration the proponent's financial capability, prior experience with similar development, degree of site control, ability to obtain financing, ability to abide by Agency design standards and development controls, and readiness to proceed.
7. Estimated cost, if any, of County or Agency involvement, including the provision of County or Agency services, to be required if the proposal is accepted.
8. Economic benefits to the Agency, the County, and the community, as determined by a cost/benefit analysis, if the proposal is approved and the proposed development implemented.
9. The likelihood of successful implementation.
10. Time schedule for completion of the proposed project.
11. Involvement of other Amendment Area tenants or owners.
12. Completeness of the proposal, including land uses, site control, financing proposal, densities, tenants and, if applicable, manufacturer or franchise approval.



13. Environmental benefits (or lesser degree of detrimental impact).
14. Quality of design, project concept and architectural design features.

Satisfaction of the above listed criteria can be effected by the submitted party itself, or by a partner or joint venturer. Any such partner or joint venturer must be identified at the time of submittal, and must be authorized to make representations to the agency on behalf of the partnership or joint venturer.

In the event conflicting submittals are received that satisfy the criteria set forth in above, the following criteria shall be applied to resolve such conflict:

1. Best satisfaction of the criteria set forth above.
2. Greatest public benefit.

The Agency may receive and consider proposals from persons other than owners or tenants. The Agency will evaluate all such proposals based upon the criteria set forth in the above section. The Agency shall give preference to proposal by owners and tenants in the event an owner or tenant submits a proposal that fulfills the criteria set forth in the above section to substantially the same extent as that achieved by a proposal by a person other than an owner or tenant.

### **3.3 TIME PERIODS FOR PARTICIPATION AND PROCEDURES FOR EVALUATION OF SUBMITTALS**

At any time prior to entering into an agreement with a developer from outside the Amendment Area for the assemblage of a particular site, the Agency, through its staff, will notify all directly affected Owners and Tenants from within the particular site of the Owner Participation Rules. Owners and tenants so notified will be given thirty (30) calendar days to respond, indicating by a "Statement of Interest" whether they are interested in being considered as participants and, if so, in what capacity (further described in Chapter 6.0). Any Statement of Interest must be in writing, in the form of Exhibit "A". The Agency staff shall, within ten (10) calendar days after receipt of a Statement of Interest, acknowledge receipt of the Statement by a confirming letter to the prospective participant. Such written acknowledgment shall not obligate the Agency to ultimately reach agreement with the applicant or to reject other proposals.

Within thirty (30) calendar days of the deadline for submitting the Statement of Interest, (thus, within a total of sixty (60) calendar days from original notification) any owner or tenant desiring to be considered as a developer must submit a detailed proposal for the project, which shall include such items as a construction proforma, an operating proforma, a business plan, side elevations and a site plan. An owner, or tenant desiring to participate as a tenant, shall describe generally its business, and shall provide such additional information as may be requested by the Executive Director. The Agency's staff will be available throughout the above-listed time frame to discuss proposals and to assist informally in the making of necessary adjustments conducive to the parties involved; provided that the proponent, and not the Agency staff, shall be responsible for the content of any proposal.

The Agency will make reasonable efforts to accommodate the interested owners, businesses, and tenants desiring to participate in the project. Upon receipt of requests for consideration by owners or tenants from within the Amendment Area with respect to owner participation or re-entry of business within the Amendment Area, the Agency through its staff, will review such submittals, as set forth below.

Upon receipt of submittals, initial evaluation shall be conducted by the Executive Director of the Agency. Each party making a submittal is responsible for the completeness and accuracy of its submittals. If requested by the Executive Director, submittals shall include a construction proforma (if applicable), an operating proforma, a business plan, side elevations and a site plan. Proposals to participate as tenants shall include a description of the subject business, a business plan, and such other information as the proponent may deem appropriate or as may be requested by the Executive Director. These items may also be requested of a party that expresses an interest to participate solely as a tenant.

In the event the Executive Director notifies a party making a submittal that the submittal is incomplete or that additional information is required, such party shall be allowed two (2) weeks to complete its submittal. The failure to provide such additional information of the submittal in a timely manner will terminate consideration of any such submittal.

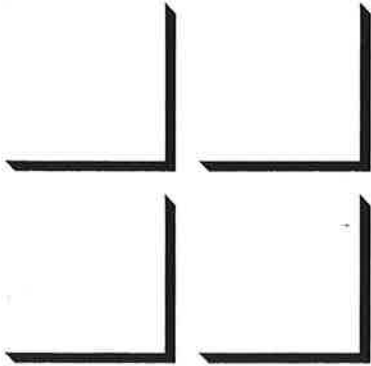
Upon receipt of one or more submittals, and additional information is applicable, the Executive Director will evaluate the submittal and make a determination with respect to whether the submittal conforms to the criteria set forth in Chapter 3.0. In the event a party having made a submittal disagrees with conclusions reached

by the Executive Director, such party may appeal such decision to the governing Board of the Agency by making written request therefore within ten (10) days after the Executive Director transmits notice of the initial evaluation. The review of such submittal(s) by the Agency shall be de novo (anew).

Where the Executive Director deems appropriate, the Executive Director or a staff member will meet with the applicant and discuss the proposal prior to making a determination concerning the proposal. A determination shall be made by the Executive Director within forty-five (45) calendar days after the receipt of the proposal, or the time the proposal is required to be received, whichever is earlier; provided that the foregoing 45-day period shall be subject to reasonable extension upon the mutual agreement of the Executive Director and the party making the submittal.

Any decision by the Executive Director resolving a conflict between submittals may be appealed for de novo review by the governing body of the Agency by the applicant by mailing a written request within ten (10) calendar days after the Executive Director transmits notice of his decision.

If an appeal is filed in accordance with the procedures herein set forth, all times otherwise applicable pursuant to these rules shall be extended until the Agency decides the appeal, or the appeal is withdrawn or otherwise finally determined.

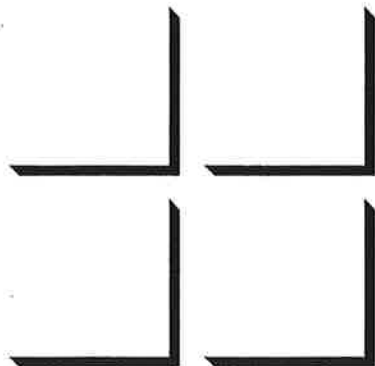


#### **4.0 PARTICIPATION BY OWNERS IN THE SAME LOCATION**

In appropriate circumstances where such action would foster the unified development contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of his property, or by retaining all or portions of his property and purchasing adjacent property if needed and available for development in accordance with the Redevelopment Plan. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his existing buildings or the Agency may acquire only the buildings and remove or demolish such buildings.

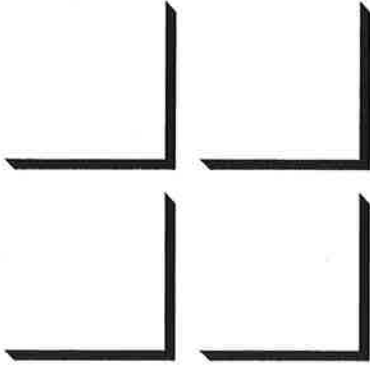
Where a proposal to participate in the same location involves a building in good condition, but with an existing use which does not conform to the provisions of the Redevelopment Plan, the Agency may allow such use to continue provided that such use is generally compatible with the permitted uses in the area in which the building is located. In order to remain in the Amendment Area with a nonconforming use, the owner must agree to the imposition of such reasonable restrictions as are necessary to protect the permitted uses in the remainder of the Amendment Area.

The final decision concerning acquisition of real property by the Agency will be based upon the conditions existing at the time the Agency purchases property or enters into Participation Agreements.



## **5.0 PARTICIPATION BY BUSINESSES AND TENANTS**

Pursuant to these Owner Participation Rules, businesses or tenants in the Amendment Area will be given a reasonable opportunity to remain or preferences to re-enter, into the Amendment Area, if they otherwise meet the requirements prescribed by the Redevelopment Plan and these Owner Participation Rules. In the case of re-entry, preferences will be given if suitable facilities become available with implementation of the Redevelopment Plan. The viability of the involvement of a business or tenant in re-entry will depend, in part, upon the ability of the person to participate on the basis proposed, including such factors as the ability to pay the requisite rent, the suitability of the proposed tenancy for the development under consideration, readiness to proceed, and those other factors as generally set forth in Chapter 3.0.



## **6.0 PROCEDURE FOR BECOMING A PARTICIPANT**

### **6.1 SUBMITTAL OF A STATEMENT OF INTEREST**

The Agency will, through its staff, work with each owner, business and tenant in the Amendment Area who desires to participate. The Agency will notify by certified mail, return receipt requested, the last known assessee of any particular property that will be affected by a project. Such notification will refer to these Owner Participation Rules and shall state that the Agency, through its staff, is available to answer questions or generally to provide advisory assistance. The notification will advise all such persons of the date by which interested owners, businesses, and tenants should submit to the Agency a completed form entitled "Statement of Interest to Participate" (see Appendix A attached hereto and incorporated herein by reference).

Every owner, business or tenant interested in becoming a participant shall submit to the Agency a completed Statement of Interest to Participate (Appendix A) within thirty (30) calendar days from the date of the notification. All Statements of Interest to Participate received after the established date for submission may be given consideration by the Agency, at its discretion, but in a priority secondary to those Statements of Interest to Participate received within the established date as defined above.

The Agency shall proceed to negotiate with each owner, business or tenant returning the statement of Interest to Participate as appropriate to each owner, business or tenant response.

Failure to comply with time limitations as described in Chapter 3.0 shall be deemed to constitute an abandonment and relinquishment of any right of the proponent to be considered as a participant

pursuant to the Redevelopment Plan and these Owner Participation Rules.

Subject to the provisions of these Owner Participation Rules, the Agency will endeavor in good faith to accommodate owners, business operators, or tenants desiring to develop or improve property in the Amendment Area by expediting the negotiation of Participation Agreements upon request. The foregoing shall not be deemed to diminish the rights or discretion of the Agency in implementing the Redevelopment Plan.

## **6.2 SUBMITTAL OF A PROPOSAL FOR OWNER/TENANT PARTICIPATION**

The Agency, by inclusion of these Owner Participation Rules or reference to these Owner Participation Rules in writing to any potential participant, shall be considered to have notified each owner, business, or tenant who has submitted a valid Statement of Interest to Participate (Appendix A) of the time within which they must submit a proposal for participation, if they desire participation.

In addition, if the Agency determines that an owner, business, or tenant within the Amendment Area will be required to enter into a Participation Agreement, the Agency shall notify the owner, business, or tenant in writing of its intention to require a Participation Agreement, and shall provide the owner, business, or tenant with a copy of the proposed Participation Agreement.

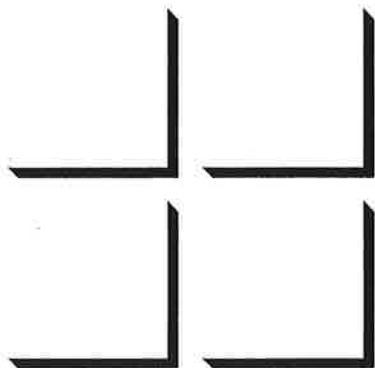
## **6.3 COMPLETION OF A PARTICIPATION AGREEMENT**

Each owner, business, or tenant who has submitted an acceptable proposal for participation shall enter into a Participation Agreement with the Agency. Each Participation Agreement will contain provisions necessary to ensure that the participation proposal will be carried out, and that the subject property will be developed and/or rehabilitated and used in accordance with the conditions, restrictions, rules and regulations of the Redevelopment Plan and the subject Participation Agreement. Each Participation Agreement will require the participant to join in the recordation of such documents as the Agency may require in order to ensure conformance with applicable laws, conditions, restrictions, rules and regulations. The Participation Agreement will also provide that a successor-in-interest of the original

participant may become a participant with the written approval of the Agency.

A Participation Agreement shall generally provide that if the owner, business, or tenant does not comply with the terms of the Agreement, the Agency, in addition to other remedies, may acquire their property or any interest therein by any lawful means, including eminent domain, for its fair market value as of the date of the Participation Agreement (or such other value as may be negotiated), and the Agency may thereafter dispose of the property or interest so acquired in accordance with the Redevelopment Plan. All Participation Agreements will become effective only when approved by the Agency.

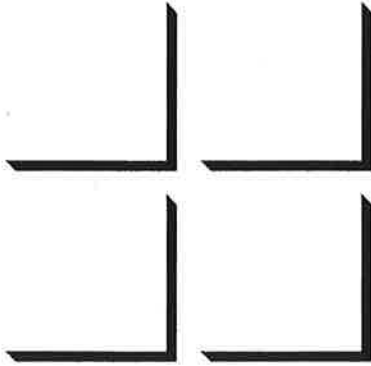




## **7.0      *LIMITATIONS ON ACQUISITION OF PROPERTY BY THE AGENCY***

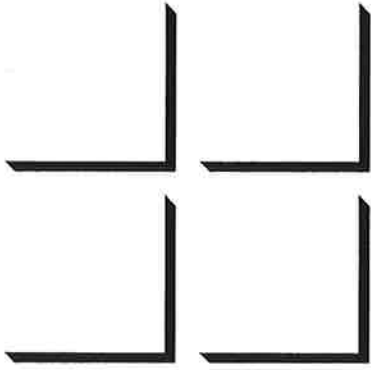
The Agency shall not acquire real property on which an existing building is to be continued at its present site and in its present form and use without the consent of the owner or occupant unless:

- Such building is required, under applicable housing, building, electrical, plumbing or other codes or standards, structural alteration, improvement, modernization or rehabilitation, to assure that such structures are decent, safe and sanitary for people and businesses to occupy.
- The site or lot on which the building is situated requires modification in size, configuration or use.
- It is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan, and the Owner fails or refuses to participate in the Redevelopment Plan by executing a Participation Agreement.



**8.0**      ***PROCEDURE FOR AMENDING  
PARTICIPATION RULES***

The Agency may amend these rules after their adoption, but only after notice to the Agency Board. Such notice shall be delivered at least ten (10) calendar days before the date on which the proposed Amendment will be considered.



## ***APPENDIX A***

### *Statement of Interest to Participate*

**Riverside County Redevelopment Project Area No. \_\_\_\_\_  
Statement of Interest in Participation**

I hereby express my interest in participating in the Riverside County Redevelopment Project Area No. \_\_\_\_\_ and submit the following information:

**1. Name:** \_\_\_\_\_ **Telephone**(\_\_\_\_\_) \_\_\_\_\_

**2. Home Address:**

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**3. Name of Business:** \_\_\_\_\_

**4. Address of Business:**

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**5. My present involvement in the Amendment Area is (please check where applicable):**

I now own (\_\_\_\_); am a tenant (\_\_\_\_); and wish to rehabilitate (\_\_\_\_); build (\_\_\_\_); sell (\_\_\_\_) my present property.

If tenant, indicate: month-to-month (\_\_\_\_); lease (\_\_\_\_); expiration date of lease: \_\_\_\_\_ . Options extend lease to \_\_\_\_\_ .

If lease, is there an option to purchase? Yes (\_\_\_\_); No (\_\_\_\_).

Comments: \_\_\_\_\_

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**6. I am interested in participating:**

As a property owner (\_\_\_\_); As a tenant (\_\_\_\_);

Other (please describe): \_\_\_\_\_

**7. My present type of business is:** \_\_\_\_\_

**8. If I participate:**

I would like to continue at the same location (\_\_\_\_\_)

I would like to change my present location (\_\_\_\_\_)

I would like to acquire real property for expansion (indicate approximate location requirements:

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**9. Background, experience, and information concerning your proposal (you may include further information on this page or attach additional sheets if you desire to do so):**

(a) Generally describe background and experience: \_\_\_\_\_

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(b) Describe the activities you propose and indicate your experience relevant to your proposal:

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(c) If you enclose a business plan or construction and operating proforma relative to your proposed activity, these will be considered with your statement of interest.

**ADDITIONAL REMARKS:**

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**10. I understand that submission of this Statement of Interest does not in any way obligate me to participate in the Amendment.**

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

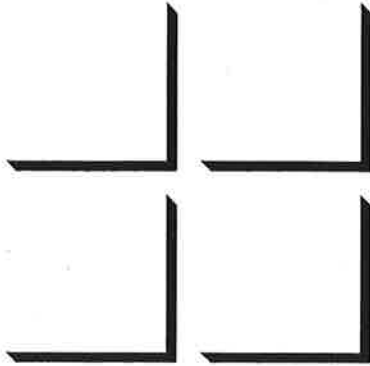
Title (if applicable): \_\_\_\_\_

Dated: \_\_\_\_\_

**RETURN WITHIN 30 CALENDAR DAYS TO:**

Statement of Interest  
c/o Executive Director's Office  
County of Riverside Redevelopment Agency  
3525 Fourteenth Street  
Riverside, CA 92501-3813

Attachment B



October 14, 1998

## **Relocation Method**

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***RIVERSIDE COUNTY REDEVELOPMENT AGENCY***

**GRC**

GRC REDEVELOPMENT CONSULTANTS, INC.  
1340 South Valley Vista Drive  
Suite 120  
Diamond Bar, California 91765

# Relocation Method

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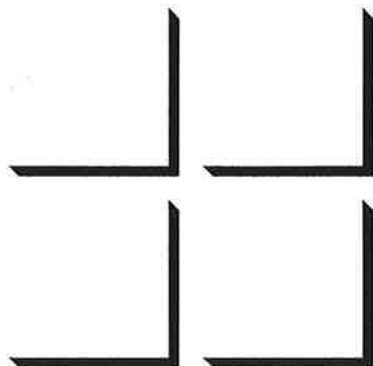
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**Appendix A - Minimum Contents of Informational Statements**



## **1.0 INTRODUCTION**

### **1.1 GENERAL**

Pursuant to Section 33411 of the California Community Redevelopment Law (the "CRL"), a method or plan must be prepared for the relocation of families, persons and non-profit local community institutions to be temporarily or permanently displaced from a designated project area. The method that follows is in compliance with the law, and is further intended to demonstrate the clear intentions of both Riverside County and the Riverside County Redevelopment Agency to provide relocation advisory assistance as required by law to persons who may be displaced from the Project Area. Such professional assistance, together with payment of relocation benefits as provided for in Sections 7260 et seq. of the Government Code, are purposefully intended to minimize the inconvenience caused by displacement and the need to relocate.

The Redevelopment Plan is not a specific plan for the redevelopment of the Project Area. The Redevelopment Plan does not, for example, specify parcels that the Agency intends to acquire, nor does the Redevelopment Plan indicate who will be displaced by Agency activities. The Redevelopment Plan is, however, a document that authorizes a wide variety of Agency activities, some of which could result in displacement of some businesses, residents, and others at some undetermined point in the future. If relocation activities become necessary in the future, such relocation activities will be governed by this Relocation Method and by the Relocation Assistance Regulations of Riverside County as now written or as hereafter amended. Said regulations are adopted by reference as part of this Relocation Method. If there is a conflict between this Relocation Method and the Relocation Assistance Regulations, the latter shall control.

## 1.2 DEFINITIONS

**Acquired Dwelling** - means a dwelling purchased by the Agency, a dwelling for which purchase negotiations have been initiated, or a dwelling on which rehabilitation activities or Owner Participation Agreement activities have been required.

**Agency** - means the Riverside County Redevelopment Agency, its staff, the consultants and contractors it employs.

**Amendment Area** - means the Amendment Area as described in the Redevelopment Plan.

**Apartment complex** - means four or more residential rental units subject to common ownership and financing that are also located on the same or contiguous parcels.

**Appraisal** - means a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information.

**Average Annual Net Earnings** - means one-half of any net earnings of the business or farm operation before federal, state and local income taxes during the two taxable years immediately preceding the taxable year in which the business or farm operation moves from the real property having been acquired, or during any other period as the Director determines to be more equitable for establishing such earnings, and includes any compensation paid by the business or farm operation to the owner, the owner's spouse or the owner's dependents during the two-year period or, in the case of a corporate owner, earnings of the owner of a majority interest in the corporation. For the purpose of determining majority ownership, stock held by a husband, wife and their dependent children shall be treated as one unit.

**Business** - means any lawful activity, excepting a farm operation, conducted for any of the following:

1. Primarily for the purchase, sale, lease or rental of personal and real property, and for the manufacture, processing or marketing of products, commodities or any other personal property.
2. Primarily for the sale of services to the public.
3. Primarily by a nonprofit organization.

4. Solely for the purpose of moving and related expenses, for assisting in the purchase, sale, resale, manufacture, processing, or marketing of products, commodities, personal property, or services by the erection and maintenance of an outdoor advertising display(s), whether or not such display(s) is located on the premises on which any of the activities are conducted.

**County-** means the County of Riverside.

**Comparable Replacement Dwelling -** means a dwelling, which is:

1. Decent, safe and sanitary (as defined in Section 213), and comparable to the acquired dwelling with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space than is necessary to accommodate the displaced person.
2. In an area not subjected to unreasonable adverse environmental conditions from either natural or manmade sources, and not generally less desirable than the acquired dwelling with respect to public utilities, public and commercial facilities and neighborhood conditions, including schools and municipal services, and reasonably accessible to the displaced person's present or potential place of employment; provided that a potential place of employment may not be used to satisfy the accessibility requirement if the displaced person objects.

These Guidelines do not require that the replacement dwelling be generally as desirable as the acquired dwelling with respect to environmental characteristics. Though a displaced person does not have to accept a dwelling subject to unreasonable adverse environmental conditions, neither is a public entity required to duplicate environmental characteristics, such as scenic vistas or proximity to the ocean, lakes, rivers, forests or other natural phenomena.

If the displaced person so wishes, every reasonable effort shall be made to relocate such person within or near to his existing neighborhood. Whenever practicable the replacement dwelling shall be reasonably close to relatives, friends, services or organizations with whom there is an existing dependency relationship.

3. Available on the private market to the displaced person and available to all persons regardless of race, color, sex, marital status, religion, or national origin in a manner

consistent with Title VIII of the Civil Rights Act of 1968 or any other applicable State or Federal anti-discrimination law.

4. To the extent practicable and where consistent with Paragraph 1 of this section, functionally equivalent and substantially the same as the acquired dwelling, but not excluding newly constructed housing.
5. Within the financial means of the displaced person. A replacement dwelling is within the financial means of a displaced person if the monthly housing cost (including payments for mortgage, insurance and property taxes) or rental cost (including utilities and other reasonable recurring expenses) minus any replacement housing payment available to the person (as provided in Sections 604 and 614) does not exceed thirty percent (30%) of the person's average monthly income (as defined in Sections 206 and 228).

A replacement dwelling is within the financial means of a displaced person also if the purchase price of the dwelling including related increased interest costs and other reasonable expenses (as described in Section 604) does not exceed the total of the amount of just compensation provided for the dwelling acquired and the replacement housing payment available to the person (as provided in Section 604).

If the dwelling which satisfies these standards is not available, the public entity may consider a dwelling which exceeds them.

**Conventional Loan** - means a mortgage commonly given by banks, savings and loan associations to secure advances on, or the unpaid purchase price of, real property, payment of which is not insured by any agency of the state or federal governments.

**Counted Room** - means the space in a dwelling unit containing the usual quantity of household furniture, equipment and personal property. It shall include such space as a recreation room, living room, study, library, dining room, kitchen, laundry room, basement and garage. Rooms or storage areas which contain substantial amounts of personal property equivalent to one or more rooms may be counted as additional rooms.

**Date of Initiation of Negotiations for the Parcel** - means the date the Agency makes the first personal contact with the owner or the owner's representative and furnishes the owner with a written offer to purchase the property.

For purposes of establishing payment eligibility in the case of rehabilitation, code enforcement and Owner Participation Agreement activities, "Initiation of Negotiations" shall mean the date on which a displacee moves from a displacement site.

**Director** - means the Executive Director of the Agency.

**Displaced Person or Relocatee** - means both of the following:

- (1) Any person who moves from real property, or who moves his or her personal property from real property, either:
  - (a) As a direct result of a written notice of intent to acquire or the acquisition of the real property, in whole or in part, for a program or project undertaken by a public entity or by any person having an agreement with or acting on behalf of a public entity.
  - (b) As a direct result of the rehabilitation, demolition, or other displacing activity as the public entity may prescribe under a program or project undertaken by a public entity, of real property on which the person is a residential tenant or conducts a business or farm operation, in any case in which the public entity determines that the displacement is permanent. For purposes of this section, "residential tenant" includes any occupant of a residential hotel unit, as defined in subdivision (b) of Section 50669 of the Health and Safety Code, and any occupant of employee housing, as defined in Section 17008 of the Health and Safety Code, but shall not include any person who has been determined to be in unlawful occupancy of the displacement dwelling.
- (2) Solely for the purposes of determining a person's eligibility for relocation assistance and moving and related expenses, any person who moves from real property, or moves his or her personal property from real property, either:

- (a) As a direct result of a written notice of intent to acquire or the acquisition of other real property, in whole or in part, on which the person conducts a business or farm operation, for a program or project undertaken by a public entity.
- (b) As a direct result of the rehabilitation, demolition, or other displacing activity as the public entity may prescribe under a program or project undertaken by a public entity, of other real property on which the person conducts a business or farm operation, in any case in which the public entity determines that the displacement is permanent.

This definition shall be construed so that persons displaced as a result of public action receive relocation benefits in cases where they are displaced as a result of an Owner Participation Agreement or an acquisition carried out by a private person for or in connection with a public use where the public entity is otherwise empowered to acquire the property to carry out the public use. Except persons or families of low and moderate income, as defined in Section 50093 of the Health and Safety Code, who are occupants of housing, which was made available to them on a permanent basis by a public agency, and who are required to move from the housing, a displaced person shall not include any of the following:

1. Any person who has been determined to be in unlawful occupancy of the displacement dwellings.
2. Any person whose right of possession at the time of moving arose after the date of the public entity's acquisition of the real property.
3. Any person who has occupied the real property for the purpose of obtaining assistance under the California Relocation Assistance Law (Government Code Sections 7260 et seq.).

In any case in which the public entity acquires property for a program or project (other than a person who was an occupant of the property at the time it was acquired), any person who occupies the property for a period subject to termination when the property is needed for the program or project.

- (3) A person who is temporarily displaced for not more than 180 days, and who is offered occupancy of a comparable replacement unit located within the same apartment complex that contains the unit from which he or she has been displaced, shall not be deemed a "displaced person"

for the purposes of these rules and regulations. This section shall be applicable only if all of the following conditions are complied with:

- (4) All other financial benefits and services otherwise required under this Section are provided to the tenants temporarily displaced from their units.
- (5) The resident is offered the right to return to his or her original unit, with rent for the first 12 months subsequent to that return being the lower of the following: up to 5 percent higher than the rent at the time of displacement; or up to 30 percent of household income.
- (6) The temporary unit is not unreasonably impacted by the effects of the construction, taking into consideration the ages and physical conditions of the members of the displaced household, and the estimated period of displacement is reasonable.
- (7) The property is a qualified affordable housing preservation project.

**Displacing Agency** - means any public entity or person carrying out a program or project that causes a person to be a displaced person for a public project.

**Dwelling** - means the place of permanent or customary and usual abode of a person, including any single-family or multipurpose house, a single-family unit (including a nonhousekeeping unit) in a multi-family building, a unit of a condominium or cooperative housing project, a mobile home or any other residential unit which either is considered to be real property under State Law or cannot be moved without substantial damage or unreasonable cost. A second home will be considered to be a dwelling only for the purpose of establishing eligibility for payment for moving and related expenses.

**Economic Rent** - means the amount of rent a tenant or homeowner would have to pay for a dwelling similar to the acquired dwelling in a comparable area.

**Effective Rate of Interest** - means the annual percentage rate paid on the debt of a mortgage as a result of including debt service charges in the total interest to be paid on the mortgage debt, as an incident to the extension of credit, when such debt service charges are normal to the market.



**Eligible Person** - means any displaced person who is lawfully entitled to any relocation payment under state or federal regulations.

**Family** - means two or more individuals who by blood, marriage, adoption or mutual consent live together as a family unit.

**Farm Operation** - means any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale or home use, and customarily producing these products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.

**Gross Income** - means the total annual income of an individual, or where a family is displaced total annual income of the parents or adult heads of household, less the following:

1. A deduction of \$500.00 for each dependent in excess of three.
2. A deduction of ten percent (10%) of total income for an elderly or handicapped household.
3. A deduction for recurring, extraordinary medical expenses, defined for this purpose to mean medical expenses in excess of three percent (3%) of total income, where not compensated for or covered by insurance or other sources, such as public assistance or tort recovery.
4. A deduction of reasonable amounts paid for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head or spouse, except that the amount deducted shall not exceed the amount of income received by the person thus released.
5. Gross income is divided by twelve to ascertain the average monthly income. Relocation and property acquisition payments are not to be considered income for determination of financial means..

**Incidental Expenses** - means reasonable expenses incurred for evidence of title, recording, fees and other closing costs on the purchase of a replacement dwelling.

**Lead Agency** - means the Department of Housing and Community Development.

**Mobile Home** - means a structure described in Health and Safety Code section 18007 and 18008, which is transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. A self-propelled vehicle is not a mobile home.

**Mortgage** - means classes of liens that are commonly given to secure advances on, or the unpaid purchase price of, real property, together with the credit instruments, if any, secured thereby.

**Moving Expense** - means the cost of dismantling, disconnecting, crating, loading, insuring, temporary storage, transporting, unloading and reinstalling of personal property, including service charges in connection with effecting such reinstallations, and necessary temporary lodging and transportation of eligible persons.

**Nonprofit Organization** - means an organization that is incorporated under the applicable laws of the State or nonprofit organization and is exempt from paying Federal income taxes under Section 501 of the Internal Revenue Code (26 U.S. 501).

**Owner** - person "owns a dwelling" if he or she:

1. Holds fee title, a life estate, a land contract, a 50-year lease or a lease including any option for extension with at least 20 years to run from date of acquisition of the property for the Project.
2. Holds an interest in a cooperative housing project, which includes the rights of occupancy of a dwelling unit therein.
3. Is the contract purchaser of any of the foregoing estates or interests.
4. Has a leasehold interest with an option to purchase.
5. Owns a mobile unit, which, under state law, is determined to be real property, not personal property.

**Person** - means any individual, partnership, corporation, limited liability corporation, or association.

**Personal Property** - tangible, personal property means tangible property which is situated on the real property