

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



**3.50**

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED the reading being waived, that an ordinance bearing the following title, is adopted:

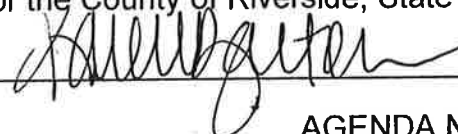
**ORDINANCE NO. 896**

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING AND ADOPTING  
THE REDEVELOPMENT PLAN FOR 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**

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 4, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: May 4, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
3.50

Notice of Determination

To:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Agency: Redevelopment Agency of the County of Riverside
Address: 3403 10th Street, Suite 500
Riverside, CA 92501
Contact: Rohini Dasika
Phone: (951) 955-8916

County Clerk

County of:
Address:

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2009041079

Project Title: I-215 Corridor Redevelopment Project Area, Amendment No. 2

Project Location (include county): Riverside County

Project Description:

The Project is a Redevelopment Plan amendment to add five component areas to the existing I-215 Corridor Project Area, located in the western region of Riverside County, along Highway 74 between Interstate 215 and Interstate 15. The Amendment Area includes approximately 5,865 acres in the areas of South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs.

This is to advise that the Board of Supervisors of the County of Riverside has approved the above described project on April 27, 2010 and has made the following determinations regarding the above described project:
(Lead Agency or Responsible Agency)

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 3403 10th Street, Suite 500, Riverside, CA 92501

Signature (Public Agency) Dan Marting Title

Date May 4, 2010 Date Received for filing at OPR

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.
5/6/10 Date RD Initial

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Notice of Determination

Appendix D

To:

Office of Planning and Research
For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St. Sacramento, CA 95814

County Clerk
County of:
Address:

From:

Public Agency: Redevelopment Agency of the County of Riverside
Address: 3403 10th Street, Suite 500 Riverside, CA 92501
Contact: Rohini Dasika
Phone: (951) 955-8916

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2009041079

Project Title: I-215 Corridor Redevelopment Project Area, Amendment No. 2

Project Location (include county): Riverside County

Project Description:

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This is to advise that the Board of Supervisors of the County of Riverside has approved the above described project on April 27, 2010 and has made the following determinations regarding the above described project:
(Date)

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 3403 10th Street, Suite 500, Riverside, CA 92501

Signature (Public Agency) [Handwritten Signature] Title

Date May 4, 2010 Date Received for filing at OPR

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/10/10 Date kb Initial

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Revised 2005

1 ORDINANCE NO. 896  
2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 APPROVING AND ADOPTING THE REDEVELOPMENT PLAN  
4 FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA,  
5 AMENDMENT NO. 2 – HIGHWAY 74 COMMUNITIES SUB-AREA – SOUTH MEAD VALLEY,  
6 WAGON WHEEL, GOOD HOPE, MEADOWBROOK AND WARM SPRINGS

7  
8 The Board of Supervisors of the County of Riverside ordains as follows:

9 Section 1. FINDINGS.

- 10 a. The Redevelopment Agency for the County of Riverside (the “Agency”)
- 11 has prepared a Redevelopment Plan for the I-215 Corridor Project Area,
- 12 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead
- 13 Valley, Wagon Wheel, Good Hope, Meadowbrook and Warm Springs (the
- 14 “Redevelopment Plan” for the “Amendment Area”) in compliance with the
- 15 California Community Redevelopment Law (Health and Safety Code,
- 16 Sections 33000, et seq.; the “CRL”).
  
- 17 b. The Board of Supervisors of the County of Riverside (the “Board of
- 18 Supervisors”) has received the following from the Agency:
  - 19 i. The proposed Redevelopment Plan for the Amendment Area;
  - 20 ii. The Agency report (the “Report to the Board of Supervisors”)
  - 21 prepared pursuant to Section 33352 of the CRL;
  - 22 iii. The reasons for the selection of the Amendment Area and a
  - 23 discussion of certain other matters as set forth in CRL Section
  - 24 33352;
  - 25 iv. An analysis of the physical and economic conditions existing in the
  - 26 Amendment Area;
  - 27
  - 28

- 1 v. The proposed method of financing the redevelopment of the  
2 Amendment Area;
- 3 vi. A plan for the relocation of business owners and tenants who may  
4 be temporarily or permanently displaced under the Redevelopment  
5 Plan as amended;
- 6 vii. An analysis of the Preliminary Plan, the report and  
7 recommendations of the Planning Commission of the County of  
8 Riverside (the "Planning Commission");
- 9 viii. The minutes of consultations with affected taxing agencies, the Final  
10 Environmental Impact Report on the Redevelopment Plan, and an  
11 implementation plan.
- 12 c. The Planning Commission has submitted to the Board of Supervisors its  
13 report and recommendations for approval of the Redevelopment Plan and  
14 its certification that the Redevelopment Plan conforms to the Riverside  
15 County General Plan (the "General Plan").
- 16 d. The Board of Supervisors and the Agency held a joint public hearing on  
17 March 23, 2010, concerning the adoption of the Redevelopment Plan.
- 18 e. Notice of the hearing was duly and regularly published in a newspaper of  
19 general circulation in the County of Riverside in accordance with Section  
20 33361 of the CRL, and a copy of said notice and affidavit of publication are  
21 on file with the Clerk of the Board of the County of Riverside and Secretary  
22 of the Agency.
- 23 f. Copies of the notice of joint public hearing were mailed by first class mail  
24 to the last known address of each assessee, as shown on the last equalized  
25 assessment roll of the County of Riverside, of each parcel of land in the  
26 Amendment Area, to each resident, and to each business as practicable.  
27  
28

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

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

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

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

15 s. There shall be provided, within the Amendment Area or within other areas  
16 not generally less desirable with regard to public utilities and public and  
17 commercial facilities and at rents or prices within the financial means of any  
18 families and persons who might be displaced from the Amendment Area,  
19 decent, safe and sanitary dwellings equal in number to the number of and  
20 available to the displaced families and persons, and reasonably accessible to  
21 their places of employment. Families and persons shall not be displaced  
22 prior to the adoption of a relocation plan pursuant to CRL Sections 33411  
23 and 33411.1. Dwelling units housing persons and families of low or  
24 moderate income shall not be removed or destroyed prior to the adoption of  
25 a replacement housing plan pursuant to CRL Sections 33334.5, 33413, and  
26 33413.5. This finding is based upon the Rules Governing Participation and  
27 Preferences for Owners, Operators of Businesses and Tenants, which was  
28



1 adopted on April 18, 2006, as the "Owner Participation Rules" for the  
2 Amendment Area, and the Housing Element of the Comprehensive General  
3 Plan.

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

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

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

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

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

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

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

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

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

23 Section 2. PURPOSE. The purpose of this ordinance is to adopt and designate the  
24 Redevelopment Plan as the official redevelopment plan for the I-215 Corridor Redevelopment Project  
25 Area, Amendment No. 2 – Highway 74 Communities Sub-Area. The purpose of the Redevelopment Plan  
26 is to provide for the elimination or alleviation of physical and economic conditions of blight. More  
27 specifically, the Redevelopment Plan is intended to achieve the following goals:  
28

- a. Eliminate blighting conditions and to prevent the acceleration of blight in and about the Amendment Area;
- b. Effectuate the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of the Amendment Area in such a manner as to facilitate a higher and better utilization of the land within the Amendment Area for uses in accordance with the General Plan;
- c. Use the redevelopment process and provisions permitted by the CRL to promote redevelopment that is consistent with the General Plan and the Riverside County Zoning Ordinance (the "Zoning Ordinance");
- d. Encourage the better utilization of real property, and a more efficient and effective circulation system;
- e. Provide for adequate parcels and required public improvements to encourage new construction by private enterprise;
- f. Promote the rehabilitation of deteriorated residential units through the provision of grants and loans to property owners. Where deterioration makes rehabilitation infeasible, the Agency will assist property owners in the demolition and replacement of such residential units on a one-for-one basis.

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

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

- a. Encourage development according to the General Plan;
- b. Promote comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation in such a manner as to achieve a higher and better utilization of the land within the Amendment Area;
- c. Encourage investment in the Amendment Area by the private sector;

- 1 d. Promote the development of new and diverse employment opportunities;
- 2 e. Enhance and expand shopping facilities in the Amendment Area by
- 3 encouraging the development of new commercial uses and the rehabilitation
- 4 of existing commercial uses in conformance with the General Plan and the
- 5 Zoning Ordinance;
- 6 f. Promote the improvement and centralization of industrial areas to make the
- 7 provision of public services more efficient;
- 8 g. Promote the expansion of the Amendment Area's commercial base and
- 9 local employment opportunities to provide jobs to unemployed and
- 10 underemployed workers in the area and County-wide;
- 11 h. Consolidate parcels as needed to induce new or expanded development in
- 12 the Amendment Area;
- 13 i. Protect the health and general welfare of the Amendment Area's many low-
- 14 and moderate-income residents by utilizing twenty percent (20%) of the tax
- 15 increment revenues from the Amendment Area to improve and preserve the
- 16 supply of low- and moderate-income housing, including senior housing,
- 17 both inside and outside the Amendment Area;
- 18 j. Upgrade the physical appearance of the Amendment Area;
- 19 k. Assist with rehabilitation of deteriorated structures to eliminate safety
- 20 deficiencies and to extend the useful lives of these structures, by providing
- 21 grants and low-interest loans to interested property owners;
- 22 l. Remove economic impediments to land assembly and in-fill development in
- 23 areas that are not properly subdivided for development or redevelopment;
- 24 m. Buffer residential neighborhoods from the intrusion of incompatible land
- 25 uses and noise;
- 26
- 27
- 28

- 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.  
28

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

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

3  
4  
5 By: Marion Ashley  
Chairman  
6 Marion Ashley

7  
8 ATTEST: Kecia Harper-Ihem  
9 CLERK OF THE BOARD

10  
11 By: Kumpf  
12 Deputy

13  
14 [ SEAL ]

15  
16  
17  
18  
19 APPROVED AS TO FORM  
20 ~~March~~ 8, 2010  
21 ~~April~~

22 By: Michelle Clack  
23 MICHELLE CLACK  
24 Deputy County Counsel

25 S:\RDACOM\RDA\_ADMN\RDA Plan Amendments\I-215\_HWY 74\I-215\JPH Documents\Ordinance adopting amendment.docx



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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 4, 2010, the foregoing ordinance consisting of 10 Sections was adopted by the following vote:

AYES:        Buster, Tavaglione, Stone, Benoit, and Ashley  
NAYS:        None  
ABSENT:     None

DATE:        May 4, 2010

KECIA HARPER-IHEM  
Clerk of the Board

BY:   
Deputy

SEAL

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

5780



**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

**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*  
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 *CS*

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* DATE: 4/8/10  
MICHELLE CLACK  
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.

Economic Development Agency

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

April 8, 2010

Page 3

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.



DOC # 2010-0223109

05/13/2010 08:00A Fee:NC

Page 1 of 22

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording Requested by  
and When Recorded Mail to:

County of Riverside  
Attn: Clerk of the Board of Supervisors  
4080 Lemon St., 1<sup>st</sup> Floor  
Riverside, CA 92502



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May 4, 2010

Larry Ward  
County Clerk-Recorder  
County of Riverside  
4080 Lemon St., 1<sup>st</sup> Floor  
Riverside, CA 92501

*Statement of Redevelopment Plan  
The I-215 Corridor Redevelopment Project,  
Amendment No. 2: Highway 74 Communities*



**\*\*\* STATEMENT OF PROCEEDINGS \*\*\*  
\*\*\* PROPERTIES ARE LOCATED IN A REDEVELOPMENT PROJECT \*\*\***

The Redevelopment Plan for the Interstate 215 Corridor Redevelopment Project Area, Amendment No. 2 in the County of Riverside has been approved under California Community Redevelopment Law (California Health and Safety Code section 33000 *et seq.*) and proceedings for the redevelopment of the Project Area have been instituted.

Pursuant to Section 33373 of the California Health and Safety Code, attached hereto is a legal description of the territory included in the redevelopment project, as adopted by Ordinance 896 of the Board of Supervisors of Riverside County. This Statement of Proceedings and the attached legal description are to be recorded among the official land records of the County of Riverside.

A general description of the provisions of eminent domain in the Redevelopment Plan is as follows:

The Agency is not authorized to use eminent domain.

Respectfully submitted,

Kecia Harper-Ihem, Clerk of the Board, Kimberly Rector, Assistant Clerk of the Board for  
County of Riverside, California

S:\RDACOMRDA\_ADMNRDA Plan Amendments\I-215\_HWY 74\I-215\Final Filing Materials\Statement of Proceedings.doc

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P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

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Redevelopment Agency  
Workforce Development

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

**Geographic Description**

This boundary description is to be used in conjunction with the boundary maps of the I-215 Redevelopment Project, Amendment No. 2, Highway 74 Communities, Sub-Area No. 1 consisting of South Mead Valley, Wagon Wheel, Good Hope, and Meadowbrook, and Sub- Area No. 2 consisting Warm Springs, for the County of Riverside. The course numbers shown on this description correspond with the course numbers of the boundary maps. The description is for that portion of real property of the County of Riverside, State of California described as follows:

Sub-Area 1- South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook

P.O.B.

Beginning at a point along the Mead Valley Community Redevelopment Project No.5, Amendment No. 2, Sub-Area B as existed in 1987, said point also being the Southeast corner of Section 15, Township 4 South, Range 4 West; thence

- Course 1. South 0° 24'54" East along the Westerly lines of Parcels 18 and 15, as shown on Book 322, Page 15, of Riverside County Tax Assessor's Maps, last revision October 1991, a distance of 874 feet, more or less, to the Northwest corner of Parcel 6, as shown on Book 322, Page 15, of Riverside County Tax Assessor's Maps, last revision October 1991; thence
- Course 2. Northeasterly along the Northerly line of said last described Parcel 6, a distance of 344 feet, more or less, to the Northeast corner of said last described Parcel 6; thence
- Course 3. Southeasterly along the Easterly lines of said last described Parcels 6 and 21, 20, as shown on Book 322, Page 15, of Riverside County Tax Assessor's Maps, last revision October 1991, a distance of 490 feet, more or less, to the Northwest corner of Parcel 15, as shown on Book 322, Page 18, of Riverside County Tax Assessor's Maps, last revision December 7, 2004; thence
- Course 4. Southeasterly along the Westerly line of said last described Parcel 15, a distance of 257 feet, more or less, to the Northwest corner of Parcel 27, as shown on Book 322, Page 18, of Riverside County Tax Assessor's Maps, last revision December 7, 2004; thence
- Course 5. Southeasterly along the Westerly line of said last described Parcel 27, a distance of 744 feet, more or less, to the Southeast corner of Parcel 7, as shown on Book



- 322, Page 18, of Riverside County Tax Assessor's Maps, last revision December 7, 2004; thence
- Course 6. Northeasterly along the Northerly line of Parcel 29, as shown on Book 322, Page 18, of Riverside County Tax Assessor's Maps, last revision December 7, 2004, a distance of 330 feet, more or less, to the Northeast corner of said last described Parcel 29; thence
- Course 7. Southeasterly along the Easterly lines of said last described Parcels 29 and Parcels 18, 19, as shown on Book 322, Page 18, of Riverside County Tax Assessor's Maps, last revision December 7, 2004, a distance of 396 feet, more or less, to the Southeast corner of said last described Parcel 19; thence
- Course 8. South  $67^{\circ} 24'21''$  West along the Southerly line of said last described Parcel 19, a distance of 330 feet, more or less, to the Southwest corner of said Parcel 19; thence
- Course 9. South  $22^{\circ} 35'39''$  East along the Easterly lines of Parcels 19 and 18, as shown on Book 322, Page 19, of Riverside County Tax Assessor's Maps, last revision May 8, 2007, a distance of 240 feet, more or less, to the most Northwesterly corner of Parcel 22, as shown on Book 322, Page 19, of Riverside County Tax Assessor's Maps, last revision May 8, 2007; thence
- Course 10. Southeasterly along the Westerly line of said last described Parcel 22, a distance of 649 feet, more or less, to the Southwest corner of said Parcel 22; thence
- Course 11. Southeasterly along the Westerly line of Parcel 24, as shown on Book 322, Page 19, of Riverside County Tax Assessor's Maps, last revision May 8, 2007, a distance of 325 feet, more or less, to the Northwest corner of Parcel 41, as shown on Book 322, Page 20, of Riverside County Tax Assessor's Maps, last revision December 1982; thence
- Course 12. Southeasterly along the Westerly line of said last described Parcel 41, a distance of 415 feet, more or less, to the Southwest corner of said Parcel 41; thence
- Course 13. Southeasterly and Southerly along the Westerly line of Parcel 40, as shown on Book 322, Page 20, of Riverside County Tax Assessor's Maps, last revision December 1982, a distance of 580 feet, more or less, to the Northwest corner of Parcel 39, as shown on Book 322, Page 20, of Riverside County Tax Assessor's Maps, last revision December 1982; thence
- Course 14. Southerly along the Westerly line of said last described Parcel 39, a distance of 635 feet, more or less, to the Southwest corner of said Parcel 39; thence
- Course 15. South  $89^{\circ} 12'55''$  East along the Northerly lines of Parcels 1, 28, and 29, as shown on Book 323, Page 08, of Riverside County Tax Assessor's Maps, last



revision August 29, 2005, a distance of 933 feet, more or less, to the Northwest corner of Parcel 1, as shown on Book 323, Page 09, of Riverside County Tax Assessor's Maps, last revision March 1985; thence

- Course 16. Southerly along the Westerly lines of said last described Parcel 1 and Parcels 1, 2, and 5, as shown on Book 323, Page 10, of Riverside County Tax Assessor's Maps, last revision May 1996, a distance of 2,225 feet, more or less, to the centerline of Calloway Street, 60 feet wide; thence
- Course 17. Easterly along the said last described centerline, a distance of 1,280 feet, more or less, to the Northeast corner of Parcel 9, as shown on Book 323, Page 10, of Riverside County Tax Assessor's Maps, last revision May 1996; thence
- Course 18. Southerly along the Easterly line of said last described Parcel 9, a distance of 400 feet, more or less, to the centerline of Metz Road, 88 feet wide; thence
- Course 19. Easterly along the said last described centerline, a distance of 1,321 feet, more or less, to its intersection with the centerline of Lukens Lane, 60 feet wide, said point of intersection also being along the City Boundary of Perris, as existed in 1911; thence
- Course 20. Continuing Easterly, Southerly, Westerly, Southerly, Westerly, Southerly, Easterly, Southerly, Northeasterly, Easterly, Southerly, Westerly and Southerly along said last described City Boundary of Perris to its intersection with the Easterly line of the Northwest quarter of Section 1, Township 5 South, Range 4 West, said point also being the centerline of McPherson Road and the Easterly prolongation of the Northerly line of Parcel 47, as shown on Book 342, Page 04, of Riverside County Tax Assessor's Maps, last revision July 2005; thence
- Course 21. South  $56^{\circ} 46'$  West, a distance of 1,065 feet, more or less; thence
- Course 22. South  $46^{\circ} 58'$  West, a distance of 2,272 feet, more or less, to the Northwest corner of Parcel 29, as shown on Book 342, Page 09, of Riverside County Tax Assessor's Maps, last revision September 1987; thence
- Course 23. Southerly along the Westerly lines of said last described Parcel 29, a distance of 25 feet, more or less, to the Northeast corner of Parcel 33, as shown on Book 342, Page 09, of Riverside County Tax Assessor's Maps, last revision September 1987; thence
- Course 24. Westerly along the Northerly line of said last described Parcel 33 and its Westerly prolongation, a distance of 166 feet, more or less, to the centerline of Sophia Street, 114 feet wide; thence
- Course 25. Southerly along the said last described centerline to the centerline of Mountain Avenue, 60 feet wide; thence





- Course 26. Westerly along the said last described centerline, a distance of 647 feet, more or less, to the Northerly prolongation of the Westerly line of Parcel 14, as shown on Book 342, Page 16, of Riverside County Tax Assessor's Maps, last revision March 2004; thence
- Course 27. Southerly along said last described Northerly prolongation and Westerly line of said last described Parcel 14 and Westerly lines of Parcel 13, 8, and 9, as shown on Book 342, Page 16, of Riverside County Tax Assessor's Maps, last revision March 2004, and Southerly prolongation of said last described Westerly line of said last described Parcel 9, a distance of 1,325 feet, more or less, to the centerline of Betty Road, 40 feet wide; thence
- Course 28. Westerly along the said last described centerline, a distance of 945 feet, more or less, to the Northerly prolongation of the Westerly line of Parcel 50, as shown on Book 342, Pages 20, of Riverside County Tax Assessor's Maps, last revision June 2005; thence
- Course 29. Southerly along the said last described Northerly prolongation and Westerly line of said last described Parcel 50 and Parcel 52, as shown on Book 342, Pages 20, of Riverside County Tax Assessor's Maps, last revision June 2005, a distance of 682 feet more or less, to the Northeast corner of Parcel 5, as shown on Book 342, Pages 20, of Riverside County Tax Assessor's Maps, last revision June 2005; thence
- Course 30. Westerly along the Northerly lines of said last described Parcel 5 and Parcels 37, 2, and 1, as shown on Book 342, Pages 20, of Riverside County Tax Assessor's Maps, last revision June 2005, and Westerly prolongation of said last described Northerly line of said last described Parcel 1, a distance of 969 feet, more or less, to the centerline of Marie Street, 40 feet wide; thence
- Course 31. Southerly along the said last described centerline to the centerline of Mapes Road, 40 feet wide; thence
- Course 32. Westerly along the said last described centerline, a distance of 950 feet, more or less, to the Northerly prolongation of the Westerly line of Parcel 12, as shown on Book 345, Page 08, of Riverside County Tax Assessor's Maps, last revision January 13, 2006; thence
- Course 33. Southerly along said last described Northerly prolongation and Westerly line of said last described Parcel 12, a distance of 673 feet, more or less, to the most Southeasterly corner of Parcel 58, as shown on Book 345, Page 08, of Riverside County Tax Assessor's Maps, last revision January 13, 2006; thence



- Course 34. Westerly along the Southerly line of said last described Parcel 58 and Westerly prolongation of said Southerly line of Parcel 58, a distance of 473 feet, more or less, to the centerline of Norma Street, 50 feet wide; thence
- Course 35. Southeasterly along the said last described centerline, a distance of 800 feet, more or less, to the Easterly prolongation of the Northerly line of Parcel 12, as shown on Book 345, Page 09, of Riverside County Tax Assessor's Maps, last revision January 13, 2006; thence
- Course 36. Westerly along the said last described Easterly prolongation of the Northerly line of said last described Parcel 12, a distance of 643 feet, more or less, to the Northwest corner of said last described Parcel 12; thence
- Course 37. Southerly along the Westerly lines of said last described Parcel 12, and Parcel 33, 34, and 23, as shown on Book 345, Page 09, of Riverside County Tax Assessor's Maps, last revision January 13, 2006, a distance of 1,086 feet, more or less, to the most Northeasterly corner of Parcel 24, as shown on Book 345, Page 09, of Riverside County Tax Assessor's Maps, last revision January 13, 2006; thence
- Course 38. Westerly along the Northerly line of said last described Parcel 24, a distance of 200 feet, more or less, to the Northwest corner of said last described Parcel; thence
- Course 39. Southerly along the Westerly line of said last described Parcel 24, a distance of 219 feet, more or less, to the Northerly right of way line of Margarth Street, 20 feet wide; thence
- Course 40. Westerly along the said last described Northerly right of way line, a distance of 482 feet, more or less, to the Northerly prolongation of the Westerly line of Parcel 2, as shown on Book 345, Page 10, of Riverside County Tax Assessor's Maps, last revision February 14, 2005; thence
- Course 41. Southerly along said last described Northerly prolongation and Westerly line of said last described Parcel 2, a distance of 330 feet, more or less, to the most Southwesterly corner of said last described Parcels; thence
- Course 42. Westerly along the Northerly line of Parcel 10, as shown on Book 345, Page 10, of Riverside County Tax Assessor's Maps, last revision February 14, 2005, a distance of 261 feet, more or less, to the Northeast corner of Parcel 61, as shown on Book 345, Page 06, of Riverside County Tax Assessor's Maps, last revision January 13, 2006; thence
- Course 43. Southerly along the Easterly lines of said last described Parcel 61 and Parcel 60, as shown on Book 345, Page 06, of Riverside County Tax Assessor's Maps, last revision January 13, 2006, a distance of 630 feet, more or less, to the Southeasterly corner of said last described Parcel 60; thence



- Course 44. Westerly along the Southerly line of said last described Parcel 60, a distance of 44 feet, more or less, to the Northeast corner of Parcel 42, as shown on Book 345, Page 06, of Riverside County Tax Assessor's Maps, last revision January 13, 2006; thence
- Course 45. Southerly along the Easterly lines of said last described Parcel 42 and Parcel 44, as shown on Book 345, Page 06, of Riverside County Tax Assessor's Maps, last revision January 13, 2006, a distance of 331 feet, more or less, to the most Southeasterly corner of said last described Parcel 44; thence
- Course 46. Westerly along the Northerly line of said last described Parcel 44, a distance of 284 feet, more or less, to the Northeast corner of Parcel 39, as shown on Book 345, Page 07, of Riverside County Tax Assessor's Maps, last revision September 13, 2007; thence
- Course 47. Southerly along the Easterly line of said last described Parcel 39, a distance of 661 feet, more or less, to the Southeasterly corner of said Parcel 39; thence
- Course 48. Westerly along the Southerly line of said Parcel 39, a distance of 660 feet, more or less, to the Northwest corner of Parcel 26, as shown on Book 345, Page 07, of Riverside County Tax Assessor's Maps, last revision September 13, 2007; thence
- Course 49. Southerly along the Westerly line of said last described Parcel 26, a distance of 100 feet, more or less, to the Northwest corner of Parcel 25, as shown on Book 345, Page 07, of Riverside County Tax Assessor's Maps, last revision September 13, 2007; thence
- Course 50. Southerly along the Westerly line of said last described Parcel 25, a distance of 100 feet, more or less, to the Northwest corner of Parcel 33, as shown on Book 345, Page 07, of Riverside County Tax Assessor's Maps, last revision September 13, 2007; thence
- Course 51. Southerly along the Westerly line of said last described Parcel 33 and its Southerly prolongation, a distance of 482 feet, more or less, to the Northwest corner of Parcel 15, as shown on Book 345, Page 15, of Riverside County Tax Assessor's Maps, last revision March 1 2007; thence
- Course 52. Southerly along the Westerly line of said last described Parcel 15, a distance of 646 feet, more or less, to the Northeast corner of Parcel 28, as shown on Book 345, Page 15, of Riverside County Tax Assessor's Maps, last revision March 1 2007; thence
- Course 53. Westerly along the Northerly line of Parcel 28, a distance of 327 feet, more or less, to the Northwest corner of said last described Parcel 28; thence



- Course 54. Southerly along the Westerly line of said last described Parcel 28, a distance of 170 feet, more or less, to the Northeast corner of Parcel 22, as shown on Book 345, Page 15, of Riverside County Tax Assessor's Maps, last revision March 1, 2007; thence
- Course 55. Westerly along Northerly line of the said last described Parcel 22, a distance of 331 feet, more or less, to the Northwest corner of said last described Parcel 22; thence
- Course 56. Southerly along the Westerly line of said last described Parcel 22 and Southerly prolongation of said last described Westerly line, a distance of 564 feet, more or less, to the centerline of Eugene Street, 40 feet wide; thence
- Course 57. Westerly along the said last described centerline, a distance of 891 feet, more or less, to the Easterly right of way line of State Highway 74, variable width; thence
- Course 58. Southwesterly along the said last described Easterly right of way line, a distance of 212 feet, more or less, to the centerline of Robert Street, variable width; thence
- Course 59. Southerly along the said last described centerline of Robert Street to the centerline of Wallace Avenue, 60 feet wide; thence
- Course 60. Westerly along the said last described centerline of Wallace Street and Northerly right of way line of Beryl Street, 30 feet wide, to the Westerly right of way line of Vinell Avenue, 30 feet wide; thence
- Course 61. Southerly along the said last described Westerly right line of Vinell Avenue to the Northerly right of way line of Suzan Street, 30 feet wide; thence
- Course 62. Westerly along the said last described Northerly right of way line of Suzan Street, a distance of 324 feet, more or less, to the Northerly prolongation of the Easterly line of Parcel 42, as shown on Book 349, Pages 10, of Riverside County Tax Assessor's Maps, last revision November 6, 2006; thence
- Course 63. Southerly along said last described Northerly prolongation and Easterly line of said last described Parcel 42, a distance of 336 feet, more or less, to the Northeast corner of Parcel 12, as shown on Book 349, Pages 10, of Riverside County Tax Assessor's Maps, last revision November 6, 2006; thence
- Course 64. Westerly along the Northerly line of said last described Parcel 12, a distance of 331 feet, more or less, to the Northwest corner of said last described Parcel 12; thence
- Course 65. Southerly along the Westerly line of said last described Parcel 12, a distance of 287 feet more or less, to a point in a circular curve concave Easterly; thence



- Course 66. Southwesterly and Southeasterly along said circular curve, a distance of 114 feet, more or less; thence
- Course 67. Southwesterly along the Southeasterly line of Parcel 14, as shown on Book 349, Pages 09, of Riverside County Tax Assessor's Maps, last revision March 04, 2008, a distance of 602 feet, more or less, to the most Southerly corner of said last described Parcel 14; thence
- Course 68. Northwesterly along the Southwesterly line of said Parcel 14, a distance of 112 feet, more or less, to the most Southeast corner of Parcel 25, as shown on Book 349, Pages 09, of Riverside County Tax Assessor's Maps, last revision March 04, 2008; thence
- Course 69. Westerly along the Southerly line of said last described Parcel 25 and Westerly prolongation, a distance of 474 feet, more or less, to the Westerly right of way line of Canyon Road, 60 feet wide; thence
- Course 70. Southerly along the said last described Westerly right of way line, a distance of 106 feet, more or less, to the Southeast corner of Parcel 24, as shown on Book 349, Pages 09, of Riverside County Tax Assessor's Maps, last revision March 04, 2008; thence
- Course 71. Westerly along the said last described Parcel 24, a distance of 454 feet, more or less, to the Southeast corner of Parcel 42, as shown on Book 349, Pages 09, of Riverside County Tax Assessor's Maps, last revision March 04, 2008; thence
- Course 72. Southerly along the Easterly line of Parcel 35, as shown on Book 349, Pages 06, of Riverside County Tax Assessor's Maps, last revision March 21, 2006, a distance of 353 feet, more or less, to the Southeast corner of said last described Parcel 35; thence
- Course 73. Westerly along the Southerly lines of said last described Parcel 35 and Parcels 33 and 32, as shown on Book 349, Pages 06, of Riverside County Tax Assessor's Maps, last revision March 21, 2006, a distance of 496 feet, more or less, to the Southwest corner of said last described Parcel 32; thence
- Course 74. Southerly along the Easterly line of Parcel 38, as shown on Book 349, Pages 06, of Riverside County Tax Assessor's Maps, last revision March 21, 2006, a distance of 25 feet, more or less, to the Southeast corner of said last described Parcel 38; thence
- Course 75. Westerly along the Southerly line of said Parcel 38, a distance of 169 feet, more or less, to the Southwest corner of said Parcel 38; thence
- Course 76. Southerly along the Westerly line of Parcel 27, as shown on Book 349, Pages 06, of Riverside County Tax Assessor's Maps, last revision March 21, 2006, a



distance of 45 feet, more or less, to the Southeast corner of Parcel 31, as shown on Book 349, Pages 06, of Riverside County Tax Assessor's Maps, last revision March 21, 2006; thence

- Course 77. Westerly along the said last described Parcel 31, a distance of 400 feet, more or less; thence
- Course 78. Southerly along the Easterly lines of said last described Parcel 31 and Parcel 34, as shown on Book 349, Pages 06, of Riverside County Tax Assessor's Maps, last revision March 21, 2006, a distance of 284 feet, more or less, to the Southeast corner of said last described Parcel 34; thence
- Course 79. Westerly along the Southerly lines of said last described Parcel 34 and Parcel 36, as shown on Book 349, Pages 06, of Riverside County Tax Assessor's Maps, last revision March 21, 2006, a distance of 275 feet, more or less, to the Northeast corner of Parcel 10, as shown on Book 349, Pages 40, of Riverside County Tax Assessor's Maps, last revision June 5, 2007; thence
- Course 80. Southerly along the Easterly line of said last described Parcel 10, a distance of 433 feet, more or less, to the Southeast corner of said Parcel 10; thence
- Course 81. Westerly along the Southerly line of said Parcel 10, a distance of 493 feet, more or less, to the Southwest corner of said Parcel 10; thence
- Course 82. Southerly along the Westerly line of Parcel 11, as shown on Book 349, Pages 40, of Riverside County Tax Assessor's Maps, last revision June 5, 2007, a distance of 44 feet, more or less, to the Southeast corner of Parcel 22, as shown on Book 349, Pages 40, of Riverside County Tax Assessor's Maps, last revision June 5, 2007; thence
- Course 83. Westerly along the Southerly line of said last described Parcel 22, a distance of 133 feet, more or less, to the Northwest corner of Parcel 25, as shown on Book 349, Pages 40, of Riverside County Tax Assessor's Maps, last revision June 5, 2007; thence
- Course 84. Southwesterly along the Southerly line of said last described Parcel 25, a distance of 50 feet, more or less, to the Northwest corner of Parcel 27, as shown on Book 349, Pages 40, of Riverside County Tax Assessor's Maps, last revision June 5, 2007; thence
- Course 85. Southerly along the Easterly line of Parcel 4, as shown on Book 349, Pages 40, of Riverside County Tax Assessor's Maps, last revision June 5, 2007, a distance of 348 feet, more or less, to the Southeast corner of said last described Parcel 4; thence



- Course 86. Westerly along the Southerly line of said Parcel 4, a distance of 661 feet, more or less, to the Easterly right of way line of Crumpton Road, 30 feet wide; thence
- Course 87. Southerly along the said last described Easterly right of way line, a distance of 452 feet, more or less, to the Northeast corner of Parcel 14, as shown on Book 347, Pages 11, of Riverside County Tax Assessor's Maps, last revision April 8, 2008; thence
- Course 88. Westerly along the Northerly lines of said last described Parcel 14 and Parcel 13, 12, and 11, as shown on Book 347, Pages 11, of Riverside County Tax Assessor's Maps, last revision April 8, 2008, a distance of 1,320 feet, more or less, to the Northwest corner of said last described Parcel 11; thence
- Course 89. Southerly along the Westerly line of said last described Parcel 11, a distance of 678 feet, more or less, to the Northeast corner of Parcel 10, as shown on Book 347, Pages 11, of Riverside County Tax Assessor's Maps, last revision April 8, 2008; thence
- Course 90. Westerly along the Northerly line of said last described Parcel 10, a distance of 146 feet, more or less, to the Southwest corner of Parcel 88, as shown on Book 347, Pages 11, of Riverside County Tax Assessor's Maps, last revision April 8, 2008, said point also being along the Easterly right of way line of Country Road, 40 feet wide; thence
- Course 91. Northerly along the said last described Easterly right of way line, a distance of 894 feet, more or less, to the Easterly prolongation of the Northerly line of Parcel 77, as shown on Book 347, Pages 11, of Riverside County Tax Assessor's Maps, last revision April 8, 2008; thence
- Course 92. Southwesterly along the Easterly prolongation and Northerly line of said last described Parcel 77, a distance of 153 feet, more or less, to a point on the Easterly line of Parcel 8, as shown on Book 347, Pages 11, of Riverside County Tax Assessor's Maps, last revision April 8, 2008; thence
- Course 93. Southerly along the said last described Easterly line, a distance of 167 feet, more or less, to the Southeast corner of said last described Parcel 8; thence
- Course 94. Westerly along the Southerly line of said last described Parcel 8, a distance of 829 feet, more or less, to the Northwest corner of Parcel 76, as shown on Book 347, Pages 11, of Riverside County Tax Assessor's Maps, last revision April 8, 2008; thence
- Course 95. Southwesterly along the Northwesterly line of said last described Parcel 76, a distance of 147 feet, more or less, to the Easterly right of way line of Trellis Lane, variable width, said line also being along the City Boundary of Lake Elsinore, as existed in 1888; thence



- Course 96. Northeasterly and Northerly along said last described City Boundary of Lake Elsinore to the Southwest corner of the Northwest quarter of Section 16, Township 5 South, Range 4 West, said point also being the Southwest corner of Parcel 4, as shown on Book 346, Page 20, of Riverside County Tax Assessor's Maps, last revision June 1987; thence
- Course 97. Easterly along the Southerly lines of Parcel 4 and Parcels 20,19,7,8,9,14, and 15, as shown on Book 346, Pages 20, of Riverside County Tax Assessor's Maps, last revision June 1987, and Parcel 13 as shown on Book 345, Pages 20, of Riverside County Tax Assessor's Maps, last revision May 31, 2005, a distance of 7,315 feet, more or less, to the Westerly right of way line of State Highway 74, variable width; thence.
- Course 98. Northeasterly along said last described Westerly right of way line to the centerline of Roberts Street, variable width; thence
- Course 99. Northerly along the said last described centerline, a distance of 1,146 feet, more or less, to the Northerly right of way line of Ethanac Road, 45 feet wide; thence
- Course 100. Westerly along the said last described Northerly right of way line, a distance of 1.306 feet, more or less, to the Southeast corner of Parcel 11, as shown on Book 345, Page 02, of Riverside County Tax Assessor's Maps, last revision February 1988; thence
- Course 101. Northerly along the Westerly line of said last described Parcel 11, a distance of 5,287 feet, more or less, to the Northeast corner of Parcel 1, as shown on Book 345, Page 02, of Riverside County Tax Assessor's Maps, last revision February 1988; thence
- Course 102. Westerly along the Northerly line of said last described Parcel 1 and Westerly prolongation of Northerly line of said Parcel 1, a distance of 1,322 feet, more or less, to the centerline of Unnamed Street, 30 feet wide; thence
- Course 103. Northerly along the said last described centerline of Unnamed Street, a distance of 1,315 feet, more or less, to its intersection with the centerline of Olympia Avenue, 60 feet wide, and Belita Drive, 60 feet wide; thence
- Course 104. Continuing Northerly along the said last described centerline of Belita Drive, a distance of 4,122 feet, more or less, to the centerline of Ellis Street, 60 feet wide; thence
- Course 105. Easterly along the said last described centerline, a distance of 3,775 feet, more or less, to the Southerly prolongation of the Easterly right of way line of Sony Way, 30 feet wide; thence





- Course 106. Northerly along said last described Easterly right of way line, a distance of 303 feet, more or less, to the Southwest corner of Parcel 41, as shown on Book 325, Page 07, of Riverside County Tax Assessor's Maps, last revision October 1991; thence
- Course 107. Northerly along the Westerly line of Parcels 41, 16, 15, 19, and 13, as shown on Book 325, Page 07, of Riverside County Tax Assessor's Maps, last revision October 1991, a distance of 990 feet, more or less, to the intersection with the Southerly right of way line of Fisher Street, 30 feet wide, and the centerline of Sony Way, 60 feet wide; thence
- Course 108. Northerly along said last described centerline, a distance of 662 feet, more or less, to the Southwest corner of Parcel 11, as shown on Book 325, Page 07, of Riverside County Tax Assessor's Maps, last revision October 1991; thence
- Course 109. Northerly along the Westerly line of Parcels 11 and 10, as shown on said last described Page 07, and Westerly line of Parcels 38, 39, 17, 11, 10, 9, as shown on Book 325, Page 08, of Riverside County Tax Assessor's Maps, last revision December 1992, and Westerly line of Parcels 11, 33, 13, 14, 15, 16, 17, 18, as shown on Book 325, Page 09, of Riverside County Tax Assessor's Maps, last revision May 1976, and Northerly prolongation of said last described Westerly line of Parcel 18, a distance of 3,274, more or less, to the centerline of San Jacinto Avenue, variable width; thence
- Course 110. Easterly along the said last described centerline, a distance of 658 feet, more or less, to the Southerly prolongation of the Easterly line of Parcel 5, as shown on Book 323, Page 05, of Riverside County Tax Assessor's Maps, last revision August 1984; thence
- Course 111. Northerly along the Southerly prolongation and Easterly line of said last described Parcel 5, a distance of 1,131 feet, more or less, to the Southeast corner of Parcel 2, as shown on Book 323, Page 05, of Riverside County Tax Assessor's Maps, last revision August 1984; thence
- Course 112. Westerly along the Southerly line of said last described Parcel 2, a distance of 467 feet, more or less, to the Southwest corner of said Parcel 2, as shown on Book 323, Page 05, of Riverside County Tax Assessor's Maps, last revision August 1984; thence
- Course 113. Northerly along the Westerly line of said Parcel 2, a distance of 225 feet, more or less, to point in the most Northerly line of said last described Parcel 5; thence
- Course 114. Westerly along the said last described Northerly line, a distance of 848 feet, more or less, to the Easterly right of way line of Forrest Drive, 60 feet wide; thence



- Course 115. Northerly along the said last described Easterly right of way line, a distance of 225 feet, more or less, to the Southwest corner of Parcel 13, as shown on Book 323, Page 06, of Riverside County Tax Assessor's Maps, last revision September 1996, said point also being the Easterly prolongation of the Southerly line of Parcel 11, as shown on Book 323, Page 06, of Riverside County Tax Assessor's Maps, last revision September 1996; thence
- Course 116. Westerly along the said Easterly prolongation and Southerly line of said last described Parcel 11, a distance of 316 feet, more or less, to the Southwest corner of said Parcel 11; thence
- Course 117. Northerly along the Westerly lines of said last described Parcel 11 and Parcels 23, 24, 4, 3, and 2, as shown on Book 323, Page 06, of Riverside County Tax Assessor's Maps, last revision September 1996, a distance of 832 feet, more or less, to the Northwest corner of said last described Parcel 2; thence
- Course 118. Easterly along the Northerly line of said last described Parcel 2, a distance of 262 feet, more or less, to the Westerly right of way line of Forrest Drive, variable width; thence
- Course 119. Northerly along the said last described Westerly right of way line, a distance of 225 feet, more or less, to the Easterly prolongation of the Northerly line of Parcel 15, as shown on Book 323, Page 06, of Riverside County Tax Assessor's Maps, last revision September 1996; thence
- Course 120. North 89° 17' 10" East along the said last described Easterly prolongation and Northerly line of said last described Parcel 15, a distance of 1,369 feet, more or less, to the Southwest corner of Parcel 24, as shown on Book 323, Page 07, of Riverside County Tax Assessor's Maps, last revision February 1983; thence
- Course 121. Northerly along Westerly lines of said last described Parcel 24 and Parcels 25, 16, 31, 27, 26, 29, 13, and 1, as shown on Book 323, Page 07, of Riverside County Tax Assessor's Maps, last revision February 1983, and Parcels 5, 4, 3, 2, and 1, as shown on Book 322, Page 20, of Riverside County Tax Assessor's Maps, last revision December 1982, a distance of 4,251 feet, more or less, to the Northwest corner of said last described Parcel 1; thence
- Course 122. Westerly along the Northerly lines of Parcels 17, 18, 19, 20, 21, 22, and 23, as shown on Book 322, Page 13, of Riverside County Tax Assessor's Maps, last revision October 1979, a distance of 2,615 feet, more or less, to the Southwest corner of Parcel 1, as shown on Book 322, Page 13, of Riverside County Tax Assessor's Maps, last revision October 1979; thence
- Course 123. Northerly along the Westerly lines of said last described Parcels 1 and Parcels 19, 24 and 21, as shown on Book 322, Page 12, of Riverside County Tax Assessor's Maps, last revision February 1985, and Parcels 7 and 1, as shown on Book 322,



Page 11, of Riverside County Tax Assessor's Maps, last revision June 1992, a distance of 3,633 feet, more or less, to its intersection with the Southerly right of way line of Orange Avenue, 60 feet wide, said point also being along the existing boundary of the Mead Valley Community Redevelopment Project No.5 as existed in 1986; thence

- Course 124. Northeasterly along the said last described existing boundary to its intersection with the existing boundary of the Mead Valley Community Redevelopment Project No.5, Amendment No. 2, Sub-Area B as existed in 1987.
- Course 125. Southeasterly and Easterly along the said last described existing boundary to the point of beginning.

Total acres in added Sub-Area 1 = 5,013 Acres

#### Sub-Area 2- Warm Springs

P.O.B.

Beginning at a point on the City Boundary of Lake Elsinore, as existed in 1888, said point also being the Southwest corner Section 19, Township 5 South, Range 4 West; thence

- Course 1. Easterly along the most Southerly line of said last described Section 19, a distance of 5,842 feet, more or less, to the Southeast corner of the said Section 19, said corner also being a point along the said City boundary of Lake Elsinore; thence
- Course 2. Easterly, Southerly, Southwesterly, and Southeasterly along the said last described City Boundary to its intersection with the Northwest corner of Parcel 39, as shown on Book 377, Pages 37, of Riverside County Tax Assessor's Maps, last revision April 2008, said point also being the Easterly right of way line of Central Avenue, variable width; thence
- Course 3. Southwesterly along the said last described Easterly right of way line, a distance of 1,717 feet, more or less, to the Southeasterly prolongation of the Northeasterly line of Parcel 8, as shown on Book 377, Pages 02, of Riverside County Tax Assessor's Maps, last revision December 2001; thence
- Course 4. Northwesterly along the said last described Southeasterly prolongation of the Northeasterly line of said last described Parcel 8, a distance of 40 feet, more or less, to it intersection with the said last described City Boundary of Lake Elsinore; thence

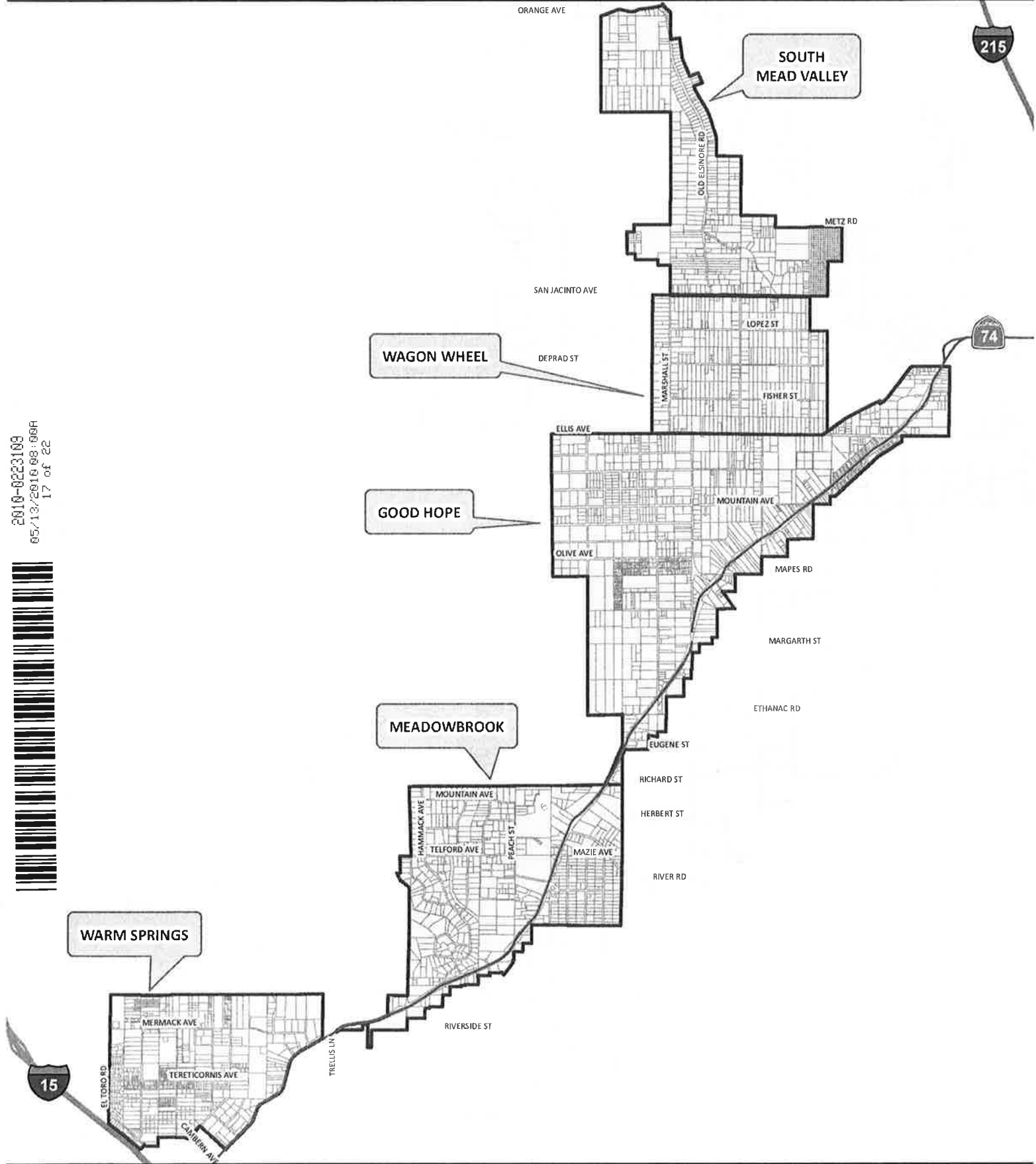


- Course 5. Northwesterly, Southwesterly, and Westerly along the said last described City Boundary, a distance of 4,197 feet, more or less, to its intersection with the Southeast corner of Parcel 81, as shown on Book 377, Pages 05, of Riverside County Tax Assessor's Maps, last revision June 1998; thence
- Course 6. Northwesterly along the Southerly lines of said last described Parcel 81 and Parcel 82, as shown on Book 377, Pages 05, of Riverside County Tax Assessor's Maps, last revision June 1998, and Westerly prolongation of the said Southerly line of said last described Parcel 82, a distance of 259 feet, more or less, to the Southeast corner of Parcel 49, as shown on Book 377, Pages 05, of Riverside County Tax Assessor's Maps, last revision June 1998; thence
- Course 7. Northwesterly along the and Southerly line of said last described Parcel 49, a distance of 570 feet, more or less, to the Southwest corner of said Parcel 49; thence
- Course 8. Westerly along the and Southerly line of Parcel 1, as shown on Book 347, Pages 29, of Riverside County Tax Assessor's Maps, last revision January 1982, a distance of 88 feet, more or less, to the Southeast corner of Parcel 8, as shown on Book 347, Pages 29, of Riverside County Tax Assessor's Maps, last revision January 1982; thence
- Course 9. Northwesterly along the and Northwesterly line of said last described Parcel 8, a distance of 473 feet, more or less, to the Northwest corner of said Parcel 8; thence
- Course 10. Northerly along the and Westerly lines of Parcel 6 and 7, as shown on Book 347, Pages 29, of Riverside County Tax Assessor's Maps, last revision January 1982, and Northerly prolongation of said last described Westerly line of said last described Parcel 7, a distance of 416 feet, more or less, to the centerline of Dexter Avenue, 60 feet wide; thence
- Course 11. Northwesterly along to the said last described centerline of Dexter Avenue continuing around a circular curve concave Northeasterly to the centerline of El Toro Road, 60 feet wide; thence
- Course 12. Northerly along the said last described centerline of El Toro Road to its intersection with the said last described City Boundary of Lake Elsinore; thence
- Course 13. Northerly along the said City Boundary of Lake Elsinore to the point of beginning.

Total acres in added Sub-Area 2 = 853 Acres



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Redevelopment Agency for the County of Riverside

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

AMENDMENT AREA

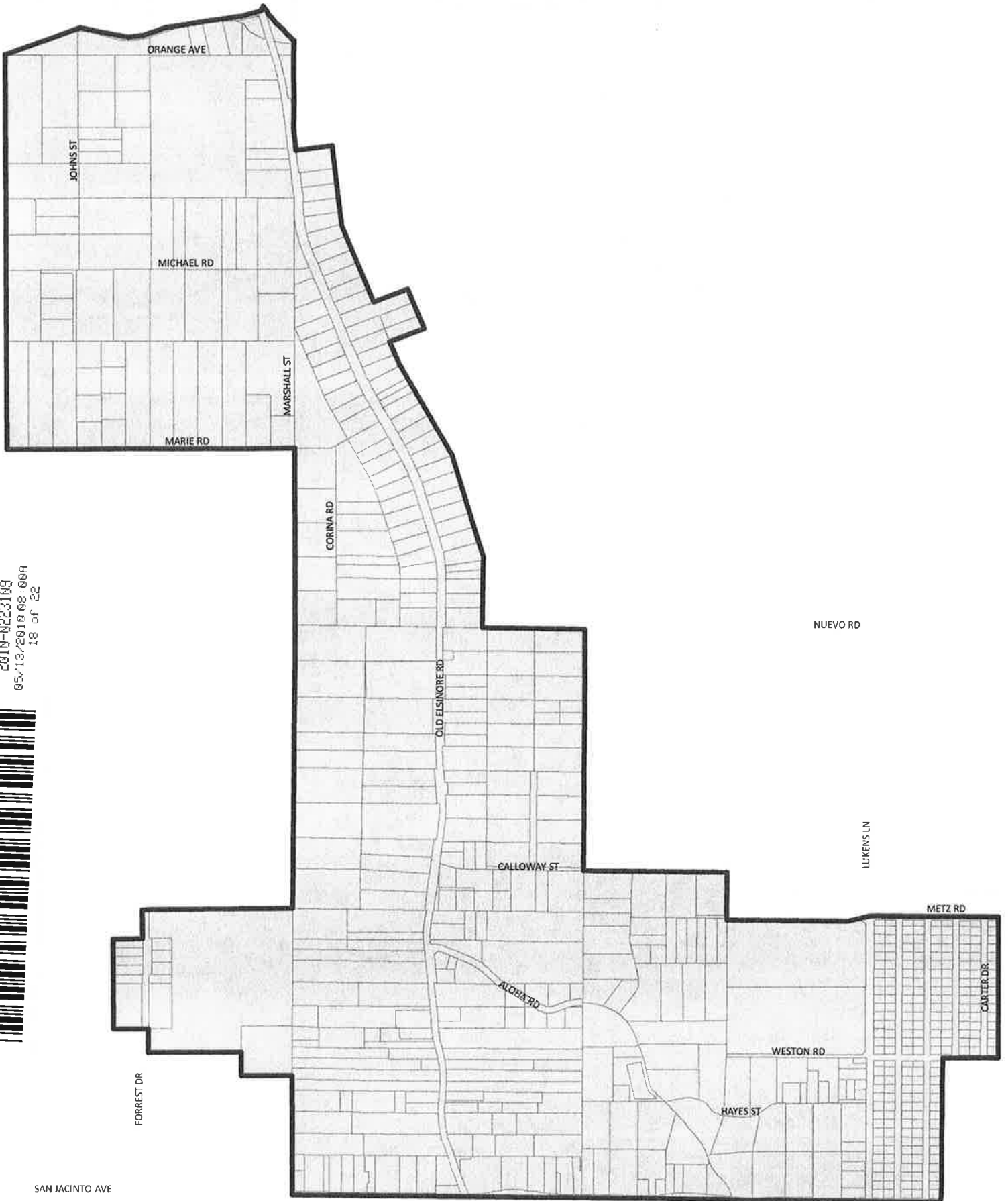
AMENDMENT AREA

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

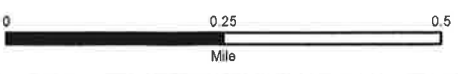


Prepared By: Urban Futures, Inc.  
Base Map Source: Riverside County  
Date: 5/13/10; File: a1215\_PA\_Final\_BW.mxd

# SOUTH MEAD VALLEY



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18 of 22



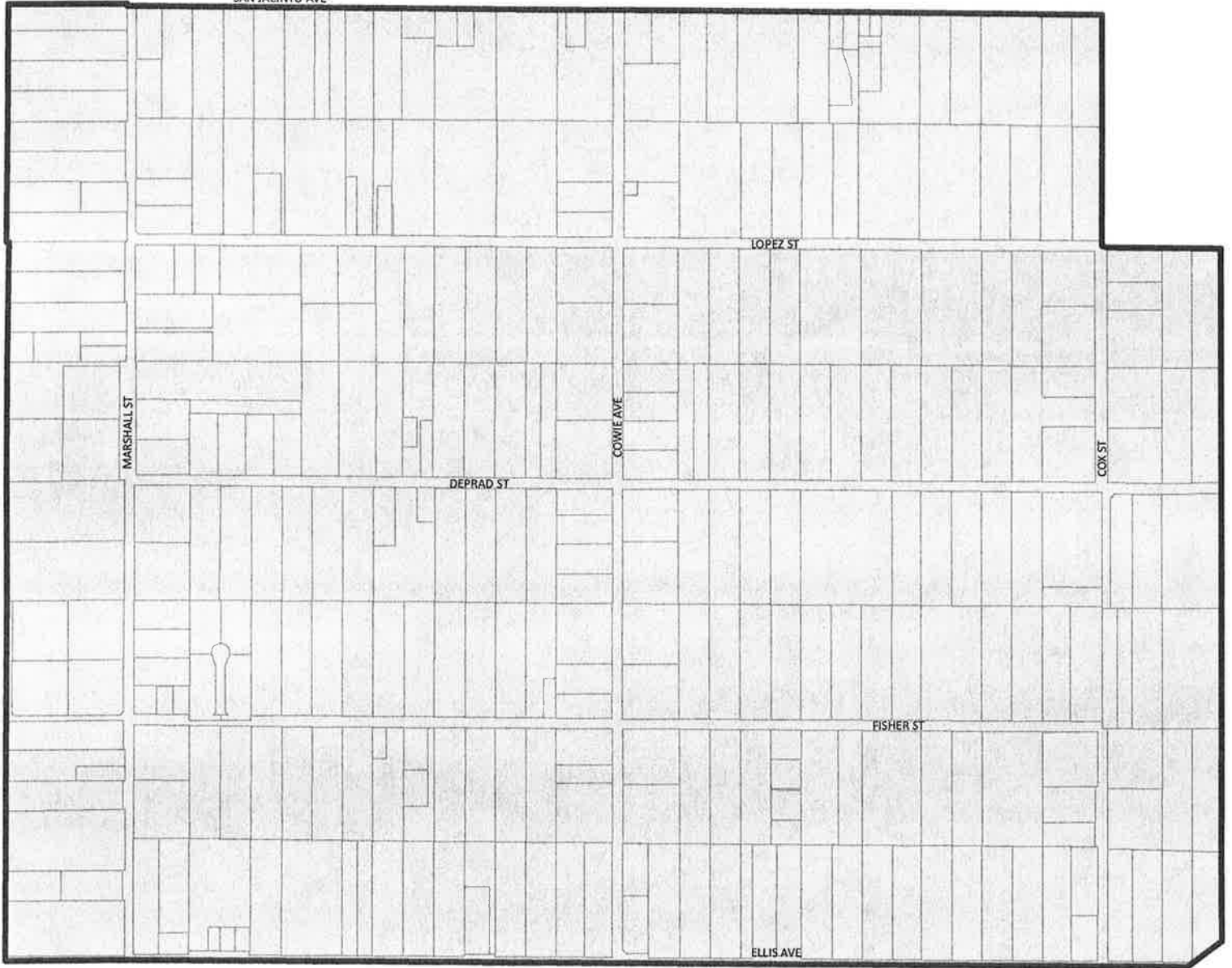
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ALPHA RD

OLD ELINDRE RD

SAN JACINTO AVE

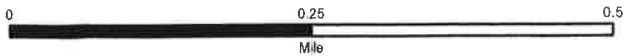


THEDA ST

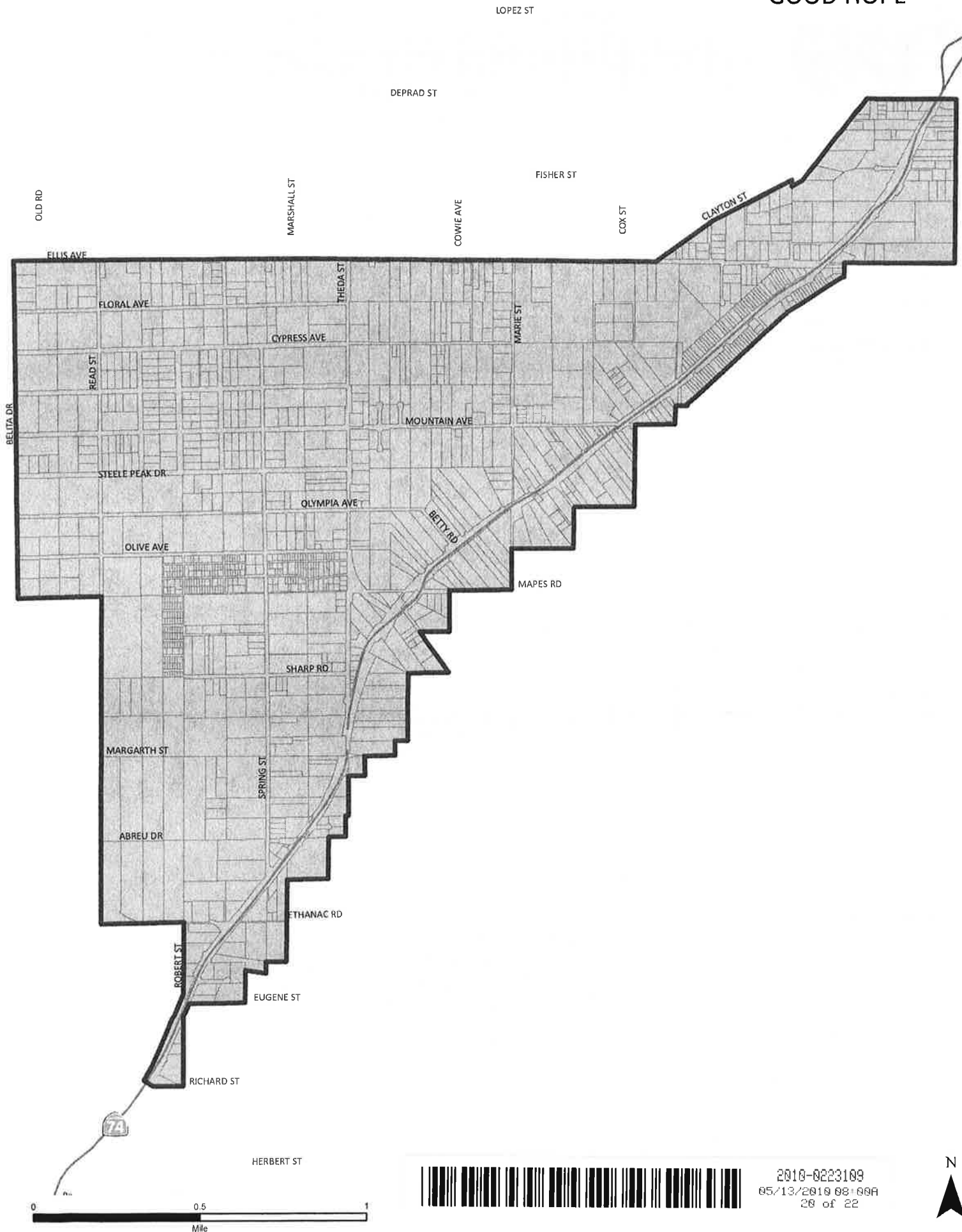
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19 of 22



# GOOD HOPE



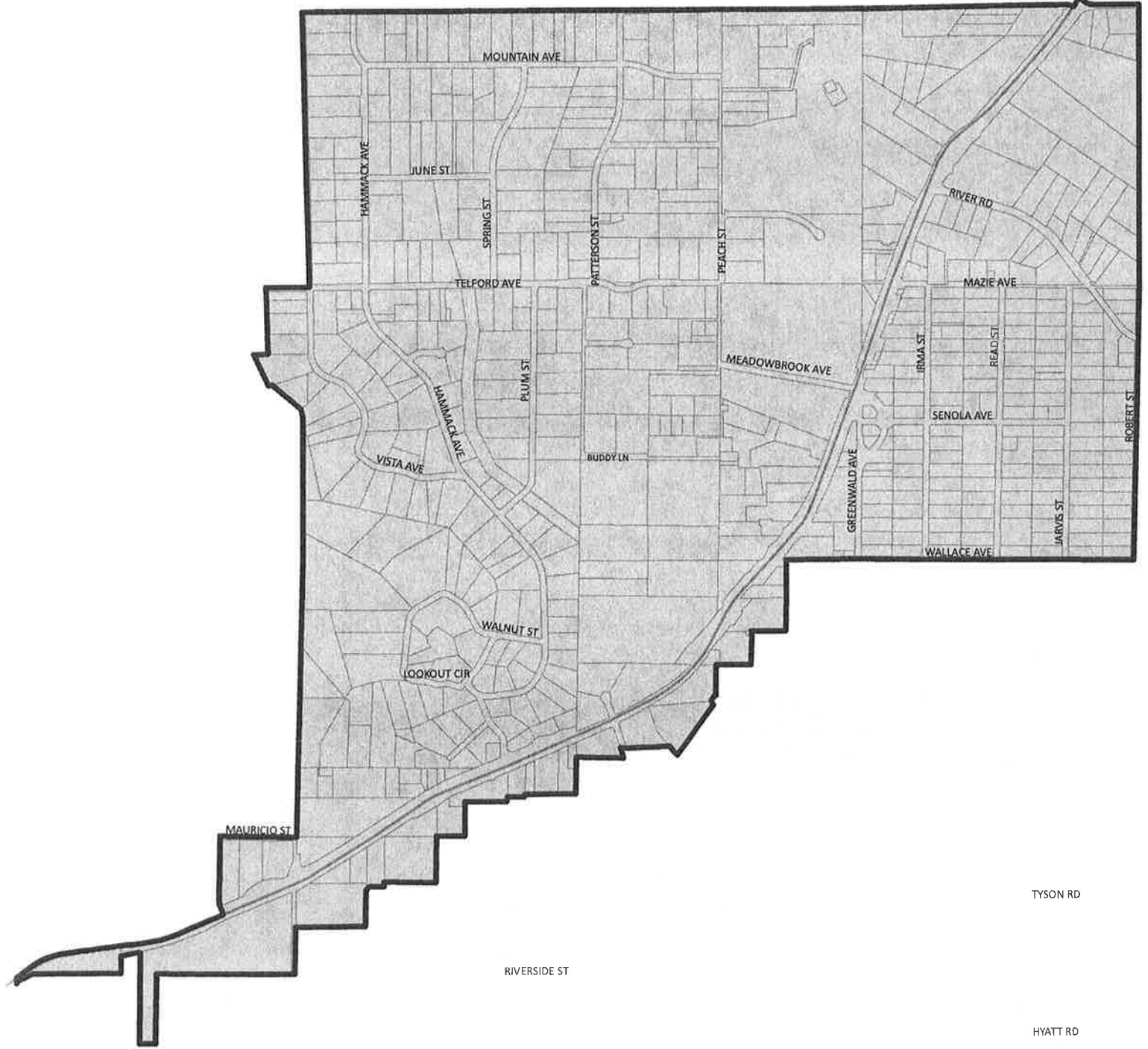
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# MEADOWBROOK

ROBERT ST



TRELLIS LN

TYSON RD

RIVERSIDE ST

HYATT RD

CLAIRE RD



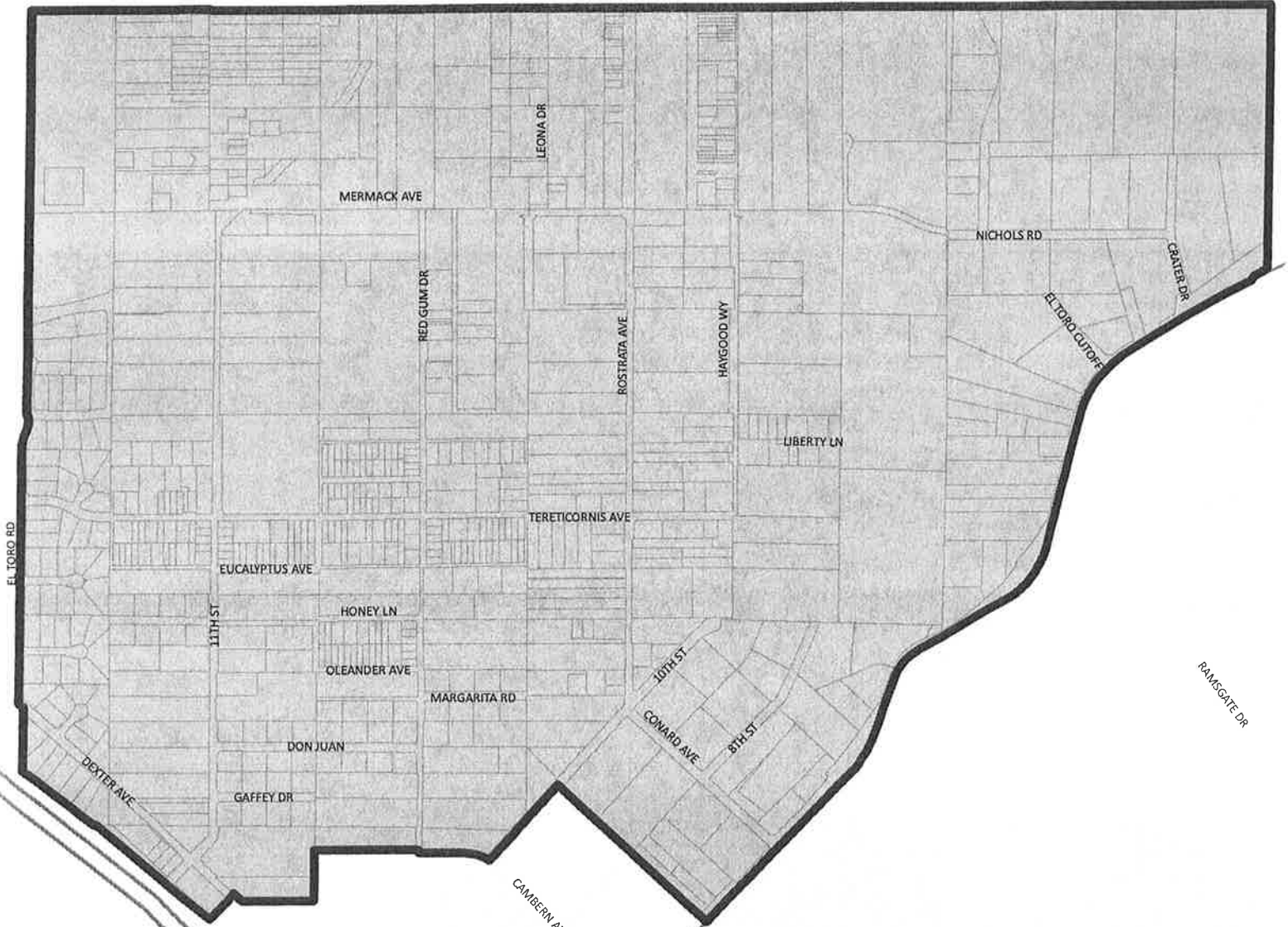
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N



# WARM SPRINGS

EL TORO RD



RAMSGATE DR

EL TORO RD

11TH ST

10TH ST

CONARD AVE

8TH ST

CAMBERN AVE

ALLAN ST

3RD ST

RIVERSIDE DR



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05/13/2010 08:00A  
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OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 12, 2010

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 896

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, May 14, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*McGil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

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**From:** PE Legals [legals@pe.com]  
**Sent:** Tuesday, May 11, 2010 4:45 PM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 896

Received for publication on May 14

*Thank You! ~Maria G. Tinajero - The Press Enterprise Legal Adv. - 1.800.880.0345 (Phone) - 951.368.9018 (fax) - Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.*

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Tuesday, May 11, 2010 4:27 PM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: ADOPTION OF ORD. NO. 896

Hello! Attached is an Adoption of Ordinance, for publication on Friday, May 14, 2010. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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

**ORDINANCE NO. 896**

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
APPROVING AND ADOPTING THE REDEVELOPMENT PLAN  
FOR 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**

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

**Section 1.** FINDINGS.

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

- h. The Agency adopted on January 26, 2010, a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Redevelopment Plan.
- i. The Board of Supervisors has knowledge of the conditions in the Amendment Area and of the availability of suitable housing for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation.
- j. The Board of Supervisors has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, and has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan.
- k. The Agency and the Board of Supervisors have reviewed and considered the Final Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and CRL Section 33352, and certified the completion of said Environmental Impact Report on March 23, 2010, by Board of Supervisors Resolution No. 2010-093.
- l. The Amendment Area is a blighted area pursuant to CRL Section 33030. These findings are based in part on the research and facts contained in the Report to the Board of Supervisors.
- m. The Amendment Area is a predominately urbanized area. As demonstrated by the Agency's Report to the Board of Supervisors, not less than eighty percent (80%) of the property in the Amendment Area is urbanized.
- n. The Redevelopment Plan will assist in the Agency's efforts to redevelop the Amendment Area in conformity with the CRL and in the interests of the public health, safety and welfare. This finding is based in part upon the fact that redevelopment of the Amendment Area will implement the objectives of the CRL by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.
- o. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to the Board of Supervisors further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.
- p. The Redevelopment Plan conforms to the General Plan, including, but not limited to, the Housing Element thereof. This finding is based in part on the finding of the Planning Commission that the Redevelopment Plan conforms to the General Plan.
- q. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the County of Riverside and will effectuate the purposes and policies of the CRL. This finding is based on the fact that redevelopment will benefit the Amendment Area and the community by correcting conditions of blight and by coordinating public and private actions to stimulate development, contribute toward needed public improvements and improve the economic, and physical conditions of the Amendment Area and the community.
- r. The Agency has a feasible method for the relocation of families and persons displaced from the Amendment Area. The Board of Supervisors and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable to any relocation that would

occur due to the implementation by the Agency of the Redevelopment Plan. The Board of Supervisors finds and determines that the provision of relocation assistance according to law constitutes a feasible method for relocation.

- s. There shall be provided, within the Amendment Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from the Amendment Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons, and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to CRL Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to CRL Sections 33334.5, 33413, and 33413.5. This finding is based upon the Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants, which was adopted on April 18, 2006, as the "Owner Participation Rules" for the Amendment Area, and the Housing Element of the Comprehensive General Plan.
- t. The elimination of blight and the redevelopment of the Amendment Area would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of blighting influences in the Amendment Area, including, without limitation, the demonstrated lack of private sector interest in redeveloping properties in the Amendment Area, structural deficiencies and other indications of blight more fully enumerated in the Agency's Report to the Board of Supervisors, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.
- u. The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the Board of Supervisors deems necessary to effectuate the purposes of the CRL.
- v. The time limitations and financial limitations established for the Amendment Area are reasonably related to the projects proposed in the Redevelopment Plan and to the ability of the Agency to eliminate blight within the Amendment Area.
- w. All non-contiguous areas of the Amendment Area are either blighted or necessary for effective redevelopment, and are not included for the purpose of obtaining the allocation of taxes from the non-contiguous areas pursuant to CRL Section 33670 without other substantial justification for their inclusion. Said justification and documentation of blighting conditions is contained in the Report to the Board of Supervisors.
- x. All areas of the Amendment Area are blighted, are an integral part of an otherwise blighted area, or are necessary for effective redevelopment and are not included for the sole purpose of obtaining the allocation of taxes from the Amendment Area pursuant to Section 33670 of the CRL without other substantial justification for their inclusion. This finding is based in part upon the fact that, following careful study documented in the Report to the Board of Supervisors, the Amendment Area was identified as an area within the County suffering conditions of physical and economic blight.

- y. The Redevelopment Plan does not authorize eminent domain authority to the Agency.
- z. The Board of Supervisors has considered written objections, to the Redevelopment Plan and all evidence and testimony for and against the adoption of the Redevelopment Plan. All written objections have been overruled.
- aa. Adoption of this ordinance will not affect the status of the existing redevelopment plans in the Interstate 215 Corridor Redevelopment Project Area adopted by Ordinance Nos. 639, 783, 822, 648, 677, 821, 822, 854, and 855, which remain in full force and effect.

Section 2. PURPOSE. The purpose of this ordinance is to adopt and designate 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 purpose of the Redevelopment Plan is to provide for the elimination or alleviation of physical and economic conditions of blight. More specifically, the Redevelopment Plan is intended to achieve the following goals:

- a. Eliminate blighting conditions and to prevent the acceleration of blight in and about the Amendment Area;
- b. Effectuate the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of the Amendment Area in such a manner as to facilitate a higher and better utilization of the land within the Amendment Area for uses in accordance with the General Plan;
- c. Use the redevelopment process and provisions permitted by the CRL to promote redevelopment that is consistent with the General Plan and the Riverside County Zoning Ordinance (the “Zoning Ordinance”);
- d. Encourage the better utilization of real property, and a more efficient and effective circulation system;
- e. Provide for adequate parcels and required public improvements to encourage new construction by private enterprise;
- f. Promote the rehabilitation of deteriorated residential units through the provision of grants and loans to property owners. Where deterioration makes rehabilitation infeasible, the Agency will assist property owners in the demolition and replacement of such residential units on a one-for-one basis.

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

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

- a. Encourage development according to the General Plan;
- b. Promote comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation in such a manner as to achieve a higher and better utilization of the land within the Amendment Area;
- c. Encourage investment in the Amendment Area by the private sector;
- d. Promote the development of new and diverse employment opportunities;
- e. Enhance and expand shopping facilities in the Amendment Area by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses in conformance with the General Plan and the Zoning Ordinance;
- f. Promote the improvement and centralization of industrial areas to make the provision of public services more efficient;
- g. Promote the expansion of the Amendment Area’s commercial base and local employment opportunities to provide jobs to unemployed and underemployed workers in the area and County-wide;
- h. Consolidate parcels as needed to induce new or expanded development in the Amendment Area;



- i. Protect the health and general welfare of the Amendment Area's many low- and moderate-income residents by utilizing twenty percent (20%) of the tax increment revenues from the Amendment Area to improve and preserve the supply of low- and moderate-income housing, including senior housing, both inside and outside the Amendment Area;
- j. Upgrade the physical appearance of the Amendment Area;
- k. Assist with rehabilitation of deteriorated structures to eliminate safety deficiencies and to extend the useful lives of these structures, by providing grants and low-interest loans to interested property owners;
- l. Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment;
- m. Buffer residential neighborhoods from the intrusion of incompatible land uses and noise;
- n. Mitigate potential relocation impacts resulting from changes in Amendment Area land use from non-conforming and dilapidated uses to development in conformance with the General Plan and the Zoning Ordinance;
- o. Provide replacement housing as required by law when dwellings housing low- or moderate-income persons or families are lost to the low- or moderate-income housing market as a result of Agency activities;
- p. Provide relocation assistance to displacees as provided in the CRL in order to mitigate possible hardships due to relocation activities;
- q. Provide a broad range of public service infrastructure improvements to induce private investment and improve emergency response in the Amendment Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading of street-side landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities;
- r. Provide new or improved community facilities such as fire stations, schools, park and recreational facilities, a community center and library, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare;
- s. Encourage the cooperation and participation of Amendment Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in all portions of the Amendment Area;
- t. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community;
- u. Provide landscaping in Rights-of-Way;
- v. Provide multi-use trails (e.g., bike, horse, hiking, etc.);
- w. Expand sustained and ongoing code enforcement activities in the Amendment Area.

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

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

Section 7. COOPERATION WITH DEPARTMENTS, BOARDS AND AGENCIES.

In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby adopted, the Board of Supervisors hereby declares the following:

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

Section 8. BOARD DIRECTIVES.

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

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

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 4, 2010**, the foregoing Ordinance consisting of ten (10) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

# Legal Advertising Invoice

① REMITTANCE ADDRESS  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209  
 FAX (951) 368-9026

① BILLING PERIOD 05/14/10 - 05/14/10  
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS  
 ③ BILLING DATE 05/14/10 FOR BILLING INFORMATION CALL ④ PAGE NO 1  
 ⑤ TOTAL AMOUNT DUE 1,527.50 ⑥ UNAPPLIED AMOUNT (951) 368-9713  
 TERMS OF PAYMENT Due Upon Receipt

① BILLED ACCOUNT NAME AND ADDRESS  
 BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 P.O. BOX 1147  
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56540016 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

① DATE	② REFERENCE	③ ④ ⑤ DESCRIPTION OTHER COMMENTS CHARGES	⑥ SAU SIZE ⑦ BILLED UNITS	⑧ RATE	⑨ GROSS AMOUNT	⑩ NET AMOUNT
05/14	4187057 CO	ADOPTION OF ORDINANCE NO. 896 Class : 10 Ctext Ad# 10265043 Placed By : Cecilia Gil	1,175 L	1.30		1,527.50

*EDA*  
*3.50 of 05/04/10*  
*1 hr*

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⑪ CURRENT NET AMOUNT DUE	⑫ 30 DAYS	⑬ 60 DAYS	⑭ OVER 90 DAYS	⑮ UNAPPLIED AMOUNT	⑯ PLEASE PAY THIS AMOUNT
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\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE 

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Riverside CA 92501-3878  
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951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ordinance No. 896

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05-14-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May. 14, 2010  
At: Riverside, California

BOARD OF SUPERVISORS  
P.O. BOX 1147  
COUNTY OF RIVERSIDE  
RIVERSIDE CA 92502

Ad #: 10265043

PO #:

Agency #: \_\_\_\_\_

Ad Copy:

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

## ORDINANCE NO. 896

AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR 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

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

### Section 1. FINDINGS.

- a. The Redevelopment Agency for the County of Riverside (the "Agency") has prepared a Redevelopment Plan for the I-215 Corridor Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area - South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook and Warm Springs (the "Redevelopment Plan") for the "Amendment Area" in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the "CRL").
- b. The Board of Supervisors of the County of Riverside (the "Board of Supervisors") has received the following from the Agency:
  - i. The proposed Redevelopment Plan for the Amendment Area;
  - ii. The Agency report (the "Report to the Board of Supervisors") prepared pursuant to Section 33352 of the CRL;
  - iii. The reasons for the selection of the Amendment Area and a discussion of certain other matters as set forth in CRL Section 33352;
  - iv. An analysis of the physical and economic conditions existing in the Amendment Area;
  - v. The proposed method of financing the redevelopment of the Amendment Area;
  - vi. A plan for the relocation of business owners and tenants who may be temporarily or permanently displaced under the Redevelopment Plan as amended;
  - vii. An analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the County of Riverside (the "Planning Commission");
  - viii. The minutes of consultations with affected taxing agencies, the Final Environmental Impact Report on the Redevelopment Plan, and an implementation plan.
- c. The Planning Commission has submitted to the Board of Supervisors its report and recommendations for approval of the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the Riverside County General Plan (the "General Plan").
- d. The Board of Supervisors and the Agency held a joint public hearing on March 23, 2010, concerning the adoption of the Redevelopment Plan.
- e. Notice of the hearing was duly and regularly published in a newspaper of general circulation in the County of Riverside in accordance with Section 33361 of the CRL, and a copy of said notice and affidavit of publication are on file with the Clerk of the Board of the County of Riverside and Secretary of the Agency.
- f. Copies of the notice of joint public hearing were mailed by first class mail to the last known address of each assessee, as shown on the last equalized assessment roll of the County of Riverside, of each parcel of land in the Amendment Area, to each resident, and to each business as practicable.
- g. Copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Amendment Area.
- h. The Agency adopted on January 26, 2010, a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Redevelopment Plan.
- i. The Board of Supervisors has knowledge of the conditions in the Amendment Area and of the availability of suitable housing for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation.
- j. The Board of Supervisors has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, and has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan.
- k. The Agency and the Board of Supervisors have reviewed and considered the Final Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and CRL Section 33352, and certified the completion of said Environmental Impact Report on March 23, 2010, by Board of Supervisors Resolution No. 2010-093.
- l. The Amendment Area is a blighted area pursuant to CRL Section 33030. These findings are based in part on the research and facts contained in the Report to the Board of Supervisors.

- m. The Amendment Area is a predominately urbanized area. As demonstrated by the Agency's Report to the Board of Supervisors, not less than eighty percent (80%) of the property in the Amendment Area is urbanized.
- n. The Redevelopment Plan will assist in the Agency's efforts to redevelop the Amendment Area in conformity with the CRL and in the interests of the public health, safety and welfare. This finding is based in part upon the fact that redevelopment of the Amendment Area will implement the objectives of the CRL by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.
- o. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to the Board of Supervisors further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.
- p. The Redevelopment Plan conforms to the General Plan, including, but not limited to, the Housing Element thereof. This finding is based in part on the finding of the Planning Commission that the Redevelopment Plan conforms to the General Plan.
- q. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the County of Riverside and will effectuate the purposes and policies of the CRL. This finding is based on the fact that redevelopment will benefit the Amendment Area and the community by correcting conditions of blight and by coordinating public and private actions to stimulate development, contribute toward needed public improvements and improve the economic, and physical conditions of the Amendment Area and the community.
- r. The Agency has a feasible method for the relocation of families and persons displaced from the Amendment Area. The Board of Supervisors and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable to any relocation that would occur due to the implementation by the Agency of the Redevelopment Plan. The Board of Supervisors finds and determines that the provision of relocation assistance according to law constitutes a feasible method for relocation.
- s. There shall be provided, within the Amendment Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from the Amendment Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons, and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to CRL Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to CRL Sections 33334.5, 33413, and 33413.5. This finding is based upon the Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants, which was adopted on April 18, 2006, as the "Owner Participation Rules" for the Amendment Area, and the Housing Element of the Comprehensive General Plan.
- t. The elimination of blight and the redevelopment of the Amendment Area would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of blighting influences in the Amendment Area, including, without limitation, the demonstrated lack of private sector interest in redeveloping properties in the Amendment Area, structural deficiencies and other indications of blight more fully enumerated in the Agency's Report to the Board of Supervisors, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.
- u. The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the Board of Supervisors deems necessary to effectuate the purposes of the CRL.
- v. The time limitations and financial limitations established for the Amendment Area are reasonably related to the projects proposed in the Redevelopment Plan and to the ability of the Agency to eliminate blight within the Amendment Area.
- w. All non-contiguous areas of the Amendment Area are either blighted or necessary for effective redevelopment, and are not included for the

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

All areas of the Amendment Area are blighted, are an integral part of an otherwise blighted area, or are necessary for effective redevelopment and are not included for the sole purpose of obtaining the allocation of taxes from the Amendment Area pursuant to Section 33670 of the CRL without other substantial justification for their inclusion.

This finding is based in part upon the fact that, following careful study documented in the Report to the Board of Supervisors, the Amendment Area was identified as an area within the County suffering conditions of physical and economic blight.

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

The Board of Supervisors has considered written objections, to the Redevelopment Plan and all evidence and testimony for and against the adoption of the Redevelopment Plan. All written objections have been overruled. Adoption of this ordinance will not affect the status of the existing redevelopment plans in the Interstate 215 Corridor Redevelopment Project Area adopted by Ordinance Nos. 639, 783, 822, 648, 677, 821, 822, 854, and 855, which remain in full force and effect.

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- e. Provide for adequate parcels and required public improvements to encourage new construction by private enterprise;
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- c. Encourage investment in the Amendment Area by the private sector;
- d. Promote the development of new and diverse employment opportunities;
- e. Enhance and expand shopping facilities in the Amendment Area by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses in conformance with the General Plan and the Zoning Ordinance;
- f. Promote the improvement and centralization of industrial areas to make the provision of public services more efficient;

- g. Promote the expansion of the Amendment Area's commercial base and local employment opportunities to provide jobs to unemployed and underemployed workers in the area and County-wide;
- h. Consolidate parcels as needed to induce new or expanded development in the Amendment Area;
- i. Protect the health and general welfare of the Amendment Area's many low- and moderate-income residents by utilizing twenty percent (20%) of the tax increment revenues from the Amendment Area to improve and preserve the supply of low- and moderate-income housing, including senior housing, both inside and outside the Amendment Area;
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- l. Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment;
- m. Buffer residential neighborhoods from the intrusion of incompatible land uses and noise;
- n. Mitigate potential relocation impacts resulting from changes in Amendment Area land use from non-conforming and dilapidated uses to development in conformance with the General Plan and the Zoning Ordinance;
- o. Provide replacement housing as required by law when dwellings housing low- or moderate-income persons or families are lost to the low- or moderate-income housing market as a result of Agency activities;
- p. Provide relocation assistance to displacees as provided in the CRL in order to mitigate possible hardships due to relocation activities;
- q. Provide a broad range of public service infrastructure improvements to induce private investment and improve emergency response in the Amendment Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading of street-side landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities;
- r. Provide new or improved community facilities such as fire stations, schools, park and recreational facilities, a community center and library, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare;
- s. Encourage the cooperation and participation of Amendment Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in all portions of the Amendment Area;
- t. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community;
- u. Provide landscaping in Rights-of-Way;
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- w. Expand sustained and ongoing code enforcement activities in the Amendment Area.

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

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

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

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

Section 8. BOARD DIRECTIVES.

- a. The Clerk of the Board is hereby directed to send a certified copy of this ordinance to the Agency, whereupon the Agency is vested with

the responsibility for carrying out the Redevelopment Plan.

The Clerk of the Board is hereby directed to record with the County Recorder of Riverside County a description of the land within the Amendment Area and a statement that proceedings for the redevelopment of the Amendment Area have been instituted under the CRL.

The County Clerk is hereby directed to transmit a copy of the description and statement to be recorded by the County Clerk of the Board pursuant to Section 8(b) of this ordinance, a copy of this ordinance and a map or plot indicating the boundaries of the Amendment Area, to the auditor and tax assessor of the County of Riverside, to the governing body of each of the taxing agencies which receives taxes from property in the Amendment Area and to the State Board of Equalization.

The Building Department of the County of Riverside is hereby directed as of the effective date of this ordinance to advise all applicants for building permits within the Amendment Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

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

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

Marion Ashley, Chairman of the Board  
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 4, 2010, the foregoing Ordinance consisting of ten (10) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley

NAYS: None

ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant