

**RIVERSIDE COUNTY REDEVELOPMENT AGENCY**

**REDEVELOPMENT PLAN**

**FOR**

**REDEVELOPMENT PROJECT NO. 5 - 1987**

**Adopted by the Riverside County Board of Supervisors**

**Ordinance No. 648**

**December 15, 1987**

**Prepared by**

**GRC Redevelopment Consultants, Inc.**

**RIVERSIDE COUNTY REDEVELOPMENT AGENCY**

**REDEVELOPMENT PROJECT NO. 5 - 1987**

**REDEVELOPMENT AGENCY**

Walt P. Abraham, Chairman

Melba Dunlap, Director

Kay S. Cenicerros, Director

Patricia A. Larson, Director

Norton A. Younglove, Director

**AGENCY STAFF**

Gary N. Cottrell, Executive Director

Stephen A. Birbeck, Managing Director

Roger S. Streeter, Deputy Executive Director

Gerald A. Mahoney, Secretary

Anthony J. Bellanca, Finance Officer

Gerald J. Geerlings, General Counsel

**PLANNING COMMISSION**

Jack Bresson, Chairman

Betty Beadling, Commissioner

Walt Smith, Commissioner

Carole Donahoe, Commissioner

Richard Purviance, Commissioner

**REDEVELOPMENT PLAN**  
**for**  
**REDEVELOPMENT PROJECT NO. 5 - 1987**

**TABLE OF CONTENTS**

<u>Section</u>	<u>Page</u>
<b>CITATION INDEX</b>	<i>v</i>
<b>FOREWORD</b>	<i>vi</i>
<b>I. INTRODUCTION</b>	<b>1</b>
A. (§100) Authority	1
B. (§110) Definitions	1
C. (§120) Project Area Boundaries	3
<b>II. DEVELOPMENT IN THE PROJECT AREA</b>	<b>4</b>
A. (§200) Project Objectives	4
B. (§210) Conformance to County's Comprehensive General Plan	6
C. (§220) Specific Redevelopment Objectives	6
D. (§230) Land Uses for the Project Area	7
E. (§250) Public Uses for the Project Area	7
1. (§251) Public Street Layout, Rights-of-Way and Easements	7
2. (§252) Public and Quasi-Public Uses and Facilities	8
3. (§253) Interim Uses	8

<u>Section</u>	<u>Page</u>
F. (§260) General Development Requirements	8
1. (§261) Conformance with this Plan	8
2. (§262) New Construction	9
3. (§263) Rehabilitation and Retention of Properties	9
4. (§264) Conditional Use Permits, Variances, Public Use Permits, Parcel Maps, and Subdivisions	9
5. (§265) Limitations on Type, Size, Height, Number, Proposed Use of Buildings, and Number of Dwelling Units	9
G. (§270) Development Procedures	10
1. (§271) Review of Applications for Building Permits	10
2. (§272) Minor Variations	11
 <b>III. REDEVELOPMENT IMPLEMENTATION</b>	 14
A. (§300) General	15
B. (§310) Participation by Owners and Tenants	15
1. (§311) Conforming Owners	15
2. (§312) Participation Opportunities for Owners	16
3. (§313) Re-Entry Preferences for Tenants	17
4. (§314) Participation Priorities	17
5. (§315) Participation Agreements	19
C. (§320) Property Acquisition and Management	19
1. (§321) Acquisition of Real Property	19
2. (§322) Acquisition of Personal Property	20
3. (§323) Property Management	20

<u>Section</u>	<u>Page</u>
D. (§330) Relocation of Persons, Families, and Businesses	22
1. (§331) Relocation Assistance	22
2. (§332) Relocation Plan	22
3. (§333) Relocation Payments	23
4. (§334) Temporary Relocation Housing	23
E. (§340) Demolition, Clearance, Site Preparation, Project Improvements and Public Improvements	24
1. (§341) Demolition and Clearance	24
2. (§342) Building Site Preparation	24
3. (§343) Project Improvements	24
4. (§344) Public Improvements	25
5. (§345) Temporary Public Improvements	25
F. (§350) Real Property Disposition and Development	26
1. (§351) General Requirements	26
2. (§352) Disposition and Development Documents	27
3. (§353) Design for Development	29
4. (§354) Development by Participants	29
5. (§355) Development by Agency	29
6. (§356) Personal Property Disposition	30
G. (§360) Rehabilitation and Conservation of Structures	30
1. (§361) Rehabilitation of Structures	30
2. (§362) Moving of Structures	31
3. (§363) Buildings of Historical Significance	31

<u>Section</u>	<u>Page</u>
<b>IV. LOW AND MODERATE INCOME HOUSING</b>	<b>32</b>
A. (\$400) 20% Tax Increment Funds Requirement	32
B. (\$410) Low and Moderate Income Housing and Replacement	33
C. (\$420) Provision of Low and Moderate Income Housing	34
D. (\$430) New or Rehabilitated Dwelling Units Developed within the Project Area	34
E. (\$440) Duration of Dwelling Unit Availability	35
F. (\$450) Last Resort Housing	35
<b>V. PROJECT FINANCING</b>	<b>36</b>
A. (\$500) General Description of the Proposed Financing Method	36
B. (\$510) Tax Increments	37
C. (\$520) Issuance of Bonds and Notes	38
D. (\$530) Loans and Grants	39
E. (\$540) Financing Limitations	39
F. (\$550) Low and Moderate Income Housing Fund	40
G. (\$560) Financial Burden on Taxing Agencies	40
<b>VI. ADMINISTRATION</b>	<b>41</b>
A. (\$600) Administration and Enforcement of the Plan	41
B. (\$610) Duration of this Plan's Development Controls	41
C. (\$620) Procedure for Amendment	42
D. (\$630) Agency/County Cooperation	42
E. (\$640) Cooperation with Other Public Jurisdictions	43
<b>APPENDICES</b>	
A. Redevelopment Plan Map	
B. Legal Description	
C. Specific Public Facility Improvement Objectives	

CITATION INDEX

California Health and Safety Code

Redevelopment Plan

Section Number

Section Number

33331 ..... §210  
33332 ..... Appendix B  
33333 ..... Appendix A and §§230, 231, 232, 233, 234, 235, 236, 237, 238, 239,  
..... 240, 241, 250, 251, 252 and 253  
33333.2 ..... §§540 and 321  
33334 ..... §§500, 510, 520, 530, and 540  
33334.1 ..... §540  
33334.2 ..... §400  
33334.3 ..... §550  
33334.5 ..... §341  
33335 ..... §361  
33336 ..... §321  
33337 ..... §362  
33338.1 ..... §§323 and 560  
33339 ..... §§311 and 312  
33339.5 ..... §§311, 312 and 313  
33340 ..... §314  
33341 ..... §520  
33342 ..... §321  
33343 ..... §500  
33344 ..... §630  
33400-33402 ..... §§323 and 341  
33410-33411, 33411.1 ..... §§500 and 332  
33412 ..... §334  
33413-33413.5 ..... §430  
33420 ..... §341  
33435-33436 ..... §362  
33443 ..... §361  
33445 ..... Appendix C  
33450-33458 ..... §620

## FOREWORD

- The following Redevelopment Plan for Redevelopment Project No. 5 - 1987 represents an important step in a process initiated by the Riverside County Board of Supervisors to improve Supervisorial District 5 of the County. The Plan authorizes the Riverside County Redevelopment Agency to undertake a wide range of activities aimed at improving physical, economic and social conditions in the community of Mead Valley.

This Redevelopment Plan is based upon the Preliminary Plan which was approved and adopted by the Riverside County Planning Commission on June 10, 1987. In accordance with Community Redevelopment Law the Plan sets forth general activities and implementation procedures which the Agency may undertake as the public sector contribution to the redevelopment effort. The document also includes activities the Agency must undertake in accordance with California Redevelopment Law; however, the document is designed to provide the Agency with maximum flexibility (within legal limits) in implementing redevelopment in the Project area.

A redevelopment plan is a legal document, the content of which is largely prescribed in California Redevelopment Law. Because of this, there are many complicated and technical passages which may be difficult for persons unfamiliar with redevelopment to understand. To increase understanding of the material in Sections II-VI of the Plan, a brief overview which gives additional background on the purpose and content of those respective sections is provided at the beginning of each of those sections.

## I. INTRODUCTION

### A. (§100) AUTHORITY

This Redevelopment Plan (hereinafter "Plan") for Redevelopment Project No. 5 - 1987 was prepared by the Riverside County Redevelopment Agency in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 et. seq., and all applicable laws and ordinances. The Plan consists of this text, the Redevelopment Plan Map (Appendix A), the Legal Description (Appendix B) and a list of public improvements and other activities which may be undertaken pursuant to this Plan ( Appendix C).

### B. (§110) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§110.1) **Agency** means the Riverside County Redevelopment Agency.
2. (§110.2) **Area Median Income** means the median household income of a geographic area of the state as adjusted for family size as annually estimated by the United States Department of Housing and Urban Development or, in the event such determinations are discontinued, income limits published by the State Department of Housing and Community Development (Health and Safety Code Section 50093).
3. (§110.3) **Board of Supervisors** means the Board of Supervisors of the County of Riverside, California.
4. (§110.4) **County** means the County of Riverside, California.

5. (§110.5) **Legal Description** means a description of those lands within the the community of Mead Valley that constitute Redevelopment Project No. 5 - 1987 prepared in accordance with map specifications approved by the California State Board of Equalization, attached hereto as Appendix "B".
6. (§110.6) **Low or Moderate Income** means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income (Health and Safety Code Section 50093).
7. (§110.7) **Map** means the Redevelopment Plan Map showing the portions of the community included in Redevelopment Project No. 5 - 1987, attached hereto as Appendix "A".
8. (§110.8) **Occupant** means the persons, families, or businesses holding possession of a building or part of a building.
9. (§110.9) **Person** means any individual or any public or private entity.
10. (§110.10) **Plan** means this Redevelopment Plan for Redevelopment Project No. 5 - 1987 in the County of Riverside, California, a "redevelopment plan" under the Community Redevelopment Law of the State of California.
11. (§110.11) **Planning Commission** means the Planning Commission of the County of Riverside, California.
12. (§110.12) **Project Area** means those portions of the community that make up Redevelopment Project No. 5 - 1987 as depicted on the Map, attached hereto as Appendix "A", and the Legal Description for said areas, attached hereto as Appendix "B".
13. (§110.13) **Real Property** means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege,

easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.

14. (§110.14) **Redevelopment Law** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et seq.), as amended to date.
15. (§110.15) **State** means any state agency or instrumentality of the State of California.
16. (§110.16) **Tenant** means a person or group of persons who rent or otherwise are in lawful possession of a dwelling or business, including a sleeping room which is owned by another.
17. (§110.17) **Very Low Income** means persons and families whose incomes do not exceed the qualifying limits for very low income families established pursuant to Section 8 of the United States Housing Act of 1937 or, in the event such federal standards become obsolete, persons and families whose incomes do not exceed fifty percent (50%) of the median income, as estimated by the State Department of Housing and Community Development from time to time, for the area in which the housing units in question are located (Health and Safety Code Section 50105).

**C. (§120) PROJECT AREA BOUNDARIES**

The boundaries of the Project area are shown in Appendix "A" and described in Appendix "B".

## II. DEVELOPMENT IN THE PROJECT AREA

### OVERVIEW

Section II of the Plan generally establishes the objectives of the redevelopment effort and describes in general terms the types of land uses and development standards which will be promoted in the Project area.

Since the Agency is separate from the County, it is appropriate for the Agency to establish general standards and controls for construction and development activities which are proposed to take place in the Project area. While these standards and controls could be different from those adopted by the County, for administrative ease and consistency, this section of the document adopts County standards as found in the Riverside County Comprehensive General Plan, Zoning Ordinance and various sign, building, plumbing and other codes by reference.

Finally, there must be a technique of administrative review to ensure that various redevelopment activities conform to the adopted standards. Section 260 establishes a review procedure under which the Agency monitors building permits. Conforming projects are allowed to proceed, while projects not in conformance with the Plan are denied building permits. While it may seem that this review procedure establishes yet another layer of government, the fact that the Agency and County are using the same standards generally assures that applicants for building permits will be able to proceed as if the Agency did not exist as a separate entity.

#### A. (§200) PROJECT OBJECTIVES

The Project area includes a number of conditions which are specified in the California Health and Safety Code as characteristic of blight. The objective of this Plan is to eliminate such conditions of blight by providing needed public improvements; by encouraging rehabilitation and repair of deteriorated structures; by facilitating land assembly and development which will result in employment opportunities and an expanded tax base; and by promoting development in accordance with the Riverside County Comprehensive General Plan.

In pursuing these general objectives, the Agency expects to:

- Provide or assist in the provision of needed public facilities and improvements in the Project area including construction of drainage and sewerage facilities, water distribution facilities, and provision of traffic circulation and street improvements to serve the Project area.
- Enhance and expand shopping facilities in Riverside County by encouraging the development of new commercial uses and rehabilitation of existing commercial uses in conformance with the Riverside County Comprehensive General Plan and the County Zoning Ordinance.
- Upgrade the physical appearance of the Project area, and thus the community, particularly as viewed from Highway 215.
- Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions in the Project area.
- Encourage investment in the Project area by the private sector.
- Remove economic impediments to land assembly and in-fill development in areas which are not properly subdivided for development.
- Consolidate parcels as needed to induce new, quality industrial development in the Project area.
- Eliminate incompatible, non-conforming land uses from the Project area.
- Protect the health and general welfare of low- and moderate-income persons by increasing and improving the community's supply of housing affordable to these persons.
- Mitigate potential relocation impacts resulting from changes in Project area land use from non-conforming and dilapidated uses to development in

conformance with the Riverside County Comprehensive General Plan and Zoning Ordinance.

- As required by law, provide replacement housing when dwellings housing low- or moderate-income persons or families are destroyed or removed from the low- or moderate-income housing market.
- Provide relocation assistance to all displacees in order to mitigate possible hardships due to relocation activities.
- Promote the development of new and diverse employment opportunities.
- 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.

**B. (§210) CONFORMANCE TO THE COUNTY'S COMPREHENSIVE GENERAL PLAN**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the Comprehensive General Plan of the County of Riverside as it now exists or is hereafter amended. Except when inconsistent with this Plan, all requirements of the County's Zoning Ordinance shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans for all or any portion of the Project area which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Project area. These controls may not relax requirements of the appropriate zone classification of the Riverside County Zoning Ordinance.

**C. (§220) SPECIFIC REDEVELOPMENT OBJECTIVES**

Redevelopment in the Project area will be in conformance with the Comprehensive General Plan of the County of Riverside. Specific Agency public

improvement and redevelopment objectives are described in Appendix "C", attached hereto and by this reference made a part hereof.

**D. (§230) LAND USES FOR THE PROJECT AREA**

According to California Redevelopment Law, Section 33331, "every redevelopment plan shall conform to the general plan insofar as the latter applies to the project area." The redevelopment activities contemplated in this Redevelopment Plan conform to the most recent revision to the County of Riverside Comprehensive General Plan and will conform to any future revisions.

The County of Riverside Comprehensive General Plan promulgates a series of land use and development policies. These policies, rather than specific land use designations, govern the types of development that can take place on any parcel of land in the County. The four-step "Land Use Determination System" as described in the Comprehensive General Plan is incorporated herein by reference as the land uses proposed for the Project area.

At some point in the future the County may prepare a community plan that effects part or all of the Mead Valley Project area. In such a case, application of the Comprehensive General Plan Land Use Determination System will be utilized to determine designated land uses. Where such community plans are developed, the land uses contained therein shall be the land uses designated for the Project area.

**E. (§250) PUBLIC USES FOR THE PROJECT AREA**

**1. (§251) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS**

The public rights-of-way, easements, and principal streets proposed or existing in the Project area are shown on the Map included as Appendix "A".

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the County as necessary for proper development of the Project. Additional public streets, alleys, and

easements may be created by the Agency and the County in the Project area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2. (§252) PUBLIC AND QUASI-PUBLIC USES AND FACILITIES

In any portion of the Project area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the area involved.

3. (§253) INTERIM USES

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project area for interim uses not in conformity with the uses permitted in this Plan, provided that such uses were existing at the time this Plan was adopted.

F. (§260) GENERAL DEVELOPMENT REQUIREMENTS

1. (§261) CONFORMANCE WITH THIS PLAN

All real property in the Project area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except with the approval of the Agency and in conformance with the provisions of this Plan.

2. (§262) NEW CONSTRUCTION

All construction in the Project area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to, Zoning, Fire, Building, Electrical, Mechanical, Grading, Plumbing, and Sign Codes of the County of Riverside.

3. (§263) REHABILITATION AND RETENTION OF PROPERTIES

Any existing structure within the Project area and specifically approved by the Agency for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

4. (§264) CONDITIONAL USE PERMITS, VARIANCES, PUBLIC USE PERMITS, PARCEL MAP, AND SUBDIVISIONS

As a safeguard that the work of redevelopment will be carried out pursuant to the provisions of this Plan and consistent with Section 33336 of the Redevelopment Law, final consideration of any application for a conditional use permit, parcel map, subdivision, variance or public use permit affecting a parcel within the Project area shall not occur without comment by the Executive Director, or his/her designee, being received by the Planning Commission, Planning Director or the Board of Supervisors, as appropriate.

5. (§265) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, PROPOSED USE OF BUILDINGS, AND NUMBER OF DWELLING UNITS

The type, size, height, number, and proposed use of buildings shall be consistent with the Comprehensive General Plan or any other specific plan or other requirements that may be adopted pursuant to this Plan. In accordance with the Comprehensive General Plan, it is anticipated that

approximately 178 buildings will be constructed within the Project area, of which none would be dwelling units.

**G. (§270) DEVELOPMENT PROCEDURES**

**1. (§271) REVIEW OF APPLICATIONS FOR BUILDING PERMITS**

Upon the adoption of this Plan by the Agency after public hearing, no permit shall be issued for the construction of any new building or any addition to an existing building in the area covered by this Plan until the application for such permit has been processed in the manner herein provided. Any permit that is issued hereunder must be for construction that conforms to the provisions of this Plan. Upon receipt of an application for a building permit, the Building Official of the County shall request the Agency Executive Director or his designee to review the application to determine if the proposed improvements will conform to this Plan. Within fifteen (15) days thereafter, the Executive Director of the Agency, or his authorized designee, shall file with the Building Official a written report setting forth his finding of fact, including, but not limited to, the following:

- a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan and the design proposed by the Agency;
- b. What modification, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan and the proposed design of the Agency; and
- c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

After receipt of said report, or after said 15-day period, whichever occurs first, the Building Official may issue the permit, with the conditions, if any, as required by the Agency Executive Director or his designee, or the Building Official shall withhold the issuance of the permit if the Agency

Executive Director or his designee has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within fifteen (15) days after withholding issuance of the permit, the Building Official shall notify the applicant by certified mail of its decision.

The applicant may appeal the Building Official's decision of withholding or conditionally allowing the issuance of such permit to the Agency Board of Directors. Within ten (10) days of the mailing of the notice of the decision of the Building Official, the appellant shall file an application of appeal with the Executive Director of the Agency. The application of appeal shall set forth the grounds relied upon by the appellant. The Agency shall set the matter for hearing at their next regular meeting following the filing of the appeal. The Agency shall give notice of the time and place for said hearing to the appellant and to each owner of property located within 300 feet of the perimeter of subject property as shown on the last equalized assessment roll. The notice shall be mailed at least fifteen (15) days prior to the hearing.

## 2. (§272) MINOR VARIATIONS

Under exceptional circumstances, the Agency is authorized to permit minor variations from the limits, restrictions, and controls established by this Plan. In order to permit such minor variations, the Agency must determine that:

- a. The strict applications of the provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions, and controls.

- c. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements within or outside the Project area.
- d. Permitting a minor variation will not be contrary to the objectives of this Plan or of the Comprehensive General Plan of the County.

No such minor variation shall be granted which permits substantial departure from the provisions of this Plan. In permitting any such minor variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purpose of this Plan. Nondiscrimination and nonsegregation clauses shall not be subject to minor variation.

No minor variation permitted by the Agency shall be effective until design review, conditional use permits, variances, or changes in zoning requirements, if any, have been granted or effectuated by the County to obtain consistency with such minor variations permitted by the Agency.

The applicant shall file an application for a minor variation with the Planning Department of the County of Riverside. The Planning Department shall set the matter for hearing at the next regularly scheduled meeting of the Planning Commission and shall give notice for the time and place for said hearing to the applicant and to the Agency.

The applicant or the Executive Director of the Agency, or his designee, may appeal to the Agency the decision by the Planning Commission to approve, disapprove, or conditionally approve a minor variation. Within ten (10) days from any such decision by the Planning Commission, the appellant shall file his notice of appeal with the Clerk of the Board/Secretary to the Agency. The notice of appeal shall briefly set forth the reasons for the appeal. At their next regularly scheduled meeting following the filing of an appeal, the Agency Board of Directors shall set the matter for public hearing and shall give notice of the time and place for said public hearing to the applicant and to each owner of property located within 300 feet of the perimeter of subject property as shown on the last equalized assessment

roll. The notice shall be mailed at least fifteen (15) days prior to the hearing. The date of the hearing shall not be later than thirty (30) days thereafter.

### III. REDEVELOPMENT IMPLEMENTATION

#### OVERVIEW

Redevelopment Law generally specifies that a Redevelopment Agency should only undertake projects which would not occur without the involvement or assistance of the Agency. This means that an Agency, in the course of its activities, will focus on those projects which cannot be achieved by private enterprise or by local municipal government acting alone, because such projects are outside the legal authority or beyond the financial capacity of such entities.

In order for a Redevelopment Agency to be able to successfully undertake projects which cannot be achieved by private enterprise or by local municipal government, it is necessary for the Agency to have certain tools with which to operate. The tools which Redevelopment Agencies may use in implementing redevelopment in a community are specifically set forth in Redevelopment Law. The following section both authorizes and limits the use of these tools by the Agency.

For ease of presentation, the Agency "tools" are listed in Section 300. Subsequent sections then expand on the items listed and set forth the limitations and rules which the Agency must follow in using the "tools".

Following the description of Agency tools the requirement that the Agency must give preferential treatment to existing owners of residential, business and other types of real property in the Project area for participation in the redevelopment of the Project area is described. The nature of these participation rights is further described in Rules Governing Participation and Preferences by Owners, Operators of Businesses and Tenants adopted by the Agency. This requirement is to protect existing owners and tenants in the Project area who desire to participate in the Project from being unnecessarily displaced or from being prevented from participating in the redevelopment and the upgrading of the Project area.

**A. (§300) GENERAL**

To obtain the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1. (§301) Providing for participation by owners and tenants of properties located in the Project area by extending preferences to remain or relocate within the redevelopment area;
2. (§302) Acquisition of real property and management of property under the ownership and control of the Agency;
3. (§303) Relocation assistance to displaced Project occupants;
4. (§304) Demolition or removal of buildings and improvements;
5. (§305) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
6. (§306) Disposition of property for uses in accordance with this Plan;
7. (§307) Development and redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
8. (§308) Rehabilitation of structures and improvements by present owners, their successors, or the Agency; and
9. (§309) Rehabilitation, development, or construction of low and moderate income housing within the County.

**B. (§310) PARTICIPATION BY OWNERS AND TENANTS**

1. (§311) CONFORMING OWNERS

The Agency may determine that certain real property within the Project area presently meets the requirements of this Plan, and the owners of such

properties will be permitted to remain as conforming owners without a participation agreement with the Agency, provided such owners continue to operate and use the real property within the requirements of this Plan.

The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a Certificate of Conformance, which Certificate shall provide in substance that the property conforms to the requirements of this Plan on the date of issuance thereof.

The Agency may also determine that certain real property within the Project area is substantially in conformance with the requirements of this Plan, and the owners of such property may be allowed to remain as conforming owners, however, said owners may be required to bring their property, to the extent possible, in greater conformance with this Plan.

In the event any of the conforming owners desire to: (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional real property within the Project area; then such conforming owners may be required to enter into a participation agreement with the Agency in the same manner as required for other owners.

Any real property owned by conforming owners outside of designated conforming parcels within the Project area shall be considered and treated in the same manner as real property owned by other owners; i.e., may be subject to a participation agreement with the Agency.

## 2. (§312) PARTICIPATION OPPORTUNITIES FOR OWNERS

Persons who are owners of real property in the Project area shall be given the opportunity to participate in redevelopment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project area, or where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Project area.

**APPENDIX A**  
**Redevelopment Plan Map**

**APPENDIX B**

**Legal Description**

**APPENDIX C**

**Specific Public Facility/Improvement Objectives**

## **PUBLIC IMPROVEMENTS**

The proposed public improvements for the Mead Valley Project area are as follows:

### **1. Street Improvements**

The Agency will be authorized to plan, design and construct street improvements and other facilities as may be identified to fully meet local street needs to ensure the complete redevelopment of the Project area, including the following:

- a) curb and gutter improvements throughout the Project area, with special emphasis on Rider Street, Patterson Avenue, Placentia Street, Water Street, and Orange Street;
- b) street construction throughout the Project area, with special emphasis on Rider Street, Patterson Avenue, Placentia Street, Water Street, and Orange Street;
- c) installation of streetlights throughout the Project area;
- d) traffic studies to determine the effect of development on street/railroad intersections.

### **2. Water System Improvements**

The Agency will be authorized to plan, design and construct water distribution system improvements and other facilities as may be identified to fully meet local water system needs to ensure the complete redevelopment of the Project area, including the following:

- a) increase fire flow capacity and storage needs as development occurs;
- b) construction of a water line beneath the vacated right-of-way for Walnut Street between Patterson Avenue and the eastern boundary of the Project area;

- c) construction of a water line along the eastern boundary of the Project area between the vacated right-of-way of Walnut Street and Water Street;
- d) construction of a water line along the eastern boundary of the Project area between Water Street and Orange Avenue.

### **3. Drainage and Flood Control Improvements**

The Agency will be authorized to plan, design and construct drainage improvements and other facilities as may be identified to fully meet local drainage and flood control needs to ensure the complete redevelopment of the Project area, including the following:

- a) interim drainage improvements;
- b) construction of proposed storm drain along the east edge of the Project area between Placentia Street and Orange Avenue.

### **4. Sewerage Improvements**

The Agency will be authorized to plan, design and construct wastewater system improvements and other facilities as may be identified to fully meet local sewer system needs to ensure the complete redevelopment of the Project area, including the following:

- a) construction of sewer line beneath Rider Street between Highway 215 and Patterson Avenue;
- b) construction of sewer line beneath Patterson Avenue north of Rider Street;
- c) construction of sewer line across the northern boundary of the Project area between Highway 215 and Patterson Avenue;
- d) construction of sewer line beneath the vacated right-of-way for Walnut Street between Highway 215 and a point east of Patterson Avenue;

- e) construction of sewer line parallel to Highway 215 between the northern boundary of the Project area and the vacated Walnut Street;
- f) construction of sewer line beneath Placentia Street, then heading north along the western boundary of the Project area;
- g) construction of sewer line beneath Water Street within the Project area;
- h) construction of sewer line between Water Street and Orange Avenue.

#### **5. Other Improvements**

The Agency will be authorized to plan, design and construct additional improvements and facilities as may be identified to fully ensure the complete redevelopment of the Project area, including the following:

- a) fire fighting facilities, including remodeling the existing fire station at Nuevo/Lakeview to serve the Project area;
- b) construction of school facilities to serve the Project area.

#### **6. Coral Bonds Proposed Improvements**

The Agency will be authorized to plan, design and construct the following Coral Bonds proposed improvements to ensure the complete redevelopment of the Project area:

- a) fire-life safety improvements and a new maximum security facility at the Main County Jail in Riverside;
- b) procure additional beds for the Banning Rehabilitation and Counseling Center;
- c) procure additional beds for the Hemet Jail;
- d) construct new administrative space for the Sheriff Station in Indio;

- e) procure additional beds for the Van Horn Youth Center in Riverside;
- f) construct a 40-bed security unit and three juvenile courts for the Juvenile Hall in Riverside;
- g) construct two new courtrooms for the Riverside Courthouse in Riverside;
- h) construct two new courts and office for administrative staff at the County Administrative Center in Hemet;
- i) construct offices for court support staff at the Elsinore County Court;
- j) construct expanded facilities for the Desert Superior Court and the Desert Municipal Court;
- k) construct courtrooms and related facilities at the Hall of Justice in Riverside;
- l) procure addition additional office space for use by the Social Services Administration Building in Riverside;
- m) procure space for staff programs of the Client Services Building in Riverside;
- n) construct a new Health Administration Building in Riverside;
- o) construct new offices and warehouse space for the Mental Health Administration Building in Riverside;
- p) improve in-patient and out-patient services at the County Mental Health Treatment facilities in Riverside;
- q) renovate the existing building at the County Alcohol Detoxification Center in Riverside;

- r) procure new office space for the Public Health Clinic in Indio;
- s) procure space to centralize County operations and establish a South County Administrative Center in Elsinore;
- t) establish a County-wide communications center for the 9-1-1 emergency system;
- u) purchase federal land to construct a business park in Mira Loma;
- v) make street, parking and structure improvements to the Date Festival Facilities in Indio;
- w) renovate and expand the existing facilities at the Riverside General Hospital and construct new facilities.

The Agency specifically intends to limit acquisition of real property to those properties which are essential to accomplishing the objectives of this Plan. Persons who own property within the Project area shall be afforded ample opportunities to retain and develop or rehabilitate their properties consistent with the objectives of this Plan.

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement, if required by the Agency, and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

In the event a participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and/or the participation agreement as an alternate thereto, the real property, or any interest therein, may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

3. (§313) RE-ENTRY PREFERENCES FOR TENANTS

The Agency shall extend preferences to persons who are engaged in business in the Project area to re-enter in business within the redevelopment Project area, if they otherwise meet the requirements prescribed in this Plan. Business tenants shall be permitted, if they so desire, to purchase and develop real property in the Project area if they otherwise meet the requirements prescribed in this Plan.

4. (§314) PARTICIPATION PRIORITIES

Participation opportunities shall necessarily be subject to and limited by such factors as the land uses designated for the Project area, the provision of public facilities, realignment of streets, the ability of owners to finance acquisition and development of structures in accordance with this Plan, or any change in the total number of individual parcels in the Project area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency has established reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences included present occupancy, participant's length of residency or occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of participants' proposals with the intent and objectives of this Plan, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Opportunities to participate shall be provided first to owners and tenants with existing interest in the Project area without competition with persons and firms from outside the Project area. Secondary participation opportunities will be granted to owner occupants relocating within the Project area in accordance with, and as a result of, Plan implementation. Third level priority shall be afforded existing tenants relocating within the Project area in accordance with, and as a result of, Plan implementation. Last priority shall be afforded to firms and persons from outside the area. If participants fail to perform as mutually agreed, the Agency shall have the authority to acquire the subject property in order to effectuate the purposes of this Plan.

Owner/participant priorities shall take effect at the time that this Plan is adopted by the Riverside County Board of Supervisors.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

5. (§315) PARTICIPATION AGREEMENTS

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project area.

C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

1. (§321) ACQUISITION OF REAL PROPERTY

The Agency may acquire, but is not required to acquire, any real property located in the Project area by gift, devise, exchange, purchase, or any other lawful method, excluding eminent domain, subject to the exceptions specified in this section. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

1. The building must be removed in order to assemble land into parcels of reasonable size and shape to eliminate that impediment to land development;
2. The building is substandard as demonstrated by an inspection of the property by the Building Department of the County of Riverside;

3. The building must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions;
4. The building must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.

2. (§322) ACQUISITION OF PERSONAL PROPERTY

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means.

3. (§323) PROPERTY MANAGEMENT

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property which it owns.

In accordance with Section 33401 of the California Health and Safety Code, the Agency may, in any year during which it owns property in the Project area, pay directly to any city, county, city and county, district, including, but not limited to, a school district, or any other public corporation for whose benefit a tax would have levied upon such property had it not been exempt, an amount of money in lieu of taxes.

A proportionate share of any amount of money paid by an agency to any city and county pursuant to this section shall be disbursed by the city and county to any school district with territory located within a redevelopment Project area in the city and county. "Proportionate share," as used in this section, means the ratio of the school district tax rate, which is included in the total tax rate of the city and county, to the total tax rate of the city and county.

The Agency may also pay to any taxing agency with territory located within a Project area other than the community which has adopted the project, any amounts of money which the Agency has found are necessary and appropriate to alleviate any financial burden or detriment caused to any taxing agency by a redevelopment project. The payments to a taxing agency in any single year shall not exceed the amount of property tax revenues which would have been received by that taxing agency if all the property tax revenues from the Project area had been allocated to all the affected taxing agencies without regard to the division of taxes required by Section 33670, except that a greater payment may be established by agreement between the Agency and one or more taxing agencies, except a school district, if such other taxing agencies agree to defer payments for one or more years in order to accomplish the purposes of the project at an earlier time than would otherwise be the case. The amount of any such greater payments shall not exceed the amount of payment deferred. The payments shall be approved by a resolution, adopted by the Redevelopment Agency, which shall contain findings, supported by substantial evidence, that the redevelopment project will cause or has caused a financial burden or detriment to the taxing agency and that the payments are necessary to alleviate the financial burden or detriment.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospect of resale, beyond a reasonable period of time necessary to effect such resale.

**D. (§330) RELOCATION OF PERSONS, FAMILIES, AND BUSINESSES**

**1. (§331) RELOCATION ASSISTANCE**

Relocation advisory assistance will be furnished by the Agency to any person (either owners or renters) or business concern whose property is acquired by the Agency in connection with the implementation of this Plan. No person will be required to move from his dwelling unit because of the activities of the Agency in implementing this Plan unless replacement housing is available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment, at rents or prices within the financial means of such persons, and the replacement dwelling unit is decent, safe, and sanitary.

**2. (§332) RELOCATION PLAN**

The Agency shall prepare a feasible plan for relocation of all of the following:

- a. Families and persons to be temporarily or permanently displaced from housing facilities in the Project area.
- b. Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Project area.

The Board of Supervisors shall insure that such Plan of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall

not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) RELOCATION PAYMENTS

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development. In addition, the Agency may make any additional relocation payments which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

4. (§334) TEMPORARY RELOCATION HOUSING

The Agency is authorized to provide temporary relocation housing on cleared sites within the Project area. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Project area prior to permanent disposition and development of such cleared sites. In instances where temporary relocation resources are utilized, permanent housing facilities for displaced occupants shall be made available within three (3) years from the time such occupants are displaced.

If feasible and desirable, the Agency may also utilize sites outside the Project area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION,  
PROJECT IMPROVEMENTS AND PUBLIC  
IMPROVEMENTS.

1. (§341) DEMOLITION AND CLEARANCE

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

If in implementing this Plan any dwelling units housing persons and families of low or moderate income are destroyed or removed from the low or moderate income housing market as part of the Project, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or reconstruct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units at affordable costs within the Project area or within the territorial jurisdiction of the Agency.

2. (§342) BUILDING SITE PREPARATION

The Agency is authorized to prepare, or cause to be prepared as building sites, any real property in the Project area.

3. (§343) PROJECT IMPROVEMENTS

Pursuant to the California Community Redevelopment Law, Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, Project improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parking facilities, and landscaped areas. —

Without the prior consent of the Board of Supervisors, the Agency may not use its authority, pursuant to this Subsection, to develop a site for commercial use so as to provide streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide. In giving such consent, the Board of Supervisors shall make a finding that the provision of such improvement is necessary to effectuate the purposes of this Plan.

4. (§344) PUBLIC IMPROVEMENTS

The Agency may, with the consent of the Board of Supervisors, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, either outside or inside the Project area, if the Board of Supervisors and Agency determines: (1) that such buildings, facilities, structures or other improvements are of benefit to the Project area or to the immediate neighborhood in which the Project is located; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the Board of Supervisors shall be final and conclusive.

The Agency is specifically authorized to provide or participate in providing the public improvements and facilities described in Appendix "C" hereof.

5. (§345) TEMPORARY PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

**F. (§350) REAL PROPERTY DISPOSITION AND DEVELOPMENT**

**1. (§351) GENERAL REQUIREMENTS**

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. In the manner required and to the extent permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the Board of Supervisors after public hearing. The Agency shall lease or sell all real property acquired by it in the Project area, except property conveyed by it to the community.

All real property acquired by the Agency in the Project area shall be sold or leased for development at prices which shall not be less than fair value for uses permitted under this Plan, except when a lesser consideration is necessary to effectuate the purposes of this Plan. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by Section 33443 of the California Health and Safety Code.

All purchasers or lessees of Agency-owned property in the Project area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of real property through lease or sale by negotiation without public bidding. Real property may be conveyed by the Agency to the County or any other public body without charge.

2. (§352) DISPOSITION AND DEVELOPMENT DOCUMENTS

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County of Riverside.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

Restricting the rental, sale or lease of property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. Redevelopment agencies, in accordance with Section 33435 of the California Health and Safety Code, shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with Section 33436 of the California Health and Safety Code, leases and contracts which the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Project area shall include the following provisions:

In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself, or any person claiming under or through him,

establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases, the following language shall appear: "The lessee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or Project area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

3. (§353) DESIGN FOR DEVELOPMENT

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of property which is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project area. The Agency shall not approve any plans that do not comply with this Plan.

4. (§354) DEVELOPMENT BY PARTICIPANTS

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall, as appropriate, offer real property in the Project area for purchase and development by owner participants and tenant participants who have appropriately expressed an interest in participating prior to the time that real property is made available for purchase and development by persons who are not owners or tenants in the Project area.

5. (§355) DEVELOPMENT BY AGENCY

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Project area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Project area and that no other reasonable means of

financing such construction is available to the community. During the period of development in the Project area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- |   |   |
|---|---|
| --Streets                                   | --Site improvements for new development, including foundations and parking structures |
| --Gutters                                   | --Utilities   |
| --Sidewalks                                 | --Street lighting   |
| --Landscaping                               | --Public buildings  |
| --Open Space                                | --Street furniture  |
| --Community facilities                      | --Public parking facilities   |
| --Storm drains and flood control facilities |   |

The Agency shall require that development plans be submitted to it for approval and review. All development must conform to this Plan and all federal, state, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

**6. (§356) PERSONAL PROPERTY DISPOSITION**

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

**G. (§360) REHABILITATION AND CONSERVATION OF STRUCTURES**

**1. (§361) REHABILITATION OF STRUCTURES**

The Agency is authorized to adopt Property Rehabilitation Standards and to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project area owned by the Agency. The Agency

is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Project area not owned by the Agency.

The Agency and the County may conduct a rehabilitation program to encourage owners of property within the Project area to upgrade and maintain their property consistent with County codes and standards and with Property Rehabilitation Standards which may be adopted by the Agency. The Agency and the County may develop a program for making low interest loans for the rehabilitation of commercial properties in the Project area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

2. (§362) MOVING OF STRUCTURES

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building which can be rehabilitated to a location within or outside the Project area.

3. (§363) BUILDINGS OF HISTORICAL SIGNIFICANCE

To the extent practical and when consistent with the other objectives of this Plan, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State guidelines.

## IV. LOW AND MODERATE INCOME HOUSING

### OVERVIEW

In the past decade in California the rapid rise in the cost of housing has given rise to several legislative efforts aimed at encouraging the provision of low and moderate income housing. Such legislative efforts were made because increasing numbers of individuals and families of low or moderate incomes were being priced out of the housing market.

As a response to the need for affordable housing in California, the Legislature determined to require redevelopment agencies to provide low and moderate income housing in redevelopment projects or in areas where such housing would be of benefit to the projects, and to provide for the replacement of any low and moderate income housing units destroyed or eliminated from the market by the Agency. This section of the Plan sets forth the requirements which the Redevelopment Agency must meet in increasing or improving the County's supply of housing for persons and families of low or moderate income.

#### A. (\$400) 20% TAX INCREMENT FUNDS REQUIREMENT

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to Section 33670 of the California Health and Safety Code shall be used by the Agency for the purposes of increasing and improving the County's supply of housing for persons and families of low or moderate income. This requirement may be altered, however, if the Agency makes findings, pursuant to Section 33334.2 (a) of the California Health and Safety Code, that:

- (1) No need exists in the County; or
- (2) Some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 33670 is sufficient to meet such housing need; or

- (3) A substantial effort to meet low- and moderate-income housing needs in the County is being made, and that this effort, including the obligation of the funds currently available for the benefit of the County from state, local, and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under this Section, is equivalent in impact to the funds otherwise required to be set aside. The Board of Supervisors shall consider the need that can be reasonably foreseen because of displacement of persons and families of low- or moderate-income or very low income households from within or adjacent to the Project area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of this Plan.

**B. (§410) LOW AND MODERATE INCOME HOUSING AND REPLACEMENT**

In carrying out the activities contemplated in this Plan, it may become necessary, from time to time, for the Agency to enter into various agreements, such as an agreement for acquisition of real property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low and moderate income housing market. Not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution, a Replacement Housing Plan, which shall include the general location of the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low or moderate income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation, rehabilitation and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 of the California Health and Safety Code, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low and moderate income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by public agencies, and the general public.

**C. (§420) PROVISION OF LOW AND MODERATE INCOME HOUSING**

The Agency may, to the extent permitted by law, outside the Project area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the County. The Agency may enter into agreements with the Housing Authority of the County of Riverside for the purpose of increasing and improving the County's supply of low or moderate income housing.

**D. (§430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE PROJECT AREA.**

The Agency expects that additional residential units or rehabilitated residential units for low and moderate income persons and families will be located both inside and outside the Project area. In encouraging the development of such dwelling units, the following requirements would apply.

At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project area by the Agency shall be for persons and families of low and moderate income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low income households.

At least fifteen percent (15%) of all new or rehabilitated dwelling units developed within the Project area by public or private entities or persons other than the Agency shall be for persons and families of low and moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low income households.

The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project area and not to each individual case of rehabilitation, development, or construction of dwelling units.

The Agency shall require, by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the Project area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low and moderate income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

**E. (§440) DURATION OF DWELLING UNIT AVAILABILITY**

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed, or constructed for low or moderate income persons shall remain for persons and families of low and moderate income and very low income households, respectively, for not less than the period set forth for the duration of this Plan.

**F. (§450) LAST RESORT HOUSING**

If sufficient suitable housing units are not available in the County for use by persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the County.

## V. PROJECT FINANCING

### OVERVIEW

Redevelopment agencies are not allowed to levy taxes of any kind. Therefore, agencies primarily finance their various projects and implementation activities through tax increment financing. Tax increments are derived from property taxes which result from increases in assessed valuation of property in the Project area once the Project area has been formed. Such assessed valuation increases can only occur from new development, from property improvements, from property sales or transfers, or from an annual inflationary increase (up to 2%) as allowed by Proposition 13.

Because of the limitations of Proposition 13, the basic property tax levy is 1% of the assessed valuation of property. With this 1% limitation, a redevelopment agency may receive up to \$10,000 annually for every million dollars in increased assessed valuation which occurs in a Project area once formed. Such funds flow to the agency each year until project completion and then only to the extent that the agency has indebtedness which must be repaid.

In addition to tax increment revenues, an agency is legally authorized to utilize other funds such as federal or state grants and various loans and notes and utilize various types of bond financing to finance its activities. This section of the Plan describes the financing tools the Agency may utilize and the limitations on those tools.

#### A. (\$500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

Upon adoption of this Plan by the Board of Supervisors, the Agency, with approval of the Board of Supervisors, is authorized to finance this Project with assistance from the County of Riverside, State of California, United States Government, any other public agency, property tax increments, sales tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The County may supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between the County of Riverside and the Riverside County Redevelopment Agency and may include gas tax funds, Community Development Block Grants, Federal Revenue Sharing, and bond programs that use the County's tax exempt status to the extent that these funds or funding mechanisms may be available.

**B. (§510) TAX INCREMENTS**

Pursuant to Section 33670 of the California Health and Safety Code, all taxes levied upon taxable property within Redevelopment Project No. 5 - 1987 each year by or for the benefit of the State of California, County of Riverside, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date), the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project area on the effective date; and

That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies

advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this redevelopment project. Unless and until the total assessed value of the taxable property in the Project area exceeds the total assessed value of the taxable property in the Project area as shown on the last equalized assessment roll, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When such bonds, loans, advances, and indebtedness, if any, and interest thereon have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

That portion of taxes discussed in this Section is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or the making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance in whole or in part Redevelopment Project No. 5 - 1987.

The Agency is authorized to make such pledges as to specific advances, loans, indebtedness, and other obligations as appropriate in carrying out the Project.

Taxes levied in a Project area and allocated to the Agency as provided in Section 33670 of the California Health and Safety Code may be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low or moderate income, and public improvements which will be of benefit to the Project area.

**C. (§520) ISSUANCE OF BONDS AND NOTES**

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay principal and interest when due and payable.

**D. (\$530) LOANS AND GRANTS**

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

**E. (\$540) FINANCING LIMITATIONS**

Consistent with Sections 33333.2 and 33334.1 of the California Community Redevelopment Law, the following financing limitations are imposed on this Plan:

Taxes, as defined in Section 33670 of the Redevelopment Law, shall not be divided and shall not be allocated to the Agency in excess of One Hundred Twenty Million Dollars (\$120,000,000) except by amendment of this Plan.

No loans, advances, or indebtedness to finance, in whole or in part, the Project and to be repaid from the allocation of those taxes described in the before-mentioned Section 33670 shall be established or incurred by the Agency beyond forty (40) years from the date of adoption of this Plan by the Board of Supervisors, unless such time limitation is extended by amendment of this Plan. However, such loans, advances, or indebtedness may be repaid over a period of time longer than such time limit.

From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed Fifteen Million Dollars (\$15,000,000) at any one time, except by amendment of this Plan.

Tax increment revenues generated in each of the non-contiguous portions of the Project area shall be accounted for separately and shall be used to benefit the respective communities in which such revenues were generated.

**F. (§550) LOW AND MODERATE INCOME HOUSING FUND**

Subject to the provisions of Section 400, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 shall be held in a separate low and moderate income housing fund and used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low or moderate income, as defined in Health and Safety Code Section 50093, and very low income households, as defined in Section 50105.

**G. (§560) FINANCIAL BURDEN ON TAXING AGENCIES**

The Agency may pay to any taxing agency with territory located within the Project area, other than the County, any amounts of money which the Agency determines is appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project.

## VI. ADMINISTRATION

### OVERVIEW

This final section of the Plan contains various procedural and administrative controls, such as the time limit in which the Plan's development controls are effective, the general procedure for amendment of the Plan, a blueprint for Agency and County cooperation in the redevelopment of the Project area and objectives regarding cooperation between the Agency and other public jurisdictions in the redevelopment of the Project area.

#### A. (§600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the County.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

#### B. (§610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the land use and development control provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for forty (40) years from the date of adoption of this Plan by the Board of Supervisors.

**C. (§620) PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

**D. (§630) AGENCY/COUNTY COOPERATION**

Subject to any limitation in law, the County will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Project area. Actions by the County may include, but are not necessarily limited to, the following:

Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the County may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.

Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Project area to ensure their proper development and use.

Provision for administration/enforcement of this Plan by the County after development.

Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the

Project area to be commenced and carried to completion without unnecessary delays.

The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

**E. (§640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

In recognition of the unique role of county government, the Agency is authorized to cooperate with incorporated cities in the county to develop mutually acceptable development standards for areas which are located in city spheres of influence. In addition, in cases where areas under county jurisdiction are annexed to incorporated cities or in cases where new cities are formed, the Agency is authorized to prepare and enter into agreements for the orderly transfer of jurisdictional authority and for the transfer of the allocation of tax increment

revenues to the redevelopment agency of the newly incorporated city or to the redevelopment agency of the annexing city.

The Agency is authorized to cooperate with incorporated cities in the preparation of joint marketing studies and in the development of mutually acceptable strategies for ensuring orderly growth and development. Strategies for growth and development shall be designed to benefit incorporated areas of the county and shall recognize that portions of the county may be annexed or may become incorporated during the term of this plan.