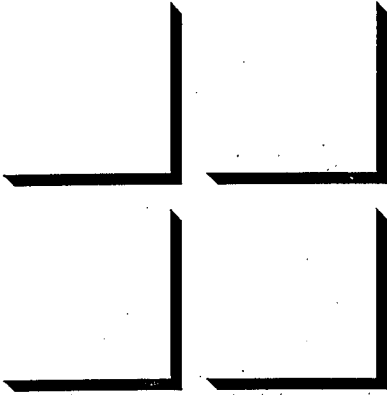


Adopted: December 21, 1999
Ordinance No. 800

**Redevelopment Plan for
Redevelopment Project Area No. 1-
1986, Amendment No. 2, El Cerrito
and Temescal Canyon Sub-Area**

*The Redevelopment Agency for the County of Riverside – A Division
of the Riverside County Economic Development Agency*



December 22, 1999

Adopted: December 21, 1999
Ordinance No.: 800

Redevelopment Plan for Redevelopment Project Area No. 1-1986, Amendment No. 2, El Cerrito and Temescal Canyon Sub-Area

*THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE – A
DIVISION OF THE RIVERSIDE COUNTY ECONOMIC DEVELOPMENT
AGENCY*

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Redevelopment Plan for Redevelopment Project Area No. 1-1986, Amendment No. 2, El Cerrito and Temescal Canyon Sub-Area

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Redevelopment Plan for Redevelopment Project Area No. 1-1986, Amendment No. 2, El Cerrito and Temescal Canyon Sub-Area

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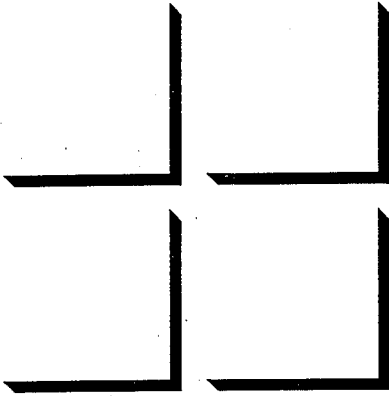
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APPENDIX A - Redevelopment Plan Map

APPENDIX B - Legal Description



I. INTRODUCTION

A. (§100) AUTHORITY

This Redevelopment Plan (hereinafter "Plan") for the Redevelopment Project Area No. 1-1986, Amendment No. 2, El Cerrito and Temescal Canyon Sub-Area, (hereinafter "El Cerrito and Temescal Canyon Sub-Area" or "Sub-Area") was prepared by the Redevelopment Agency for the County of Riverside (hereinafter "Agency") in accordance with the California Community Law, California Health and Safety Code Section 33000 *et seq.* (hereinafter "Redevelopment Law"), and all applicable laws and ordinances. The Agency is a division of the Riverside County Economic Development Agency.

The Plan applies to the El Cerrito and Temescal Canyon Sub-Area, and consists of this text, the Redevelopment Plan Map for the El Cerrito and Temescal Canyon Sub-Area (Appendix A) and the legal description therefor (Appendix B).

B. (§110) PURPOSE AND BASIS OF THIS PLAN

On December 23, 1986, the Board of Supervisors of the County of Riverside (hereinafter "Board of Supervisors") adopted Redevelopment Project Area No. 1-1986 (hereinafter "Existing Project Area"). This project is comprised of several non-contiguous sub-areas. Subsequently, on July 20, 1999, the Board of Supervisors added the Lakeland Village/Wildomar Sub-Area as Redevelopment Project Area No. 1-1986, Amendment No. 1. The purpose of this plan is to add land in and around the communities of El Cerrito and Temescal Canyon to Redevelopment Project Area No. 1-1986.

The basis for this Plan is the Preliminary Plan for Redevelopment Project Area No. 1-1986, Amendment No. 2, El Cerrito Sub-Area,

adopted on July 14, 1999, by resolution of the Planning Commission of the County of Riverside (hereinafter "Planning Commission").

C. (§120) DEFINITIONS

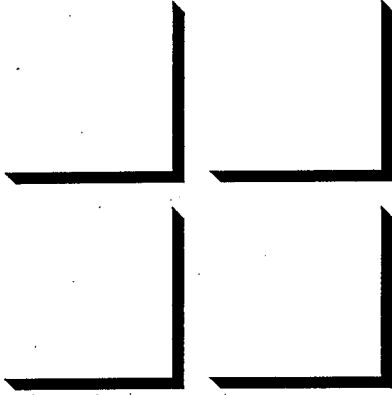
The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§120.1) **Agency** means the Redevelopment Agency of the County of Riverside.
2. (§120.2) **County** means the County of Riverside, California.
3. (§120.3) **County Board of Supervisors** means the Board of Supervisors of the County of Riverside, California.
4. (§120.4) **Existing Project Area** means Redevelopment Project Area No. 1-1986, adopted on December 23, 1986, by Ordinance No. 635, and Redevelopment Project Area No. 1-1986, Lakeland/Wildmar Sub-Area, adopted on July 20, 1999, by Ordinance No. 793.
5. (§120.5) **El Cerrito and Temescal Canyon Sub-Area** means the territory added to the Existing Project Area, which addition shall be effectuated by adoption of this Plan by ordinance of the Board of Supervisors. (See Appendix A.)
6. (§120.6) **Legal Description** means the descriptions of the land within the El Cerrito and Temescal Canyon Sub-Area attached to this Plan as Appendix B.
7. (§120.7) **Owner Participation Rules** shall mean the "Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants" adopted on November 3, 1998, by Agency Resolution No. RDA 98-19.
8. (§120.8) **Person** means any individual or any public or private entity.
9. (§120.9) **Plan or Redevelopment Plan** means this document, officially designated as "The Redevelopment Plan for Redevelopment Project Area No. 1-1986 Amendment No. 2, El Cerrito and Temescal Canyon Sub-Area", as adopted on December 21, 1999 by Board of Supervisors' Ordinance No. 800.
10. (§120.10) **Planning Commission** means the Planning Commission of the County of Riverside, California.
11. (§120.11) **Project** means those actions necessary to implement the provisions of this Plan, including all public improvements, other improvements, activities, and programs authorized in this Plan or as otherwise permitted pursuant in the Redevelopment Law.

12. (§120.12) **Real Property** means land, 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.
13. (§120.13) **Law** means the Community Law Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 *et seq.*), as amended to date.
14. (§120.14) **Redevelopment Plan Map** means the Redevelopment Plan Map of the El Cerrito and Temescal Canyon Sub-Area, attached to this Plan as Appendix A.
15. (§120.15) **State** means any state agency or instrumentality of the State of California.

D. (§130) SUB-AREA BOUNDARIES

The boundaries of the El Cerrito and Temescal Canyon Sub-Area are shown and described in Appendix A and Appendix B of this Plan. These boundaries were established initially by the Planning Commission, and then modified by the Planning Commission on October 20, 1999, to reflect further analysis and community input.



II. DEVELOPMENT IN THE EL CERRITO AND TEMESCAL CANYON SUB-AREA

A. (\$200) PROJECT OBJECTIVES

The El Cerrito and Temescal Canyon Sub-Area includes a number of conditions that are specified in the Redevelopment Law as characteristic of blight. The overall objective of this Plan is to provide for the elimination or alleviation of physical and economic conditions of blight. Broadly stated, these conditions include physical deterioration of buildings and facilities both public and private, inadequate public improvements and facilities that are essential to the health and safety of local residents and businesses, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare.

In eliminating blighting conditions, this Plan is intended to achieve the following goals:

1. To eliminate blighting conditions and to prevent the acceleration of blight in and about the El Cerrito and Temescal Canyon Sub-Area.
2. To effectuate the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of the El Cerrito and Temescal Canyon Sub-Area in such a manner as to facilitate a higher and better utilization of the land within the El Cerrito and Temescal Canyon Sub-Area for uses in accordance with the Riverside County Comprehensive General Plan (hereinafter "Comprehensive General Plan").

3. To use the redevelopment process and provisions permitted by the Redevelopment Law to promote redevelopment that is consistent with the Comprehensive General Plan and the Riverside County Zoning Ordinance (hereinafter "Zoning Ordinance").
4. To encourage the better utilization of real property, and a more efficient and effective circulation system.
5. To provide for adequate parcels and required public improvements to encourage new construction by private enterprise.
6. To 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.

In implementing the above goals, the Agency expects to institute the following programs or activities:

- Encourage development according to the Comprehensive General Plan.
- 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 El Cerrito and Temescal Canyon Sub-Area.
- Encourage investment in the El Cerrito and Temescal Canyon Sub-Area by the private sector.
- Promote the development of new and diverse employment opportunities.
- Enhance and expand shopping facilities in the El Cerrito and Temescal Canyon Sub-Area by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses in conformance with the Comprehensive General Plan and the Zoning Ordinance.
- Promote the improvement and centralization of industrial areas to make the provision of public services more efficient.
- Promote the expansion of the El Cerrito and Temescal Canyon Sub-Area's commercial base and local employment opportunities to provide jobs to unemployed and underemployed workers in the area and County-wide.
- Consolidate parcels as needed to induce new or expanded commercial development in the El Cerrito and Temescal Canyon Sub-Area.

- Protect the health and general welfare of the El Cerrito and Temescal Canyon Sub-Area's many low- and moderate-income residents by utilizing 20% of the tax increment revenues from the El Cerrito and Temescal Canyon Sub-Area to improve and preserve the supply of low- and moderate-income housing, including senior housing, both inside and outside the El Cerrito and Temescal Canyon Sub-Area.
- Upgrade the physical appearance of the El Cerrito and Temescal Canyon Sub-Area.
- Assist with rehabilitation of deteriorated residential and non-residential 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.
- Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment through acquisition of real property except through eminent domain.
- Create weed abatement and graffiti removal programs in El Cerrito and Temescal Canyon.
- Encourage the development of fire, school, parks and other public facilities in El Cerrito and Temescal Canyon.
- Buffer residential neighborhoods from the intrusion of incompatible land uses and noise.
- Mitigate potential relocation impacts resulting from changes in El Cerrito and Temescal Canyon Sub-Area land use from non-conforming and dilapidated uses to development in conformance with the Comprehensive General Plan and the Zoning Ordinance.
- 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.*
- In situations where relocation is necessary, provide relocation assistance to displacees as provided in the Redevelopment Law in order to mitigate possible hardships due to relocation activities.*
- Provide a broad range of public service infrastructure improvements to induce private investment and improve emergency response in the El Cerrito and Temescal Canyon Sub-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

* Acquisition may be only through those means described in Section 320, which do not include eminent domain.

reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities.

- 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.
- Encourage the cooperation and participation of El Cerrito and Temescal Canyon Sub-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 El Cerrito and Temescal Canyon Sub-Area.
- 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.
- Focus street improvement efforts first on Temescal Canyon Road, El Cerrito Road, Cajalco Road, Weirick Road, and Knabe Road.
- Provide landscaping in Rights-of-Way.
- Provide multi-use trails (e.g., bike, horse, hiking, etc.).
- Expand sustained and on-going code enforcement activities in the Sub-Area.

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 as it now exists or may be hereafter amended. Except when inconsistent with this Plan, all requirements of the County's development codes shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the El Cerrito and Temescal Canyon Sub-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 El Cerrito and Temescal Canyon Sub-Area. These controls shall be in addition to, and may not relax the requirements of, the County's development codes.

C. (\$220) CONFORMANCE TO SPECIFIC PLANS

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any existing specific plan area, or within the territory of a any specific plan that may from time to time be adopted, shall be in conformance with the applicable specific plan. Details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any specific plan area, may deviate from the specific plan to the extent provided for in the Zoning Ordinance.

D. (\$230) SPECIFIC DEVELOPMENT OBJECTIVES

Development in the El Cerrito and Temescal Canyon Sub-Area will be in conformance with this Plan, the Comprehensive General Plan, the Temescal/El Cerrito Community Plan, any future Specific Plan(s), and with the Zoning Ordinance.

The Agency's development objectives involve encouraging the implementation of development in accordance with the Comprehensive General Plan. In doing so, it is the Agency's intent is to provide assistance in the following ways:

1. The construction of needed public improvements and facilities including, but not limited to those described in Section 344 herein.
2. Various forms of Agency financial assistance, including but not limited to, tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.
4. Relocation of displaced residents and businesses.
5. Rehabilitation or replacement of housing occupied by persons of very low-, low-, or moderate-income.

E. (\$240) LAND USES FOR THE SUB-AREA

In addition to illustrating the location of the El Cerrito and Temescal Canyon Sub-Area boundaries, the Redevelopment Plan Map (Appendix A) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the El Cerrito and Temescal Canyon Sub-Area, pursuant to the Comprehensive General Plan as it exists at the date of adoption of

this Plan. These uses may change pursuant to Section 210 of this Plan.

1. (§241) INTERIM USES

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the El Cerrito and Temescal Canyon Sub-Area for interim uses not in conformity with the uses permitted in this Plan. However, approval of any such interim uses shall be subject to compliance with the provisions of the Zoning Ordinance.

F. (§250) PUBLIC USES FOR THE SUB-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 El Cerrito and Temescal Canyon Sub-Area are shown on the attached Redevelopment Plan Map (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 El Cerrito and Temescal Canyon Sub-Area. Additional public streets, alleys, and easements may be created by the Agency and the County in the El Cerrito and Temescal Canyon Sub-Area as needed for proper circulation. Changes in or construction of new streets, easements and rights-of-way shall be subject to public notice in accordance with existing law.

The public rights-of-way shall be used for vehicular and pedestrian traffic, equestrian trails, and bike trails, 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) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES

In any portion of the El Cerrito and Temescal Canyon Sub-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 specific area involved, and shall conform with the Comprehensive General Plan.

G. (\$260) GENERAL DEVELOPMENT REQUIREMENTS

1. (\$261) CONFORMANCE WITH THIS PLAN

All real property in the El Cerrito and Temescal Canyon Sub-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 unless it is in conformance with the provisions of this Plan and all applicable provisions of State law. (See also Section 312 relative to Certificates of Conformance.) The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

2. (\$262) NEW CONSTRUCTION

All construction in the El Cerrito and Temescal Canyon Sub-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: fire, building, electrical, mechanical, grading, plumbing, and development codes of the County.

3. (\$263) REHABILITATION AND RETENTION OF PROPERTIES

Any existing structure within the El Cerrito and Temescal Canyon Sub-Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Rehabilitation standards for buildings and site improvements may be established by the Agency. These standards may be amended from time to time and may contain specialized provisions pertaining to portions of the El Cerrito and Temescal Canyon Sub-Area taking into consideration historic and cultural variations and the desires of the local population.

4. (§264) SUBDIVISION OR CONSOLIDATION OF PARCELS

No parcels in the El Cerrito and Temescal Canyon Sub-Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the County.

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

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the Comprehensive General Plan, any applicable specific plan and any requirements that may be adopted pursuant to this Plan. General limitations on land use are indicated on the Redevelopment Plan Map in Appendix A.

6. (§266) THE APPROXIMATE AMOUNT OF OPEN SPACE TO BE PROVIDED AND STREET LAYOUT

Open space and street layout in conformance with the Comprehensive General Plan is shown in the Redevelopment Plan Maps included herewith in Appendix A, and described in Section 252 of this Plan. Additional open space will be provided through application of County standards for building setbacks. An estimated 350 acres will be devoted to open space, parks, trails, landscaping, building setbacks, yards, and rights-of-way at Project completion in the El Cerrito and Temescal Canyon Sub-Area.

7. (§267) THE APPROXIMATE NUMBER OF DWELLING UNITS

In accordance with the Comprehensive General Plan, there will be approximately 5,100 dwelling units permitted in the El Cerrito and Temescal Canyon Sub-Area upon Project completion. Planned land uses in the Sub-Area shall be as indicated on the Redevelopment Plan Map in Appendix A.

8. (§268) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES

Public uses are described in Section 250 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the County for such purposes.

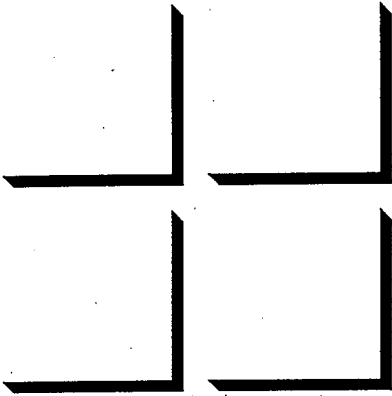
H. (\$270) DEVELOPMENT PROCEDURES

1. (\$271) REVIEW OF APPLICATIONS FOR BUILDING PERMITS

Upon the adoption of this Plan by the County after a 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/her designee to review the application to determine if the proposed improvement will conform to this Plan. Within fifteen (15) days thereafter, the Executive Director of the Agency, or designee, shall file with the Building Official a written report setting forth his/her findings 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 fifteen (15) day period, whichever occurs first, the Building Official: 1) may issue the permit, with conditions, if any, as required by the Agency Executive Director, or his/her designee; or, 2) shall withhold the issuance of the permit if the Agency Executive Director or his/her designee has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within seven (7) days after withholding issuance of the permit, the Building Official shall notify the applicant by certified mail of the decision to withhold.



III. REDEVELOPMENT IMPLEMENTATION

A. (§300) GENERAL

To achieve 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 El Cerrito and Temescal Canyon Sub-Area by extending preferences to remain or relocate within the redevelopment area;
2. (§302) Acquisition of real property, except through eminent domain.
3. (§303) Management of property under the ownership and control of the Agency;
4. (§304) Relocation assistance to displaced Project occupants;
5. (§305) Demolition or removal of buildings and improvements;
6. (§306) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
7. (§307) Rehabilitation, development, or construction of low- and moderate-income housing within the County;
8. (§308) Disposition of property for uses in accordance with this Plan;
9. (§309) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
10. (§310) Rehabilitation of structures and improvements by present owners, their successors, or the Agency.

The above implementation actions are discussed in more detail in the following sections.

B. (§311) PARTICIPATION BY OWNERS AND TENANTS

1. (§312) CONFORMING OWNERS

The Agency wishes to alleviate physical decay, stagnation and blighting condition in the El Cerrito and Temescal Canyon Sub-Area. The Agency is permitted by the Redevelopment Law to review and approve proposed development or redevelopment of property in the El Cerrito and Temescal Canyon Sub-Area. Therefore, the Agency may, in its sole and absolute discretion, determine that certain real property within the El Cerrito and Temescal Canyon Sub-Area presently conforms with the requirements of this Plan. Such conforming uses will be permitted to continue in their present use without a participation agreement with the Agency, provided the owner of such conforming property continues 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 El Cerrito and Temescal Canyon Sub-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, into greater conformance with this Plan.

In the event that 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 El Cerrito and Temescal Canyon Sub-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 El Cerrito and Temescal Canyon Sub-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. (§313) PARTICIPATION OPPORTUNITIES FOR OWNERS

On November 3, 1998, the Agency adopted Owner Participation Rules pursuant to Redevelopment Law Section 33345. The purpose of the Owner Participation Rules is to implement the operation of owner participation in connection with this Plan. Persons who are owners of real property in the El Cerrito and Temescal Canyon Sub-Area shall be given an opportunity to participate in redevelopment by retaining all or a portion of their properties, acquiring adjacent or other properties in the El Cerrito and Temescal Canyon Sub-Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the El Cerrito and Temescal Canyon Sub-Area, as provided in the Owner Participation Rules. To the extent now or hereafter permitted by law, the Agency may establish a program to loan funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the El Cerrito and Temescal Canyon Sub-Area.

The Agency specifically intends to limit its acquisition of real property to those properties that are essential to accomplishing the objectives of this Plan. Persons who own property within the El Cerrito and Temescal Canyon Sub-Area will be afforded ample opportunities to retain and develop or rehabilitate their properties consistent with the objectives of this Plan.

In the event a participant fails or refuses to rehabilitate or develop his/her 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 subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

3. (§314) PARTICIPATION PRIORITIES

Participation opportunities will necessarily be subject to and limited by such factors as the land uses designated for the El Cerrito and Temescal Canyon Sub-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, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the El Cerrito and Temescal Canyon Sub-Area. Such opportunities shall be subject to the Owner Participation Rules.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences include present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar adjacent land uses, conformity of participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, 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 El Cerrito and Temescal Canyon Sub-Area. Secondary participation opportunities shall be granted to owner occupants relocating within the El Cerrito and Temescal Canyon Sub-Area in accordance with, and as a result of, Plan implementation. Third level priority shall be afforded existing tenants relocating within the El Cerrito and Temescal Canyon Sub-Area in accordance with, and as a result of, Plan implementation. Last priority shall be afforded to firms and persons from outside the El Cerrito and Temescal Canyon Sub-Area. If participants fail to perform as mutually agreed, the Agency shall have the authority to acquire the subject property pursuant to Section 321 of this Plan in order to effectuate the purposes of this Plan.

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.

4. (§315) RE-ENTRY PREFERENCES FOR TENANTS

The Agency shall extend reasonable preferences to persons who are engaged in business in the El Cerrito and Temescal Canyon Sub-Area to re-enter in business within the El Cerrito and Temescal Canyon Sub-Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop real property in the El Cerrito and Temescal Canyon Sub-Area if they otherwise meet the requirements prescribed in this Plan.

5. (§316) 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 El Cerrito and Temescal Canyon Sub-Area.

C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

1. (§321) ACQUISITION OF REAL PROPERTY

Subject to the limitations set forth in this Section, the Agency may acquire, but is not required to acquire, any real property located in the El Cerrito and Temescal Canyon Sub-Area, by gift, devise, exchange, purchase, or other lawful method, excluding eminent domain.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are situated. 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, and it is necessary in order to eliminate blight or a public nuisance, eliminate an environmental deficiency, provide for needed public facilities, or to protect the public health, safety and welfare.

1. The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate an impediment to land development.
2. The buildings and/or structures are substandard as demonstrated by an inspection of the property by the County.
3. The buildings and/or structures 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 buildings and/or structures 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.
5. The buildings or structures are determined by the County or Agency to be a safety hazard or a public nuisance due to physical deterioration or due to continued use of the structure or property for unlawful activities.
6. The acquisition of the property is allowed by the Redevelopment Law and will promote the implementation of the Plan.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

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 El Cerrito and Temescal Canyon Sub-Area by any lawful means.

3. (§323) PROPERTY MANAGEMENT

During such time as property, if any, in the El Cerrito and Temescal Canyon Sub-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 that it owns.

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

In accordance with Redevelopment Law Section 33401, the Agency may, in any year during which it owns property in the El Cerrito and Temescal Canyon Sub-Area, pay directly to any City, County, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the City, County, district, including, but not limited to, a school district, or other public corporation would have received if the property had not been tax exempt.

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

The following provisions relative to the relocation of persons, families and businesses are required by the Redevelopment Law to be included in this Plan, and in no way imply a plan, proposal or desire by the Agency to displace or remove a significant number of residential units.

1. (§331) RELOCATION ASSISTANCE

As required by the Redevelopment Law, the Agency will provide relocation advisory assistance to any person or business that is displaced by the Agency as a direct result of this Plan's implementation. No person of low- or moderate-income will be required by the Agency to move from his/her dwelling unit 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. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

2. (§332) RELOCATION METHOD

The Agency prepared and adopted a feasible method for relocation entitled "Relocation Method for All Redevelopment Project Areas" by Resolution No. RDA 98-20 on November 3, 1998. The relocation method addresses the methodology for relocation of the following as a direct result of Agency actions to implement this Plan:

1. Families and persons to be temporarily or permanently displaced from housing facilities in the El Cerrito and Temescal Canyon Sub-Area.
2. Non-profit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the El Cerrito and Temescal Canyon Sub-Area.

The Board of Supervisors shall insure that such method 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 pursuant to applicable laws. 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 and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments that, 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

The Agency is authorized to provide temporary relocation facilities on cleared sites within the El Cerrito and Temescal Canyon Sub-Area. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and business facilities for businesses within the El Cerrito and Temescal Canyon Sub-Area prior to permanent disposition and development of such cleared sites. 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, AND PUBLIC IMPROVEMENTS

The following provisions relative to demolition, clearance and site preparation are required by the Redevelopment Law, and are in no way intended to imply a plan to displace or remove any housing whatsoever.

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 El Cerrito and Temescal Canyon Sub-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- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very-low-income households, lower-income households, and persons and families of low- and moderate-income as the persons displaced from those destroyed or removed units.

2. (§342) BUILDING SITE PREPARATION

The Agency is authorized to prepare, or cause to be prepared, any real property in the El Cerrito and Temescal Canyon Sub-Area as building sites.

3. (§343) PROJECT IMPROVEMENTS

Pursuant to Redevelopment Law Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, 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, overpasses, underpasses, bridges, and landscaped areas.

4. (§344) PUBLIC IMPROVEMENTS

The Agency may, with the consent and cooperation 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, including school facilities, either outside or inside the El Cerrito and Temescal Canyon Sub-Area, if each of the Board of Supervisors and the Agency determines that:

1. That the buildings, facilities, structures, or other improvements are of benefit to the El Cerrito and Temescal Canyon Sub-Area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another project area, or in the case of a project area in which substantially all of the land is publicly owned, that the improvement is of benefit to an adjacent project area of the Agency.
2. That no other reasonable means of financing the buildings, facilities, structures, or other improvements are available to the Agency or the County.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the El Cerrito and Temescal Canyon Sub-Area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to Redevelopment Law Section 33490.

The Agency is specifically authorized to provide or participate in providing the improvements described in Section 365, and is authorized to install and construct, or to cause to be installed or constructed, any public improvements, including 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, or overpasses, underpasses, bridges, and landscaped areas.

STREET AND CIRCULATION IMPROVEMENTS

- Curbs, gutters and sidewalks throughout the El Cerrito and Temescal Canyon Sub-Area, and especially adjacent to school facilities
- Traffic signals at various intersections
- Pave or repave streets throughout the El Cerrito and Temescal Canyon Sub-Area
- Install street lighting throughout the El Cerrito and Temescal Canyon Sub-Area

WATER SYSTEM IMPROVEMENTS

- Install water mains, pipes and fire hydrants as necessary throughout the El Cerrito and Temescal Canyon Sub-Area
- Construct water treatment facility to treat groundwater to potable quality

WASTEWATER IMPROVEMENTS

- Improve sewer mains and trunk lines throughout the El Cerrito and Temescal Canyon Sub- Area
- Expand wastewater treatment facility to 4.5 MGD
- Construct reclaimed water master planned facilities, including improvements to the tertiary process, and reclaimed water pipelines and reservoirs
- Construct sewer and reclaimed water pipelines
- Construct pump station(s) as needed

DRAINAGE AND FLOOD CONTROL IMPROVEMENTS

- Improve local channels and drains throughout the El Cerrito and Temescal Canyon Sub- Area, including Temescal Creek box culverts near Lee Lake Water District

MISCELLANEOUS PUBLIC IMPROVEMENTS

- Construct new or rehabilitate existing fire station

- Assist in school facilities improvements
- Construct parks and recreation facilities, including the development of Lee Lake Water District ponds
- Construct library
- Construct community center
- Construct Sheriff's station

OTHER IMPROVEMENTS

The Agency is authorized to plan, design, and construct additional improvements and other facilities as may be identified to ensure the complete redevelopment of the El Cerrito and Temescal Canyon Sub-Area.

ADDITIONAL FACILITIES OR IMPROVEMENTS

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency is authorized to finance the construction of additional improvements in the El Cerrito and Temescal Canyon Sub-Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program.

Changes in circumstances or designs may alter the location of the facilities described above in this chapter, or may require other related facilities.

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) REHABILITATION AND CONSERVATION OF STRUCTURES

1. (§351) REHABILITATION OF STRUCTURES

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the El Cerrito and Temescal Canyon Sub-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 El Cerrito and Temescal Canyon Sub-Area not owned by the Agency.

The Agency and the County may conduct a rehabilitation program to encourage owners of property within the El Cerrito and Temescal Canyon Sub-Area to upgrade and maintain their property consistent with County codes and standards. The Agency and the County may develop a program for making grants and low interest loans for the rehabilitation of properties in the El Cerrito and Temescal Canyon Sub-Area. Properties may be rehabilitated under an Agency low interest loan program, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

2. (§352) 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 El Cerrito and Temescal Canyon Sub-Area.

3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE AND OTHER CULTURAL, HISTORIC OR SCENIC RESOURCES

To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and County guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.

G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT

1. (§361) 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 acquired by the Agency 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 it acquires in the El Cerrito and Temescal Canyon Sub-Area, except property conveyed by the Agency to the County.

Where required by the Redevelopment Law, all real property acquired by the Agency in the El Cerrito and Temescal Canyon Sub-Area shall be sold or leased for development at prices which shall not be less than fair market value for the highest and best uses permitted under this Plan, or the fair reuse value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. 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 Redevelopment Law Section 33443.

All purchasers or lessees of Agency-owned property in the El Cerrito and Temescal Canyon Sub-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 by 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. (§362) 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 County Clerk and Recorder.

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.

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following obligations and nondiscrimination clauses.

1. Refrain from restricting the rental, sale or lease of property on the basis of race, ethnicity, 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. The Agency, in accordance with Redevelopment Law Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.
2. In accordance with Redevelopment Law Section 33436, leases and contracts that 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 El Cerrito and Temescal Canyon Sub-Area shall include the following provisions:
 - a) In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his/her 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, ethnicity, 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 herself, or any person claiming under or through him or her, 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.”

- b) In leases, the following language shall appear: “The lessee herein covenants by and for himself or herself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, 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, ethnicity, 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 herself, or any person claiming under or through him or her, 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.”

- c) 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 the El Cerrito and Temescal Canyon Sub-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. (§363) DESIGN FOR DEVELOPMENT

Pursuant to Section 210 of this 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 El Cerrito and Temescal Canyon Sub-Area. Such controls may not relax the requirements of the Zoning Ordinance, or any applicable specific plan.

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 that 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 El Cerrito and Temescal Canyon Sub-Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the El Cerrito and Temescal Canyon Sub-Area. The Agency will not approve any development or redevelopment plans that do not comply with this Plan.

4. (§364) DEVELOPMENT BY PARTICIPANTS

As appropriate and pursuant to the provisions of this Plan and the Owner Participation Rules, the Agency shall, offer real property in the El Cerrito and Temescal Canyon Sub-Area for purchase and development by owner and tenant participants who have appropriately expressed an interest in participating no later than the time that real property is made available for purchase and development by persons who are not owners or tenants in the El Cerrito and Temescal Canyon Sub-Area.

5. (§365) 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 El Cerrito and Temescal Canyon Sub-Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the El Cerrito and Temescal Canyon Sub-Area and that no other reasonable means of financing such construction is available to the community. During the period of development in the El Cerrito and Temescal Canyon Sub-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 El Cerrito and Temescal Canyon Sub-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:

- Community facilities
- Curbs, gutters, sidewalks, landscaping, and streetscaping
- Open Space
- Parks and playgrounds
- Public buildings (but not including County administration buildings)
- School facilities (but not including privately-owned schools)
- Trails, including, but not limited to, bicycle trails, equestrian trails and hiking trails
- Site improvements for new development, including foundations and parking structures
- Storm drains and flood control facilities
- Sewerage facilities
- Street furniture
- Street lighting
- Street rights-of-way
- Streets
- Transportation improvements required to meet an adopted congestion management deficiency plan, transportation improvement plan, or air quality management plan
- Utilities
- Water and sewer lines and facilities, including treatment facilities

The Agency shall require that development plans be submitted to it for review and approval. 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.

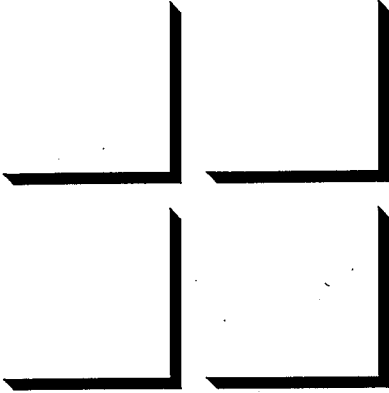
6. (\$366) INDUSTRIAL AND MANUFACTURING PROPERTY

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the El Cerrito and Temescal Canyon Sub-Area which will be used for industrial or

manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

7. (§367) 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.



IV. LOW- AND MODERATE-INCOME HOUSING

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

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to Redevelopment Law Section 33670 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.

B. (\$410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT

In carrying out the activities contemplated in this Plan, it may become necessary 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 and to the extent provided by the Redevelopment Law, a Replacement Housing Plan, which shall include the general location of the replacement housing, an adequate means of financing 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 or rehabilitation housing objectives, or as the Redevelopment Law may otherwise provide. A dwelling unit whose replacement is required by Redevelopment Law Section 33413, 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 other public agencies and the general public.

To the extent required by Redevelopment Law Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. When dwelling units are destroyed or removed, seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very-low-income households, lower-income households, and persons and families of low- and moderate-income as the persons displaced from those destroyed or removed units.

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

The Agency may, to the extent permitted by law and land use designations, inside or outside the El Cerrito and Temescal Canyon Sub-Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, 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.

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

Pursuant to Redevelopment Law Section 33334.2(g), the Agency has found that the provision of low- and moderate-income housing both inside and outside the El Cerrito and Temescal Canyon Sub-Area, particularly by the rehabilitation of existing housing stock is of benefit to the El Cerrito and Temescal Canyon Sub-Area. In encouraging the development of such dwelling units, the Agency shall comply with Redevelopment Law Sections 33334.2(g) and 33413(b).

To the extent required by Redevelopment Law Section 33413, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed within the El Cerrito and Temescal Canyon Sub-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 and substantially rehabilitated units developed within the El Cerrito and Temescal Canyon Sub-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. To satisfy this provision, in whole or in part, the Agency may cause by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate-income or to very low-income households, as applicable, two units outside the El Cerrito and Temescal Canyon Sub-Area for each unit that otherwise would have had to be available inside the El Cerrito and Temescal Canyon Sub-Area. Also, in order to satisfy this provision, the Agency may aggregate new or substantially rehabilitated dwelling in one or more redevelopment project areas, or may purchase long-term affordability covenants in existing housing whether or not in the El Cerrito and Temescal Canyon Sub-Area.

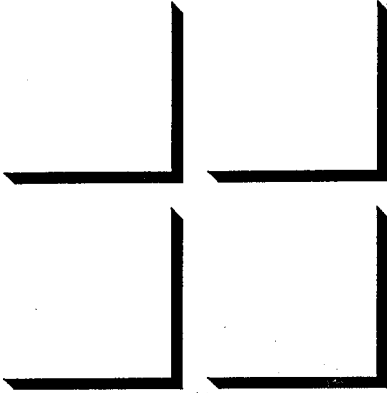
The percentage requirements set forth in this Section shall apply in the aggregate to housing in the El Cerrito and Temescal Canyon Sub-Area and not to each individual case of rehabilitation, development, price restriction, or construction of dwelling units. The Agency may purchase long-term affordability covenants for units to the greatest extent allowed by law.

The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the El Cerrito and Temescal Canyon Sub-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) 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 or rehabilitation of low- and moderate-income housing units within the County, both inside and outside of the El Cerrito and Temescal Canyon Sub-Area.



V. PROJECT FINANCING

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

The Agency, if it deems appropriate and with approval of the Board of Supervisors, is authorized to finance this Project with assistance from Riverside County, State of California, United States Government, any other public agency, through the use of property 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, in accordance with the law, 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 Riverside County and the Riverside County Economic Development Agency.

B. (\$510) TAX INCREMENTS

Nothing whatsoever in this Plan shall be construed as changing the base year assessment roll, as that term is defined in the Redevelopment Law, for the Existing Project Area. No portion or section of this Plan shall be construed in any way whatsoever, as limiting or reducing the Agency's ability to pay any indebtedness of the Agency existing as of the date of adoption of this Plan.

1. 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 El Cerrito and Temescal Canyon Sub-Area 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 for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid; and,

2. Except as provided in paragraphs (3) and (4) below, that portion of the 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, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the El Cerrito and Temescal Canyon Sub-Area. Unless and until the total assessed value of the taxable property in the El Cerrito and Temescal Canyon Sub-Area exceeds the total assessed value of the taxable property in the El Cerrito and Temescal Canyon Sub-Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the El Cerrito and Temescal Canyon Sub-Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the El Cerrito and Temescal Canyon Sub-Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.
4. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, or to the extent such levy is imposed, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

OTHER TAX INCREMENT PROVISIONS

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in the El Cerrito and Temescal Canyon Sub-Area and allocated to the Agency as provided in Redevelopment Law Section 33670 may, to the greatest extent legally allowable, 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, the construction or acquisition of and public improvements which will be of benefit to the El Cerrito and Temescal Canyon Sub-Area.

C. (\$520) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes, including ones in which the principal and interest are payable in whole or part from tax increments, 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 or refinance principal and interest when due and payable. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed One Hundred and Twenty-Five Million Dollars (\$125,000,000) in the El Cerrito and Temescal Canyon Sub-Area.

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

No loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned Redevelopment Law Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the effective date of the ordinance adopting this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to Redevelopment Law Section 33413.

The time limit to incur debt may be extended for a period not to exceed 10 years more than the time limit to incur debt established above for the El Cerrito and Temescal Canyon Sub-Area by amendment to this Plan, upon a finding by the Agency that significant blight remains in the El Cerrito and Temescal Canyon Sub-Area and that the remaining blight cannot be eliminated without establishment of addition debt.

F. (\$550) SPECIAL PROVISIONS RELATED TO EL CERRITO AND TEMESCAL CANYON SUB-AREA

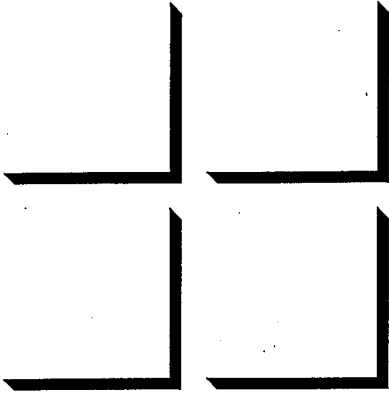
Taxes as may be allocated to the Agency from the El Cerrito and Temescal Canyon Sub-Area may be first allocated, subject to the limitations set forth in this Section 550, to the El Cerrito and Temescal Canyon Sub-Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the El Cerrito and Temescal Canyon Sub-Area.

If the Agency, prior to the adoption of this Plan, has incurred any indebtedness on account of the Existing Project Area, taxes attributable to the Existing Project Area, which are allocated to the Agency pursuant to Section 33670 of the Redevelopment Law, shall first be used to comply with the terms of any bond resolution or other agreement pledging the taxes from the Existing Project Area.

G. (\$560) LOW- AND MODERATE-INCOME HOUSING FUND

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 510 of this Plan 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 Health and Safety Code Section 50105.



VI. ADMINISTRATION

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 available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of property in the El Cerrito and Temescal Canyon Sub-Area may be enforced by such owners.

All provisions of the Redevelopment Law as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

B. (\$610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS AND TIME LIMITS TO RECEIVE PROPERTY TAXES

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, the following time limit shall apply:

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, and except as provided by Redevelopment Law Section 33333.2 subdivision (a)(2), or other

provisions of the Redevelopment Law, or as further stated herein, the time limitations for the effectiveness of this Plan in the El Cerrito and Temescal Canyon Sub-Area shall be 30 years from the date of adoption of Ordinance No. 800 adopting this Plan.

Except to the extent a longer period of time may be allowed pursuant to Redevelopment Law Section 33333.6 subdivisions (g), and (h), or other provisions of the Redevelopment Law, and as further stated herein, the time limitations to receive property taxes to pay indebtedness or to receive property taxes pursuant to Redevelopment Law Section 33670 shall be 45 years from the date of adoption of the ordinance adopting this Plan.

C. (\$620) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Redevelopment Law Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general and tentative, and formal amendment of the Plan is not required for a subsequent interpretation.

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 El Cerrito and Temescal Canyon Sub-Area. Actions by the County may include, but are not necessarily limited to, the following:

1. 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 El Cerrito and Temescal Canyon Sub-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.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the El Cerrito and Temescal Canyon Sub-Area.
3. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the El Cerrito and

Temescal Canyon Sub-Area to ensure their proper development and use.

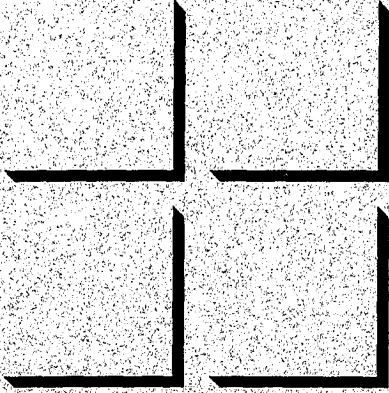
4. Provision for administration and enforcement of this Plan by the County after development.
5. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the El Cerrito and Temescal Canyon Sub-Area to be commenced and carried to completion without unnecessary delays.
6. 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.

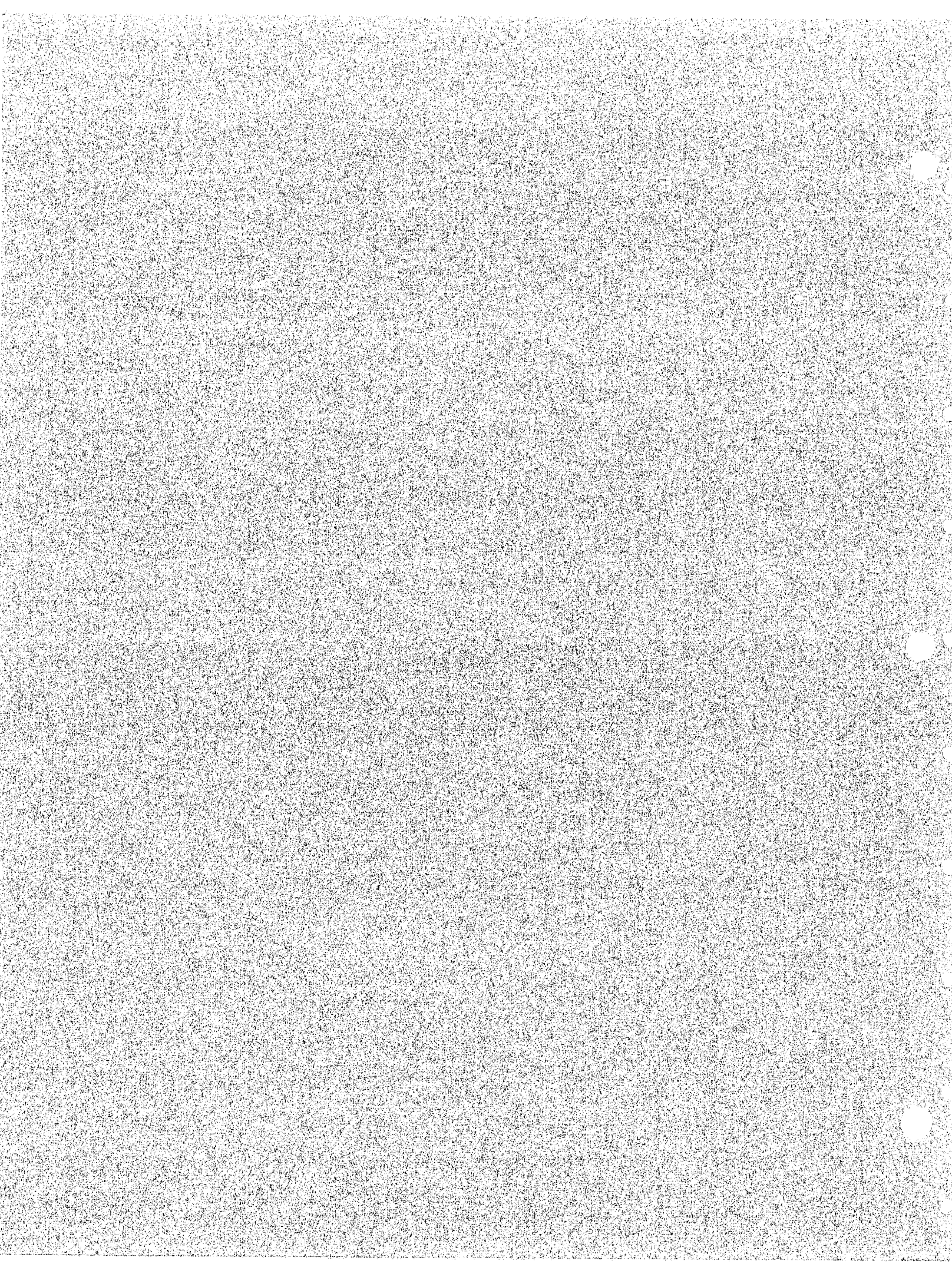
The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the El Cerrito and Temescal Canyon Sub-Area. Any public body that owns or leases property in the El Cerrito and Temescal Canyon Sub-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.

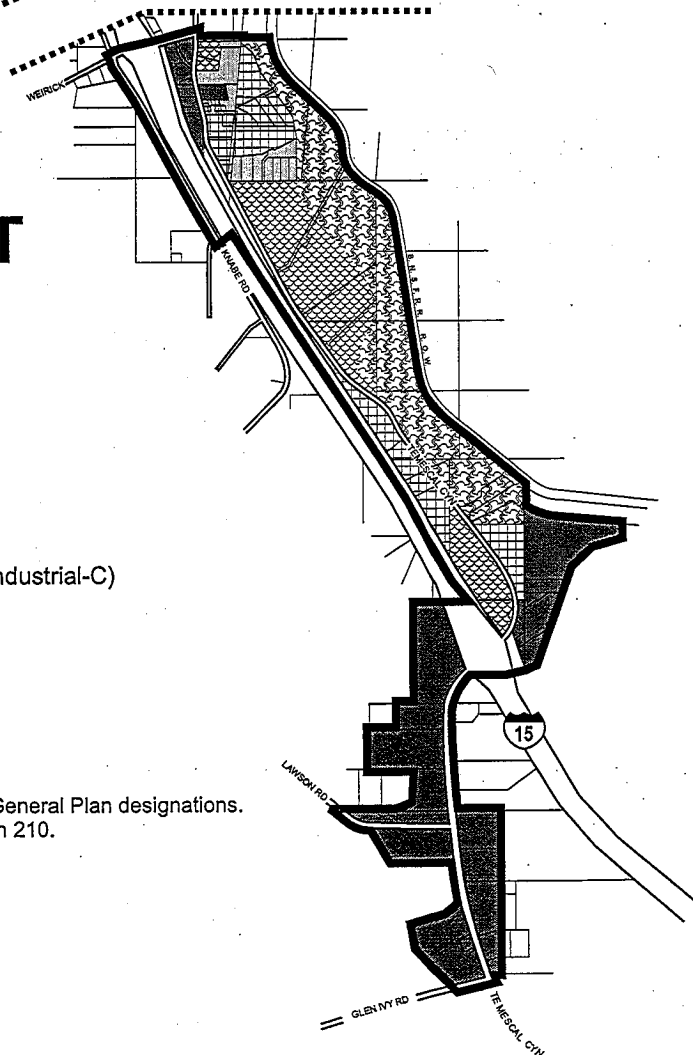
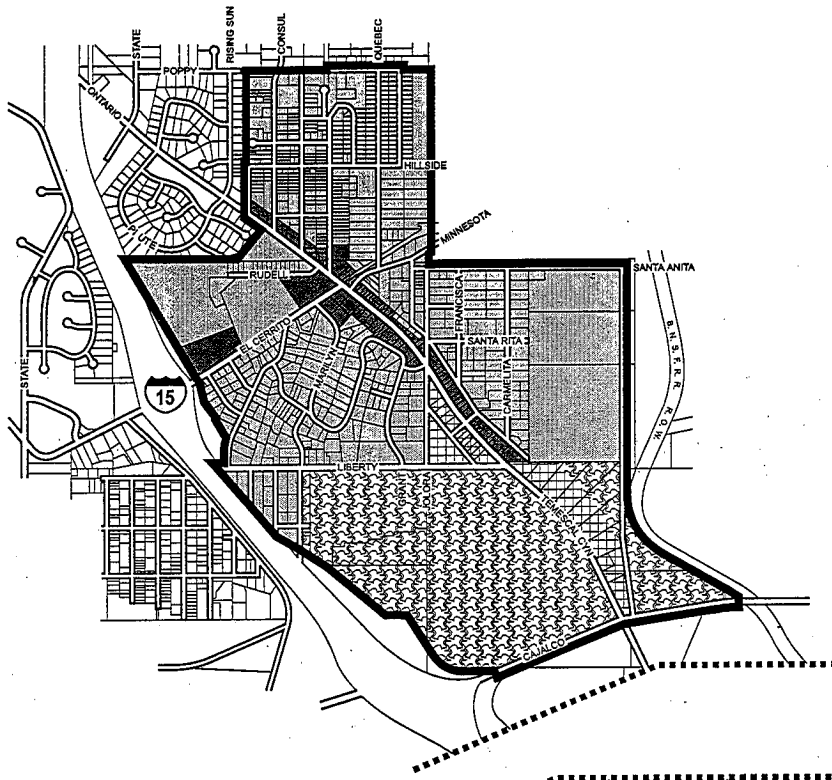


APPENDIX A






Redevelopment Plan Map

The Redevelopment Plan Map is on the following page. This map is based on the Comprehensive General Plan and any specific plans that may apply to the Amendment Area. This map is not intended to replace or in any manner modify the Comprehensive General Plan, the any applicable specific plans, or the Zoning Ordinance.





REDEVELOPMENT PLAN MAP*

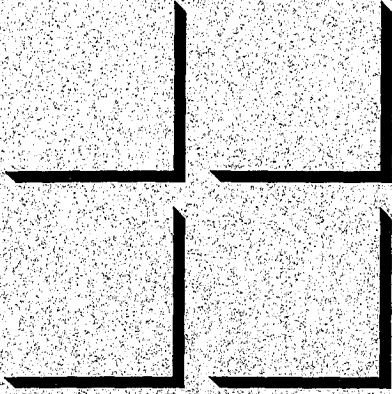
-  Residential (@ 0.5, 1.0, or 2.5 units per acre)
-  Industrial/Light Industrial
-  Specific Plan Area (includes Wild Rose and Industrial-C)
-  Commercial
-  Mining

* Land uses based on Riverside County Comprehensive General Plan designations.
 These uses may change in the future pursuant to Section 210.



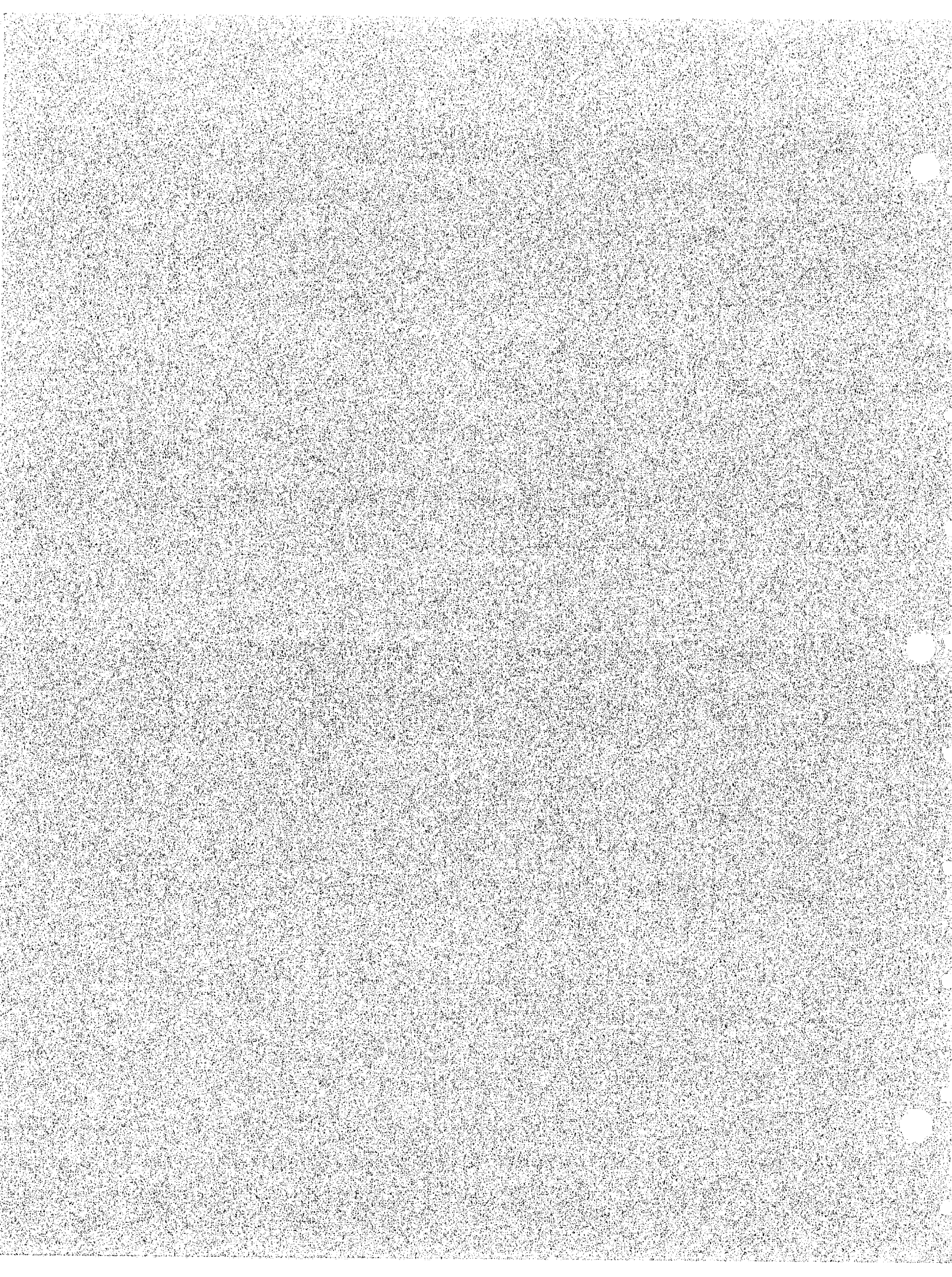
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APPENDIX B

Legal Description



LEGAL DESCRIPTION

**REDEVELOPMENT PROJECT AREA NO. 1-1986
AMENDMENT NO. 2, EL CERRITO AND TEMESCAL CANYON SUB-AREA**

This Legal Description is to be used in conjunction with the Boundary Map of Redevelopment Project Area No. 1-1986, Amendment No. 2, El Cerrito and Temescal Canyon Sub-Area. The course numbers on the description correspond with the course number shown on the Boundary Map. All of that certain real property in the, County of Riverside, State of California described as follows:

SUB-AREA 1

P.O.B.

Beginning at the intersection of the centerline of Poppy Street with the centerline of Jolora Avenue; thence

1. South 02° 20' East, a distance of 2,637 feet, more or less, along said centerline to its intersection with the centerline of Santa Anita Street; thence
2. North 89° 50' East, a distance of 2,704 feet, more or less, along said centerline and its easterly prolongation to its intersection with the Compromise Line as shown on record of Survey recorded in Book 7 page 54 of Record of Surveys, Records of said County; thence
3. South 01° 36' East, a distance of 2,650 feet, more or less, along said Compromise Line to its intersection with the north line of Parcel 4 of Parcel Map 23271 as recorded in book 170 pages 95-99 of Parcel Maps, Records of said County; thence
4. North 87° 37' East, a distance of 100 feet, more or less, along said north line to its intersection with the southwesterly Right-of-Way line of the Atchison Topeka and Santa Fe Railway, 200 feet wide; thence
5. Southeasterly a distance of 2,100 feet, more or less, along said southwesterly line to its intersection with the southeasterly Right-of-Way line of the Atchison Topeka and Santa Fe Railway; thence
6. North 22° 30' East a distance of 50 feet, more or less, along said southeasterly line to its intersection with the southwesterly Right-of-Way line of the Atchison Topeka and Santa Fe Railway, 100 feet wide; thence
7. Southeasterly, a distance of 550 feet, more or less, along said southwesterly line to its intersection with the northwesterly Right-of-Way line of Cajalco Road; thence

8. Southwesterly, a distance of 4,400 feet, more or less, along said northwesterly line to its intersection with the northeasterly Right-of-Way line of State Highway 71 and I-15; thence
9. Northwesterly a distance of 6,800 feet, more or less, along said northeasterly Right-of-Way line to its intersection with the south line of the north one-half of Section 8 Township 4 South, Range 6 West; thence
10. East a distance of 1365 feet, more or less, along said south line to its intersection with the southeasterly line of Tract No. 13897-1 as shown on map recorded in Book 115 pages 85 through 90 of Maps, Records of said County; thence
11. North 35° East a distance of 580 feet, more or less, along said southeasterly line to its intersection with the centerline of Ontario Avenue; thence
12. North 54° 56' 30" West a distance of 225 feet, more or less, along said centerline to its intersection the centerline of Ambassador Avenue; thence
13. North a distance of 1,280 feet, more or less, along said centerline; thence
14. North 08° 31' 30" West a distance of 303 feet, more or less, along said centerline; thence
15. North 00° 56' 30" West a distance of 390 feet, more or less, along said centerline to its intersection with the centerline of Poppy Street; Thence
16. East a distance of 2,520 feet, more or less, along said centerline to the point of beginning.

SUB-AREA 2

P.O.B.

Beginning at the intersection of the north line of Government Lot 8 of Section 22, Township 4 South, Range 6 West, SBBM with the southwesterly Right-of-Way line of the Atchison Topeka and Santa Fe Railway, 200 feet wide; thence

1. Southeasterly, a distance of 1,425 feet, more or less, along said southwesterly line to its intersection with the east line of said Government Lot 8; thence
2. North 84° 46' East a distance of 50 feet, more of less, along said east line to its intersection with the southwesterly Right-of-Way line of Atchison Topeka and Santa Fe Railway, 100 feet wide; thence

3. South 46° 42' East a distance of 250 feet, more or less, along said southwesterly line to its intersection with the north line of Government Lot 10 of said Section 22; thence
4. West a distance of 50 feet, more or less, along said north line to its intersection with the southwesterly Right-of-Way line of Atchison Topeka and Santa Fe Railway, 200 feet wide; thence
5. Southeasterly a distance of 7,500 feet, more or less, along said southwesterly line to its intersection with the west line of Section 35, Township 4 South, Range 6 West; thence
6. South 0° 09' 35" West a distance of 410 feet, more or less, to its intersection with the northerly line of Document No.286951 recorded June 30, 1987 of Official Records; thence
7. South 48° 15' 53" West 198.83, along a curve concave to the north with a radius of 1116.78 feet and a length of 514.25 feet, along a curve compound concave to the northeast with a radius of 700 feet and a length of 143.85 feet, North 89° 34' 39" East 147.87 feet, along a curve concave to the south with a radius of 700 feet and a length of 70.55 feet, South 84° 38' 53" East 300 Feet, along a curve concave to the south with a radius of 700 feet and a length of 132.49 feet, along a reverse curve concave to the north with a radius of 700 feet and a length of 132.49 feet, South 84° 38' 53" East 577.33 feet, along a curve concave to the south with a radius of 2473.28 feet and a length of 8 feet, more or less along said northerly line to its intersection with a line 550 feet, more or less, westerly and parallel with the centerline of said Section 25; thence
8. South 0° 49' 40" East a distance of 373.38 feet, more or less, along said parallel line; thence
9. South 80° 57' 52" West a distance of 772.02 feet, more or less; thence
10. South 59° 01' 02" West a distance of 719.50 feet, more or less; thence
11. South 15° 37' 13" a distance of 1,137.20 feet, more or less; thence
12. South 60° 30' West a distance of 480 feet, more or less, to its intersection with the west line of said Section 35; thence
13. South 0° 08' 35" East a distance of 700 feet, more or less, along said west line to its intersection with the north line of the southeast one-quarter of the southeast one-quarter of Section 34, Township 4 South, Range 6 West, SBBM; thence
14. West a distance of 625 feet, more or less, along said north line to its intersection with easterly Right-of-Way line of Temescal Canyon Road; thence

15. Southerly a distance of 1,300 feet, more or less, along said easterly Right-of Way line to its intersection with the south line of said Section 34; thence
16. East a distance of 735 feet, more or less, along said south line to its intersection with the east line of Section 3, Township 5 South, Range 6 West, SBBM; thence
17. South a distance of 2,600 feet, more or less, along said east line to its intersection with the south line of the northeast one-quarter said Section 3; thence
18. West a distance of 235 feet, more or less, along said south line to its intersection with the southeast line of Lot 39 of Tract No. 7240, as shown on map recorded in Book 98, Pages 18 to 20 of Maps, records of said County; thence
19. Southwesterly a distance of 342 feet, more or less, along said southeast line to its intersection with the northeast line of Parcel 1 of Parcel Map No. 6780, as shown on map recorded in Book 20, Page 99 of Parcel Maps, records of said County; thence
20. Northwesterly a distance of 850 feet, more or less, along said northeasterly line to its intersection with the northeast line of Lot A of said Tract Map No. 7240; thence
21. Northwesterly a distance of 290 feet, more or less, along said northeasterly line to its intersection with the south line of said Lot A of Tract Map No. 7240; thence
22. Easterly a distance of 445 feet, more or less, along said south line to its intersection with the southeast line of said Lot A; thence
23. Northeasterly a distance of 301 feet, more or less, along said southeasterly line to its intersection with the westerly Right-of-Way line of Temescal Canyon Road; thence
24. Northerly a distance of 900 feet, more or less, along said westerly line to its intersection with the north line of Lot 40 of said Tract Map No. 7240; thence
25. West a distance of 715 feet, plus or minus, along said north line to its intersection with the northeast line of said Lot A; thence
26. Northwesterly a distance of 600 feet, plus or minus, along said northeasterly line to its intersection with the southwesterly Right-of Way line of Lawson Road; thence
27. Northwesterly a distance of 497 feet, more or less, along said southwesterly Right-of-Way line to its intersection with the south line of said Section 34; thence
28. East a distance of 660 feet, more or less, along said south line to its intersection with the northwest line of Parcel 5 of Record of Survey Map recorded in Book 35, Page 28 of Survey of Surveys, Records of said County; thence

29. Northeast a distance of 370 feet, more or less, along said northwest line to its intersection with the east line of Parcel 5; thence
30. North a distance of 525 feet, more or less, along said east line to its intersection with the north line of said Record of Survey Map; thence
31. West a distance of 660 feet, more or less, along said north line to its intersection with a line 674 feet easterly and parallel with the centerline of said Section 34; thence
32. North a distance of 392 feet, more or less, along said parallel line to its intersection with a line 267 feet southerly and parallel with the south line of Parcel 4 of Parcel Map No. 6651 as shown on map recorded in Book 20, Pages 19 and 20 of Parcel Maps, Records of said County; thence
33. East a distance of 347 feet, more or less, along said parallel line; thence
33. North a distance of 267 feet, more or less, to its intersection with the south line of said Parcel Map No. 6651; thence
35. East a distance of 292 feet, more or less, along said south line to its intersection with the east line of said Parcel Map No. 6651; thence
36. North a distance of 1,330 feet, more or less, along said east line to its intersection with the north line of said Parcel Map No. 6651; thence
37. East a distance of 165 feet, more or less, along the easterly prolongation of said north line to its intersection with the southwest Right-of-Way line of State Highway 71 and I-15; thence
38. Northwest a distance of 7,800 feet, more or less, along said southwest Right-of-Way line to its intersection with the northwest Right-of-Way line of said State Highway; thence
39. Southwest a distance of 20 feet, more or less, along said northwest Right-of-Way line to its intersection with the northeast Right-of-Way line Knabe Road; thence
40. Southeast a distance of 150 feet, more or less, along said northeasterly Right-of-Way line to its intersection with the centerline of Forest Boundary Road; thence
41. Southwesterly a distance of 70 feet, more or less, along said centerline to its intersection with the southwesterly Right-of-Way line of Knabe Road; thence
42. Northwesterly a distance of 4,000 feet, more or less, along said southwesterly Right-of-Way line and the southwesterly Right-of-Way line of State Highway 71 and I-15 to its intersection with the southwesterly prolongation of the northwesterly Right-of-Way line of Weirick Road; thence

43. Northeasterly a distance of 1,200 feet, more or less, along said prolongation and said northwesterly Right-of Way line to its intersection with the westerly prolongation of the north line of Record of Survey recorded in Book 35, Page 48 of Record of Surveys, records of said County; thence
44. East a distance of 885 feet, more or less, along said prolongation and said north line to its intersection with a line 60 feet easterly and parallel with the west line of Government Lot 8 of said Section 21; thence
45. South a distance of 35 feet, more or less, along said parallel line to its intersection with the north line of said Government Lot 8; thence
46. East 572 feet, more or less, along said north line to the point of beginning.