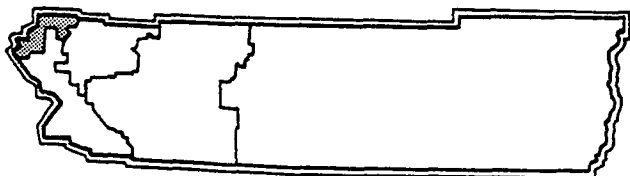
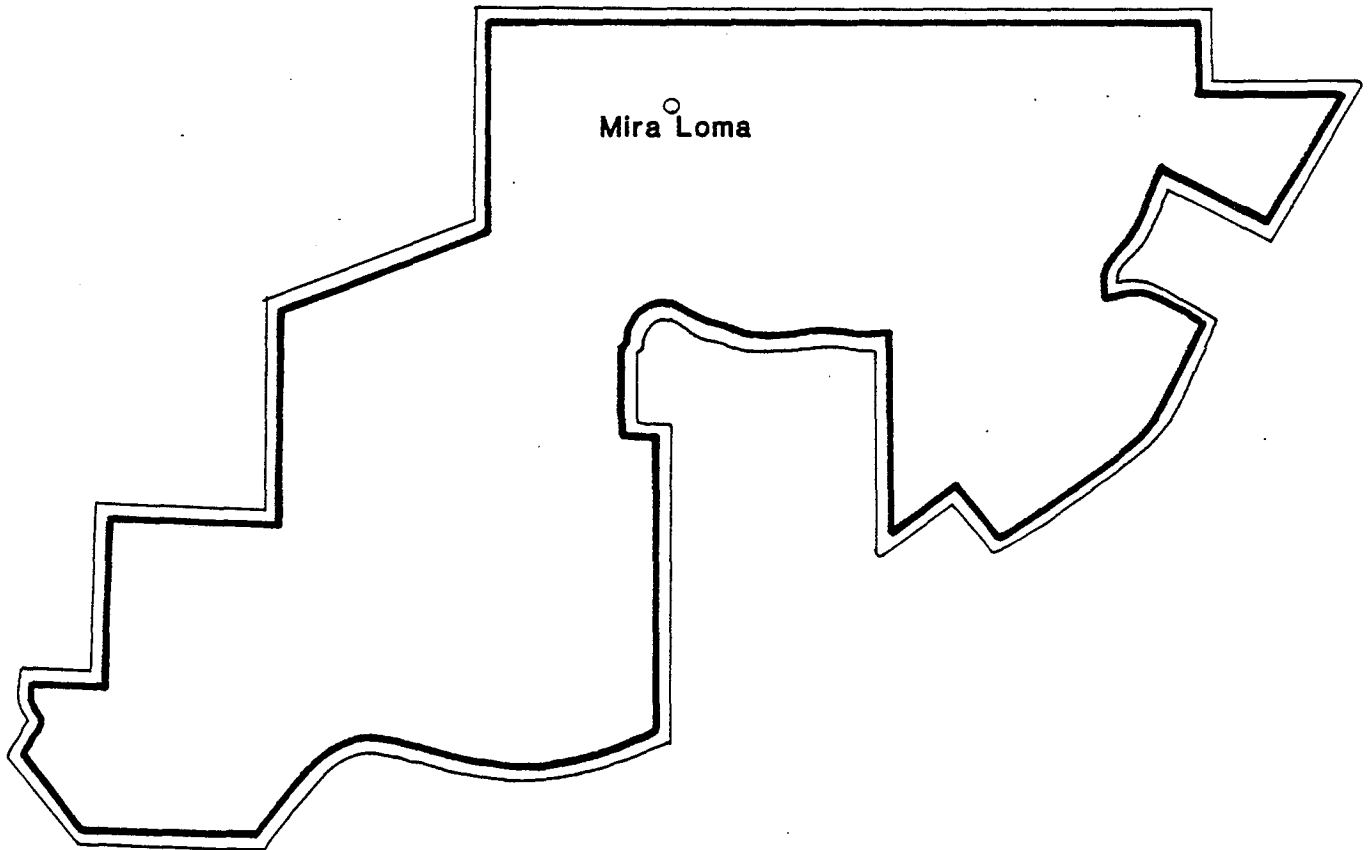


Redevelopment Plan for
Redevelopment Project No. 2

**SUPERVISORIAL
DISTRICT 2**



County of Riverside
Redevelopment Agency

RIVERSIDE COUNTY REDEVELOPMENT AGENCY

**REDEVELOPMENT PLAN
FOR
REDEVELOPMENT PROJECT NO. 2**

December 22, 1986

**ADOPTED BY THE
RIVERSIDE COUNTY BOARD OF SUPERVISORS**

ORDINANCE NO. 636

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**REDEVELOPMENT PLAN
FOR
REDEVELOPMENT PROJECT NO. 2**

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Redevelopment Plan

Section Number

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I. INTRODUCTION

A. (§100) AUTHORITY

This Redevelopment Plan (hereinafter "Plan") for Redevelopment Project No. 2 was prepared by the Riverside County Redevelopment Agency in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 et. seq., and all applicable laws and ordinances. The Redevelopment Plan consists of this text, the Redevelopment Plan Maps (Appendix "A"), the Legal Descriptions (Appendix "B") and the Specific Redevelopment Objectives (Appendix "C"). It is the intention of the Agency to follow all requirements of Section 33000 et. seq. of the Health and Safety Code in the implementation of this Redevelopment Plan. In the event any of the provisions contained herein are inconsistent with Section 33000 et. seq. of the Health and Safety Code, the provisions of the Health and Safety Code shall control.

The basis for this Plan is the Preliminary Plan formulated and adopted by the Planning Commission by Resolution dated June 25, 1986.

B. (§110) DEFINITIONS

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

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

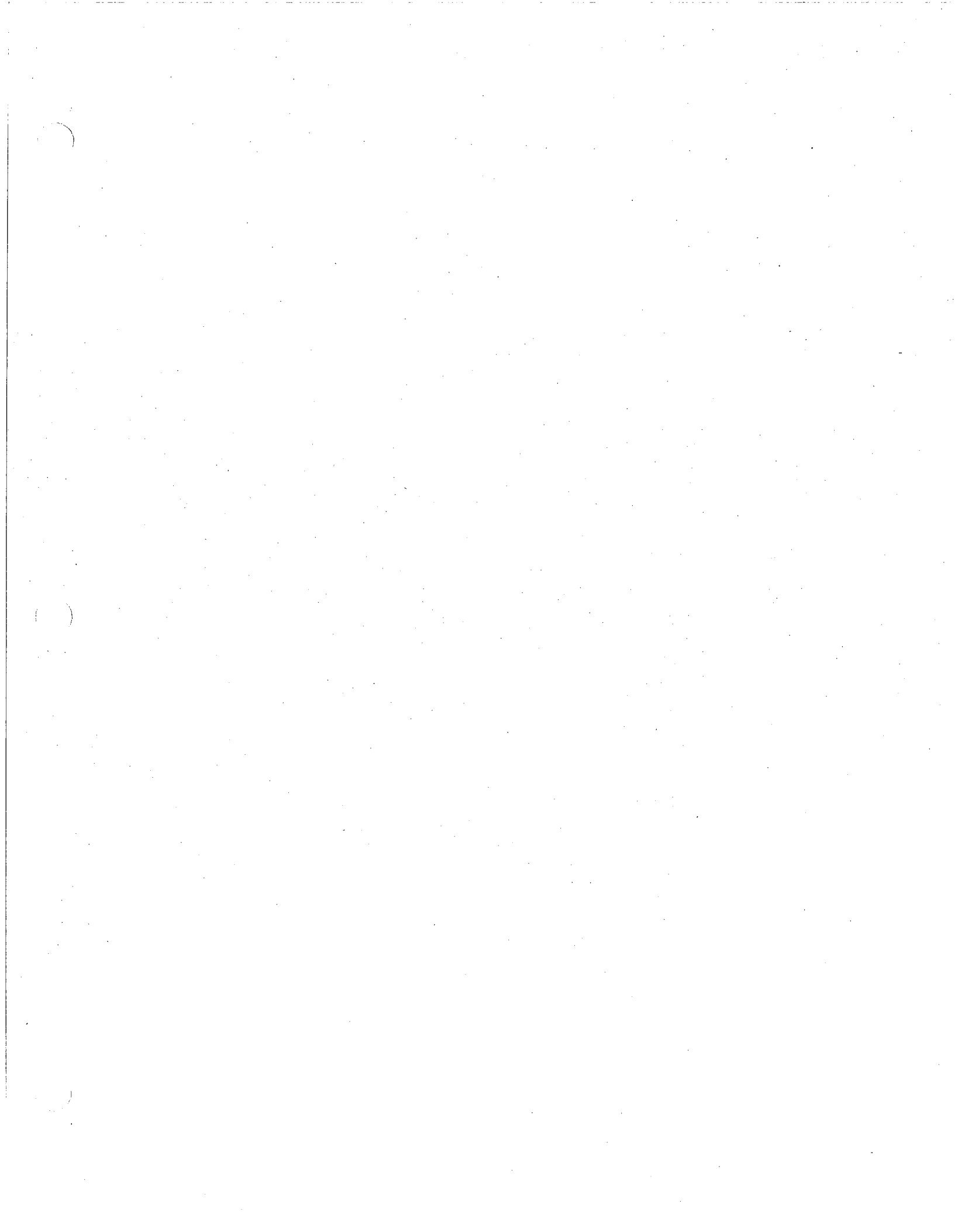
of Housing and Community Development (Health and Safety Code Section 50093).

3. (§110.3) **Board of Supervisors** means the Board of Supervisors of the County of Riverside, California.
4. (§110.4) **County** means the County of Riverside, California.
6. (§110.6) **Legal Description** means a description of the land within the Project Area in accordance with map specifications approved by the California State Board of Equalization, attached hereto as Appendix "B".
7. (§110.7) **Low or Moderate Income** means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income (Health and Safety Code Section 50093).
8. (§110.8) **Map** means the Redevelopment Plan Map, attached hereto as Appendix "A".
9. (§110.9) **Occupant** means the persons, families, or businesses holding possession of a building or part of a building.
10. (§110.10) **Person** means any individual or any public or private entity.
11. (§110.11) **Plan** means this Redevelopment Plan for Redevelopment Project No. 2 in the County of Riverside, California.
12. (§110.12) **Planning Commission** means the Planning Commission of the County of Riverside, California.
13. (§110.13) **Project Area** means those noncontiguous areas which comprise the boundaries of Redevelopment Project No. 2 as depicted on the Maps, attached hereto as Appendix "A", and the Legal Descriptions, attached hereto as Appendix "B".

14. (§110.14) **Real Property** means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
15. (§110.15) **Redevelopment Law** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et seq., as amended to date).
16. (§110.16) **Renter** means a person or group of persons who rent or otherwise are in lawful possession of a dwelling or business, including a sleeping room which is owned by another.
17. (§110.17) **State** means any state agency or instrumentality of the State of California.
18. (§110.18) **Very Low Income** means persons and families whose incomes do not exceed the qualifying limits for very low income families established pursuant to Section 8 of the United States Housing Act of 1937 or, in the event such federal standards become obsolete, persons and families whose incomes do not exceed fifty percent (50%) of the median income, as estimated by the State Department of Housing and Community Development from time to time, for the area in which the housing units in question are located (Health and Safety Code Section 50105).

C. (§120) PROJECT AREA BOUNDARIES

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



II. DEVELOPMENT IN THE PROJECT AREA

A. (\$200) PROJECT OBJECTIVES

The Project Area exhibits a number of conditions which are specified in the California Health and Safety Code as characteristic of blight. The objective of this Plan is to provide for the elimination of blighting conditions by providing needed public improvements, mitigating the effects of faulty planning, and correcting problems of impaired investments and economic maladjustment. In eliminating these blighting conditions, this Plan will facilitate commercial, industrial and residential development as contemplated in the Comprehensive General Plan of the County of Riverside.

In pursuing these general objectives, the Agency expects to:

- Provide a broad range of public service infrastructure improvements to induce private investment in the Project Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks, the installation of traffic signals and street lights, the construction and reconstruction of water storage and distribution facilities, the construction and reconstruction of sewage collection systems, development of drainage and flood control facilities, and the construction and reconstruction of bridges.
- Where appropriate to enhance the public health, safety and welfare, provide new or improved community facilities such as fire stations, community centers, recreational facilities, sheriff's stations and substations, jail improvements, juvenile and youth center facilities, expansion of court facilities, expansion of public health and social service facilities and provision of airport facilities.
- Promote the improvement and centralization of commercial, industrial and residential areas to make the provision of public services more efficient and to relieve development pressure on agricultural lands.

- Promote the expansion of the County's industrial and commercial bases and local employment opportunities to provide jobs to unemployed and underemployed workers in the County.
- Rehabilitate deteriorated residential, commercial and industrial structures to eliminate safety deficiencies and to extend the useful life of these structures.
- Assist economically depressed areas and reverse declining assessed valuation trends.
- Protect the health and general welfare the Project Area's many low- and moderate-income residents by utilizing 20% of the tax increment revenues from the Project Area to increase and improve the supply of low- and moderate income housing both inside and outside the Project Area.
- Upgrade the physical appearance of the Project Area.
- Encourage investment in the Project Area by the private sector.
- Remove economic impediments to land assembly and in-fill development in areas which are not properly subdivided for development.
- Consolidate parcels as needed to induce new or expanded, centralized commercial and industrial development in the Project Area.
- Buffer residential neighborhoods from the intrusion of incompatible land uses and noise.
- Encourage the cooperation and participation of property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in each of the noncontiguous portions of the Project Area.

B. (§210) CONFORMANCE TO 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 County of Riverside's Comprehensive General Plan as it now exists or is hereafter amended. Except when inconsistent with this Plan, all requirements of the County's Zoning Ordinance shall also apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt community plans and/or specific plans for all or any portion of the Project Area which establish land uses, architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Project Area. These controls may not relax requirements of the County of Riverside's Zoning Ordinance. The Agency will recognize and utilize the existing Riverside County organizational structure to accomplish Agency objectives.

C. (§220) SPECIFIC REDEVELOPMENT OBJECTIVES

Redevelopment in the Project Area will be in conformance with the Comprehensive General Plan and the Zoning Ordinance of the County of Riverside. Specific Agency public improvements and redevelopment objectives are described in Appendix "C" attached hereto and by this reference made a part hereof.

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

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

The County of Riverside Comprehensive General Plan promulgates a series of land use and development policies. These policies, rather than specific land use designations, govern the types of development that can take place on any parcel

of land in the County. This four-step "Land Use Determination System" as described in the Comprehensive General Plan is incorporated herein by reference as the land uses proposed for the Project Area.

In some communities, community plans have been formulated. In these instances, land uses as designated in the applicable community plan shall be the land uses designated for the Project Area. From time to time, the County may prepare subsequent community plans. Application of the Comprehensive General Plan Land Use Determination System will be utilized to determine designated land uses. Where such community plans are developed, the land uses contained therein shall be the land uses designated for the Project Area.

E. (§240) PUBLIC USES FOR THE PROJECT AREA

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

The public rights-of-way, easements, and principal streets proposed or existing in the Project Area are shown on the 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 Project. Additional public streets, alleys, and easements may be created by the Agency and the County in the Project Area as needed for proper circulation.

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

2. (§242) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES

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

3. (§243) INTERIM USES

Pending the ultimate development of land by developers and participants in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan. Provided, however, that approval of any such interim uses shall be subject to compliance with provisions of the Riverside County Ordinances and Development Standards.

F. (§250) GENERAL DEVELOPMENT REQUIREMENTS

1. (§251) CONFORMANCE WITH THIS PLAN

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

2. (§252) NEW CONSTRUCTION

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

3. (§253) REHABILITATION AND RETENTION OF PROPERTIES

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

4. (§254) PLOT PLAN APPROVALS AND LAND DIVISION APPROVALS

As a safeguard that the work of redevelopment will be carried out pursuant to the provisions of this Plan and consistent with Sections 33336 of the Redevelopment Law, final consideration of any application for a plot plan or land division affecting a parcel within the Project Area shall not occur without comment by the Executive Director, or his/her designee, being received by the Planning Commission, Planning Director or the Board of Supervisors, as appropriate.

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

The type, size, height, number, proposed use of buildings, and number of dwelling units shall be consistent with the County of Riverside Comprehensive General Plan, the Zoning Ordinance of the County of Riverside, and any requirements that may be adopted pursuant to this Plan.

G. (§260) DEVELOPMENT PROCEDURES

1. (§261) REVIEW OF APPLICATIONS FOR BUILDING PERMITS

As a safeguard that the work of redevelopment will be carried out pursuant to the provisions of this Plan and consistent with Section 33336 of the

Redevelopment Law, 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 and Safety Department of the County shall request the Agency to review the application to determine if the proposed improvements will conform to this Plan. Within fifteen (15) days thereafter, the Executive Director of the Agency, or his/her designee, shall file with the Building and Safety Department a written report setting forth his/her finding of fact, including, but not limited to, the following:

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

After receipt of said report, or after said 15-day period, whichever occurs first, the Building and Safety Department may issue the permit, with the conditions, if any, as required by the Agency, or the Building and Safety Department shall withhold the issuance of the permit if the Agency has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency.

2. (§262) **CONDITIONAL USE PERMITS, VARIANCES, PUBLIC USE PERMITS, PARCEL MAPS AND SUBDIVISIONS**

As a safeguard that the work of redevelopment will be carried out pursuant to the provisions of this Plan and consistent with Section 33336 of the

Redevelopment Law, final consideration for any application for a conditional use permit, parcel map, subdivision, variance or public use permit affecting a parcel within the Project Area shall not occur without comment by the Executive Director, or his/her designee, being received by the Planning Commission, Planning Director or the Board of Supervisors, as appropriate.

III. REDEVELOPMENT IMPLEMENTATION

A. (§300) GENERAL

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

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

B. (§310) PARTICIPATION BY OWNERS AND TENANTS

1. (§311) CONFORMING OWNERS

The Agency may determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owners of such properties will be permitted to remain as conforming owners without a participation agreement with the Agency, provided such owners continue to operate and use the real property within the requirements of this Plan.

The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a Certificate of Conformance, which Certificate shall provide in substance that the property conforms to the requirements of this Plan on the date of issuance thereof. Said Certificate may provide that such property shall be exempt from eminent domain proceedings initiated by the Agency.

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

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

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

2. (§312) PARTICIPATION OPPORTUNITIES FOR OWNERS

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

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

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 and sold or leased for rehabilitation or development in accordance with this Plan.

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

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

4. (§314) PARTICIPATION PRIORITIES

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

In order to provide an opportunity to owners and renters to participate in the growth and development of the Project Area, the Agency has promulgated rules for owner and renter participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency has established reasonable priorities and preferences among the owners and renters. 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 land use to similar land use, conformity of participants' proposals with the intent and objectives of this Plan, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

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

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

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

5. (§315) PARTICIPATION AGREEMENTS

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

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

C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

1. (§321) ACQUISITION OF REAL PROPERTY

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, purchase, or any other lawful method, excluding eminent domain.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

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

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

2. (§322) ACQUISITION OF PERSONAL PROPERTY

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

3. (§323) PROPERTY MANAGEMENT

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

appropriate entity by the Agency pending its disposition for redevelopment.

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

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

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. As referenced in §361 herein, and pursuant to Section 33443 of the Health and Safety Code, property acquired for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation, or an annual report, as required by Section 33443 shall be published by the Agency.

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

1. (§331) RELOCATION ASSISTANCE

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

2. (§332) RELOCATION PLAN

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

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

The Board of Supervisors shall insure that such plan of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) RELOCATION PAYMENTS

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

4. (§334) TEMPORARY RELOCATION HOUSING

The Agency is authorized to provide temporary relocation housing on cleared sites within the Project Area. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Project Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Project Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

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

1. (§341) DEMOLITION AND CLEARANCE

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

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

2. (§342) BUILDING SITE PREPARATION

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

3. (§343) PROJECT IMPROVEMENTS

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

4. (§344) PUBLIC IMPROVEMENTS

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

The Agency is specifically authorized to provide or participate in the public improvements or facilities listed in Appendix "C" attached hereto and by this reference made a part hereof.

5. (§345) TEMPORARY PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public

improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

F. (§350) 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 Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

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

2. (§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 Project Area.

3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE

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 guidelines. The Agency shall not demolish 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 of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the Board of Supervisors after public hearing held pursuant to Section 33433 of the Redevelopment Law. The Agency shall lease or sell all real property acquired by it in the Project Area, except property conveyed by it to the community.

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

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

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales 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 Recorder of the County of Riverside.

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

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

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

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

In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of renters, lessees, subrenters, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

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

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

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

3. (§363) DESIGN FOR DEVELOPMENT

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

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

4. (§364) DEVELOPMENT BY PARTICIPANTS

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

public body or entity, if a determination is made that such improvements would be of benefit to the Project Area and that no other reasonable means of financing such construction is available to the community. During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

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

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

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

6. (§366) 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 Section 33670 of the California Health and Safety Code shall be used by the Agency for the purposes of increasing and improving the County's supply of housing for persons and families of low or moderate income.

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

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

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by the Project Area Committee (if any), other public agencies, and the general public.

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 Project Area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the County. The Agency may also cooperate with the Riverside County Housing Authority in providing housing assistance for low and moderate income families and persons in the County.

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

The Agency expects that additional residential units or rehabilitated residential units for low and moderate income persons and families will be located both inside and outside the Project Area. Pursuant to Section 33334.2(g), the Agency has found that the provision of low- and moderate-income housing outside the Project Area is of benefit to the Project Area. In encouraging the development of such dwelling units, the Agency shall comply with Sections 33334.2(g) and 33413(b) of the California Health and Safety Code.

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, rehabilitation or construction of housing units within the County, both inside and outside of the Project Area.

V. PROJECT FINANCING

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

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

The County may supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between the County of Riverside and the Riverside County Redevelopment Agency.

B. (§510) TAX INCREMENTS

Pursuant to Section 33670 of the California Health and Safety Code, all taxes levied upon taxable property within Redevelopment Project No. 2 each year by or for the benefit of the State of California, County of Riverside, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

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

include the territory in a redevelopment project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date), the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on the effective date; and

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

That portion of taxes discussed in this Section is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or the making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance in whole or in part Redevelopment Project No. 2.

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

Taxes levied in a Project Area and allocated to the Agency as provided in Section 33670 of the California Health and Safety Code may be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the

environment of a residential neighborhood containing housing for persons and families of low or moderate income, and public improvements which will be of benefit to the Project Area.

C. (520) ISSUANCE OF BONDS AND NOTES

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

D. (530) LOANS AND GRANTS

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

E. (540) FINANCING LIMITATIONS

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

Taxes, as defined in Section 33670 of the California Community Redevelopment Law, shall not be divided and shall not be allocated to the Agency in excess of Two Hundred Seventy Five Million Dollars (\$275,000,000) except by amendment of this Plan.

No loans, advances, or indebtedness to finance, in whole or in part, Redevelopment Project No. 2 and to be repaid from the allocation of those taxes described in the before-mentioned Section 33670 shall be established or incurred by the Agency beyond thirty-five (35) years from the date of adoption of this Plan by the Board of Supervisors, unless such time limitation is extended by amendment of this Plan. However, such loans,

advances, or indebtedness may be repaid over a period of time longer than such time limit.

From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed Thirty Four Million Three Hundred Seventy Five Thousand Dollars (\$34,375,000) at any one time, except by amendment of this Plan.

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

F. (550) LOW AND MODERATE INCOME HOUSING FUND

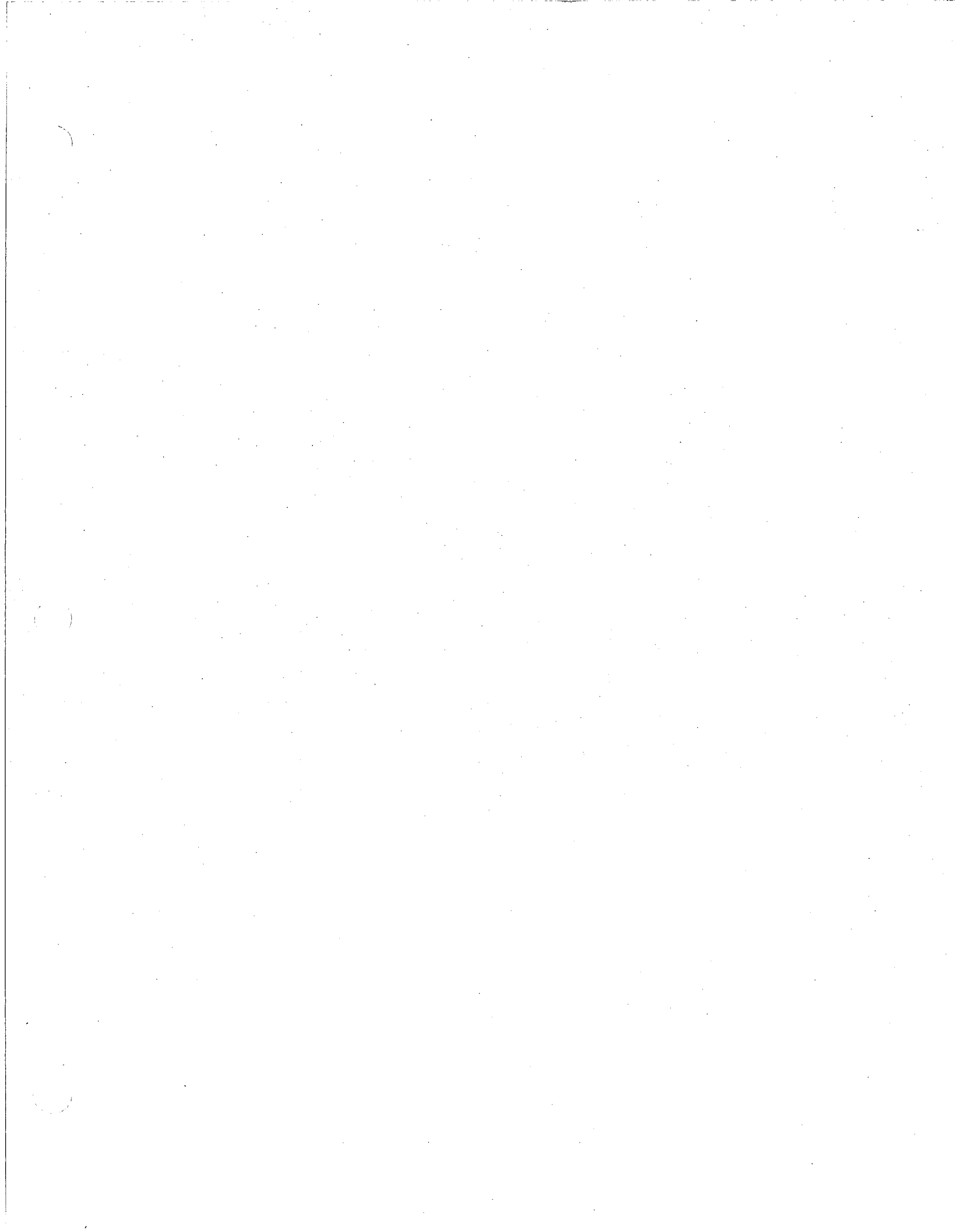
Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 shall be held in a separate low and moderate income housing fund and used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of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

G. (560) FINANCIAL BURDEN ON TAXING AGENCIES

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

In keeping with the above Code section, the Riverside County Board of Supervisors adopted the following policy statement regarding the mitigation of fiscal detriment to affected taxing agencies through the use of so-called "pass-through" agreements:

1. "No pass-through Agreements will be considered unless substantiated by evidence supporting findings of significant fiscal detriment as a direct result of Redevelopment Agency activity.
2. The Executive Director will be assigned the duty of meeting with affected taxing entities to discuss the objectives and projects of the Agency and what evidence is necessary to substantiate fiscal detriment."



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 remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

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

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the land use and development control provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for thirty-five (35) years from the date of adoption of this Plan by the Board of Supervisors.

C. (§620) PROCEDURE FOR AMENDMENT

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

D. (§630) AGENCY/COUNTY COOPERATION

Subject to any limitation in law, the County will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the

recurrence or spread of blight or those conditions which caused the blight in the Project Area. Actions by the County may include, but are not necessarily limited to, the following:

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

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

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

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

Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

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

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

Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

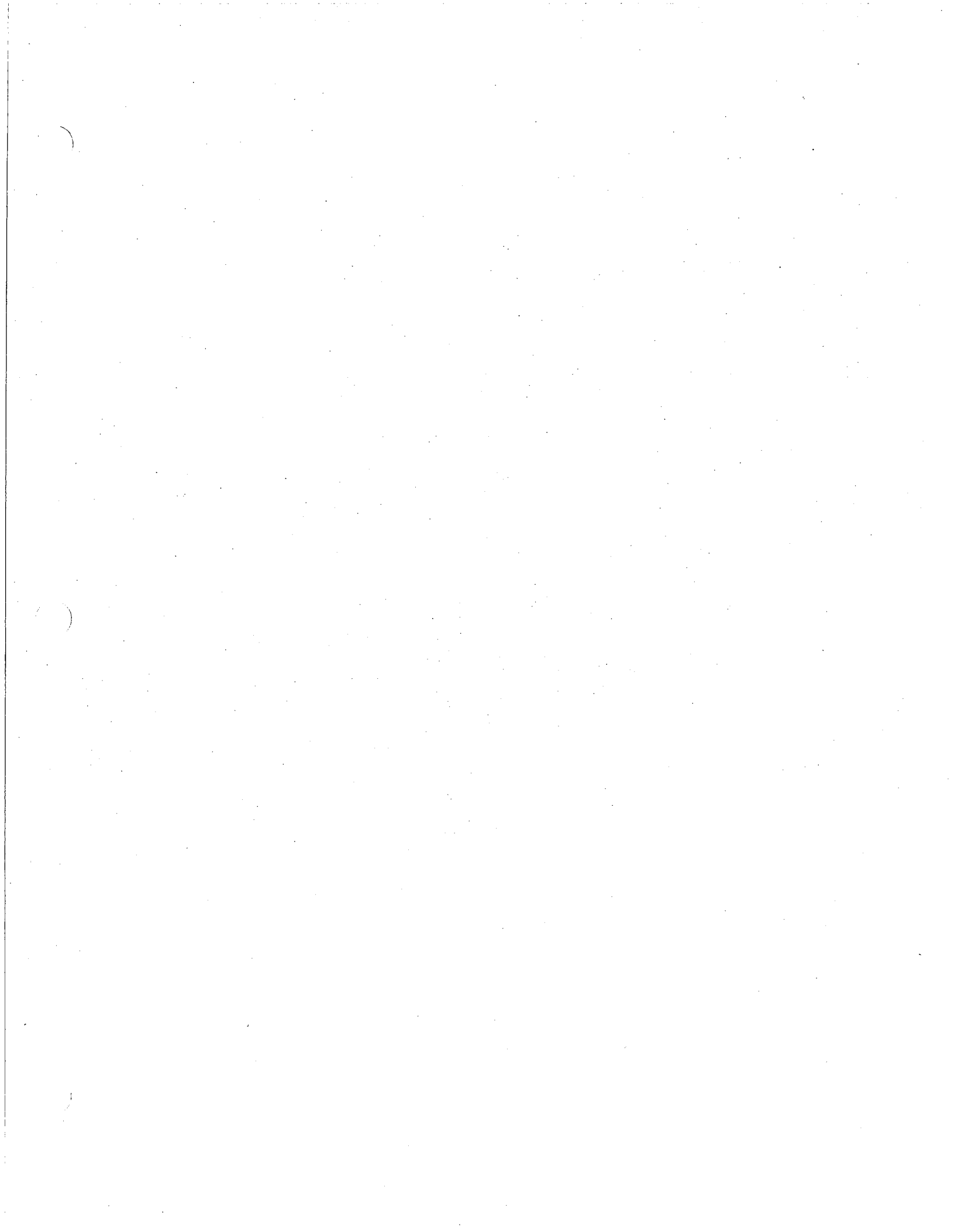
E. (\$640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS

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

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

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

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



APPENDIX A

**REDEVELOPMENT PROJECT NO. 2
REDEVELOPMENT PLAN MAPS**

PATTON RD

San Bernardino Co.
Riverside Co.

WHEVILLE AVE

ETIWANDA AVE

BERIA ST.
ULIA ST.
ENMORE ST
ANSFORD ST.
INDSOR PL.

60 FREEWAY

VAN BUREN

PACIFIC

0 1000 2000 4000



Project Area Map

MIRA LOMA COMMUNITY

JURUPALE RANCHO

BELEGRAVE

JANIDIA

CHANGEL WY

HAMIL AVE

50TH

48TH

MARLETT

JANINE

VAIN

APPENDIX B

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT NO. 2
MIRA LOMA COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Redevelopment Project No. 2 Mira Loma Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

P.O.B.

Beginning at the point of intersection of the westerly Right-of-Way line of Wineville Road, 60 feet wide, with the northerly line of Section 5, Township 2 South, Range 6 West, San Bernardino Bench and Meridian, said line also being the northerly line of Riverside County; thence

1. easterly along said northerly line to its intersection with its easterly Right-of-Way line of Etiwanda Avenue, 60 feet wide; thence
 2. southerly along said easterly Right-of-Way line to its intersection with the northerly line of Mira Loma Village No.1, as shown on map recorded in Book 29, pages 62 and 63 of Maps, Records of Said County; thence
 3. easterly along said northerly line to its intersection with the easterly line of said Mira Loma Village No.1; thence
 4. southerly along said easterly line to the northerly line of said Mira Loma Village No.1; thence
 5. easterly along said northerly line to its intersection with the easterly line of said Mira Loma Village No. 1; thence
 - * 6. southerly along said easterly line to its intersection with the northerly Right-of-Way line of State Highway 60 ; thence
-

- *7. westerly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Etiwanda Avenue; thence
8. southerly along said easterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of the Union Pacific Railroad; thence
9. southeasterly along said northeasterly Right-of-Way line to its intersection with the southeasterly line of Parcel 8 as shown on Map 156 page 20 of Riverside County Tax Assessor's Maps (latest revision December 1984); thence
- *10. northeasterly along said southeasterly line to its intersection with the northeasterly Right-of-Way line of San Sevaine Way; thence
- *11. southeasterly along said northeasterly Right-of-Way line to its intersection with the southwesterly line of Parcel 37 as shown on Book 156 page 21 of Riverside County Tax Assessor's Maps, (latest revision April 1985); thence
12. southeasterly along said southwesterly line to its intersection with the westerly Right-of-Way line of Bain Street; thence
13. southerly along said westerly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Van Buren Boulevard; thence
- *14. northwesterly along said southwesterly Right-of-Way line to its intersection with the easterly Right-of-Way line of Etiwanda Avenue, 100 feet wide; Thence
- *15. omitted
16. southerly along said easterly Right-of-Way line to its intersection with the southerly line of Section 9, Township 2 South, Range 6 West, San Bernardino Bench and Meridian; thence
17. easterly along said southerly line to its intersection with the southeasterly Right-of-Way line of Belle Grave Avenue, 60 feet wide; thence

18. southwesterly along said southeasterly Right-of-Way line to its intersection with the westerly Right-of-Way line of Etiwanda Avenue; thence
19. northerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line fo Riverside Avenue, 100 feet wide; thence
20. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Wineville Road, 60 feet wide; thence
21. northerly along said westerly Right-of-Way line to the point of beginning.

APPENDIX C

SPECIFIC REDEVELOPMENT OBJECTIVES

**SPECIFIC REDEVELOPMENT OBJECTIVES
REDEVELOPMENT PROJECT NO. 2**

Redevelopment Project No. 2, as designated by the Riverside County Planning Commission, is made up of 1,142 acres of the Mira Loma community. Due in part to its size, geographic diversity, and the varied needs in the community, Redevelopment Project No. 2 is comprised of a wide variety of activities ranging from the provision of a large number of public facilities and improvements, to the promotion of economic expansion through rehabilitation and new development of commercial, industrial and residential (particularly for low and moderate income persons and families) facilities.

Implementation of the Project will be achieved through a variety of mechanisms including the financing methods listed and described in the previous section of this Preliminary Report. Specific Project activities, to the extent these are known, are described below.

A. PUBLIC IMPROVEMENTS AND FACILITIES

| Community | Improvements | Location | In Project Area |
|-----------|-----------------------------------------------|--------------------------------------------|-----------------|
| Mira Loma | Curbs, gutters, sidewalks and street widening | Throughout, including Country Village Road | Yes |
| Mira Loma | Street construction | County Line Rd | Yes |
| Mira Loma | Street improvements: traffic signals | Various | Yes |
| Mira Loma | Relocate railroad lines | Various | Yes |
| Mira Loma | Flood control improvements | San Sevaine and Day Creek Channels | Yes |
| Mira Loma | Water lines | Various | Yes |
| Mira Loma | Sewer improvements | Various | Yes |

PUBLIC IMPROVEMENTS AND FACILITIES (cont'd)

| Community | Improvements | Location | In Project Area |
|-----------|----------------------|---------------|-----------------|
| Mira Loma | Fire station | Not specified | Maybe |
| Mira Loma | Community center | Not specified | Maybe |
| Mira Loma | Park | Not specified | Maybe |
| Mira Loma | Library | Not specified | Maybe |
| Mira Loma | Handicapped facility | Not specified | Maybe |
| Mira Loma | School facilities | Not specified | Maybe |
| Mira Loma | Child care center | Not specified | Maybe |

Coral Bonds Proposed Improvements

| Facility | Improvement | Location |
|--------------------------------------------------|-----------------------------------------------------------------|---------------|
| Riverside Main Jail | Fire-life safety improvements and new maximum security facility | Riverside |
| Banning Rehabilitation and Counseling Center | Need for additional beds | Banning |
| Hemet Jail | Need for additional beds | Hemet |
| Indio Sheriff's Station | New administrative space | Indio |
| Van Horn Youth Center | Need for additional beds | Riverside |
| Riverside Juvenile Hall | 40-bed security unit | Riverside |
| Riverside Courthouse | Two new courtrooms | Riverside |
| Hemet Administrative Center | Two new courts and offices for administrative staff | Hemet |
| Elsinore County Court | Needed space for court support staff | Elsinore |
| Desert Superior Court and Desert Municipal Court | Expansion of existing facilities | Not specified |
| Hall of Justice | Courtrooms and related functions | Riverside |
| Riverside Juvenile Hall | Three juvenile courts | Riverside |

Coral Bonds Proposed Improvements (cont'd)

| Facility | Improvement | Location |
|-----------------------------------------|--------------------------------------------------------------------|------------|
| Social Services Administration Building | Office space needed | Riverside |
| Client Services Building | Space for staff programs | Riverside |
| Health Administration Building | New building | Riverside |
| Mental Health Administration Building | New office space, warehouse space | Riverside |
| Mental Health Treatment Building | In-patient and out-patient services | Riverside |
| Alcohol Detoxification Center | Renovation of existing building | Riverside |
| Public Health Clinic | Move from overcrowded Indio Administrative Center | Indio |
| South County Administrative Center | Centralization of County operations in the South County area | Elsinore |
| Communications Center | 9-1-1 Emergency system | Countywide |
| Industrial Park | Purchase of federal land and construction of park | Mira Loma |
| Date Festival Facilities | Street, parking and structure improvements | Indio |
| Riverside General Hospital | Renovation and expansion of existing facilities / new construction | Riverside |

B. AGENCY DEVELOPMENT ASSISTANCE

In order to ensure the financial feasibility of development and rehabilitation projects in the Project Area, the Agency may find it necessary to directly reduce the cost of development or rehabilitation activities. One technique commonly used by redevelopment agencies is the provision of tax exempt financing which serves to reduce the financing cost of a project. Such incentives may take the form of certificates of participation, lease revenue bonds, industrial development bonds and various forms of tax exempt notes at various terms.

Another technique available to the Agency is to acquire property in the Project Area and to "write down" the cost of the land when it is sold to a developer or owner participant. Such land write down would only occur in accordance with an executed

development agreement which provides appropriate assurances that the developer or owner participant would complete the project. In addition, any Agency commitment to reduce the cost of land it had purchased would occur on the basis of a detailed analysis of the developer's cost and revenue pro forma for the proposed project. The purpose of such analysis would be to show that the contribution of tax increment funds to the project through the land write down process does not simply result in extra profit for the owner participant or project developer. Where a contribution of tax increment funds to a specific development project is determined to be necessary, the Agency may take an equity or income position in the project in order to recoup all or a portion of those tax increment funds to support other Agency activities.

In assisting with rehabilitation activities, the Agency may establish rehabilitation loan programs which provide financial assistance at favorable interest rates or with other favorable terms. In some instances Agency grants may be used to induce the rehabilitation activities. As with land price write down inducements, Agency rehabilitation assistance would be provided only to the extent needed and then pursuant to an agreement with the property owner or developer to ensure that the rehabilitation work would be completed in accordance with Agency standards.

The types of Agency assistance described above would be the primary tools used by the Agency to carry out generalized redevelopment activities such as commercial revitalization, neighborhood improvement, industrial expansion and various types of rehabilitation activities. These activities are needed at various locations within the non-contiguous portions of the Project Area, and as indicated in Section IV, will be used as necessary in conjunction with owner participation and developer agreements.

C. RELOCATION ASSISTANCE

Community Redevelopment Law and the Relocation Guidelines of the State of California require that relocation assistance be provided to persons, businesses and other entities displaced as a result of redevelopment activities. Relocation assistance is required to include relocation advisory assistance, as well as, financial assistance to off-set moving expenses and to otherwise assist displaced persons or businesses in locating suitable replacement facilities. Under the law, an agency may be required to pay moving and relocation expenses of up to \$4,500 for displaced residential tenants and up to \$15,500 for displaced residential owner-occupants. Business and industrial

relocation expenses are strictly limited to the expenses involved in moving the business to another location, but these may be substantial depending upon the particular circumstance.

The Riverside County Redevelopment Agency generally intends to limit its property acquisition activities to commercially and industrially zoned areas except when necessary to meet low and moderate income housing obligations. This self imposed restriction will greatly reduce the potential for residential relocation in the Project Area. Nonetheless, over the life of the Project, substantial relocation expenses may be incurred if dilapidated buildings, non-conforming uses, and other hazards are removed from the Project Area for purposes of redevelopment. In such cases, the Agency will meet its legal obligations to provide relocation assistance and benefits to relocatees.