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**Preliminary Plan for the
I-215 Redevelopment
Project Area, Amendment
No. 2 – Mead Valley, Good
Hope, Meadowbrook, and
Warm Springs Sub-Areas**

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RIVERSIDE**



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Preliminary Plan for the I-215 Redevelopment Project Area, Amendment No. 2 – Mead Valley, Good Hope, Meadowbrook, and Warm Springs Sub-Areas

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Preliminary Plan for the I-215 Redevelopment Project Area, Amendment No. 2 – Mead Valley, Good Hope, Meadowbrook, and Warm Springs Sub-Areas

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1.0 INTRODUCTION

The Economic Development Agency of Riverside County (the “EDA”) has facilitated the adoption of redevelopment areas throughout the County of Riverside (the “County”) under the authority of the Redevelopment Agency for the County of Riverside (the “Agency”). Over the years, the redevelopment areas have been combined, or merged, into five distinct Project Areas:

- Jurupa Valley
- Mid-County
- 1-1986
- Desert Communities
- I-215 Corridor

The EDA and the Agency have been very active in alleviating blight in those five areas through a variety of public improvements, new developments, rehabilitation programs, housing assistance programs, and other activities. However, despite efforts to control the spread of blight, detrimental physical and economic conditions may exist in other portions of the County as well.

To help address these additional conditions, the Riverside County Board of Supervisors on November 27, 2007, affirmed the existing redevelopment survey area.¹ On the recommendation of the Redevelopment Agency staff, a Study Area was examined consisting of four sub-areas: Mead Valley, Good Hope, Meadowbrook, and Warm Springs (see Figure 1). The purpose of the Study Area is to facilitate studies by the Agency to determine if all or a portion of the Study Areas can be included in the Interstate-215 Corridor Project Area under the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.; the “CRL”).

In accordance with Section 33322 of the CRL, it is the responsibility of the Riverside County Planning Commission (the “Planning Commission”) to select the area to be included by the proposed amendment (the “Amendment Area”) from within the Study Area boundaries and to formulate the Preliminary Plan for the selected Amendment Area. This does not constitute adoption of the redevelopment plan, but only designation of boundaries for mapping purposes.

¹ The entire unincorporated portion of Riverside County has previously been designated a redevelopment survey area.



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2.0 PRELIMINARY PLAN CONTENTS

This Preliminary Plan briefly describes the overall goals and purposes of the proposed amendment and is required as a basis for the subsequent development of a more definitive plan for redevelopment. It is important to point out that the Preliminary Plan does not commit the County to approve the overall amendment. It is merely a preliminary step in a process that will take several months to complete. In addition, the Amendment Area boundaries that are proposed with this Preliminary Plan are not necessarily in final form, and may later be modified if needed.

The Preliminary Plan is required by Section 33324 of the CRL to contain the following information:

- A description of the boundaries of the proposed Amendment Area.
- A general statement of the land use, layout of principal streets, population densities, and building intensities and standards proposed as the basis of the redevelopment of the Amendment Area.
- A demonstration of how the purposes of the CRL would be attained by such redevelopment.
- A demonstration that the proposed redevelopment conforms to the Riverside County Integrated Project ("RCIP"), which includes the General Plan.
- A general description of the impact of the project upon residents located within the Amendment Area and upon surrounding neighborhoods.



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3.0 USE OF REDEVELOPMENT

Consideration of a redevelopment amendment is a lengthy process and many steps are required by the CRL. There are also a number of other elements aimed at refining the program goals and incorporating the ideas of the community.

The first formal step in the Redevelopment Plan amendment process is to adopt this Preliminary Plan, which sets preliminary boundaries and general goals for the amendment. The preparation of the initial environmental documentation begins at this time as well.

The second major step is to write and circulate the Preliminary Report, a draft version of the Redevelopment Plan, and the Draft Environmental Impact Report ("Draft EIR"). The Preliminary Report details blighting conditions in the Amendment Area, discusses proposed general redevelopment activities and public improvements, reviews implementation programs, and assesses the financial feasibility of the project.

After circulation of the Preliminary Report and the Draft Redevelopment Plan to various public agencies, consultations with these agencies will be undertaken to brief them on the program and to gather their general concerns and ideas about the project. At the same time, the Draft EIR will be circulated. During the consultation period, other ancillary documents will be adopted by reference, including Owner Participation Rules and the Relocation Method, and the Planning Commission will review the proposed amended Redevelopment Plan for consistency with the General Plan.

After consultation meetings with the affected taxing agencies, a final report to the Board of Supervisors ("Report to the Board") will be prepared. Among other things, this report contains a revised version of the Preliminary Report, an analysis of blighting conditions and the neighborhood impacts of redevelopment, and documentation of all consultations with other agencies. Also included in the Report to the Board will be the Redevelopment Plan, the Relocation Method, and the Final EIR. The Report to the Board is the final major technical product of the amendment process, and is the record that the Agency and the Board will review in making its decision as to whether to adopt the amended Redevelopment Plan for the Project.

The Agency is not proposing to include eminent domain authority in the Amendment Area. Therefore, the Board of Supervisors is not required to call for a formal "Project Area Committee" to provide guidance to the Agency. However, it is expected that community meetings will be held at critical junctures, such as after the boundaries of the Amendment Area are established and just before the public hearing on the amendment.



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4.0 REDEVELOPMENT GOALS

The overall goals of the redevelopment effort are to alleviate blighting conditions by:

- Implementing the goals, policies, and strategies identified in the existing Redevelopment Plan and the General Plan.
- Providing the various public improvements identified in the amended Redevelopment Plan and the General Plan.
- Developing housing programs, with an emphasis on rehabilitation, to meet the needs of residents in the amended Project Area.
- Providing for a general program of redevelopment assistance for new and existing businesses.
- Providing a general program for market-rate housing.

These goals may be refined, expanded upon, removed, or otherwise modified as part of the consideration of the Redevelopment Plan amendment process.



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5.0 BLIGHT AND URBANIZATION

According to the CRL, the Amendment Area is required to include areas that are either blighted or necessary for effective redevelopment. A blighted area is one that is characterized by one or more of the blighting conditions set forth in CRL Section 33030. These conditions must cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical or economic burden on the community, which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, or by any government powers other than redevelopment.

The Amendment Area is also required to be “urbanized.” This means that not less than 80% of the land has been or is developed for urban uses, or is an integral part of one or more areas developed for urban uses.

The Preliminary Plan is not required to document blight or urbanization; these issues will be discussed in detail in subsequent reports.



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6.0 EXISTING LAND USES AND PLANNED LAND USES

The following tables provide a description of the existing land uses and general plan land uses in each sub-area of the Study Area.

See Table 1, below, for a breakdown of existing and general plan land uses in the Mead Valley Sub-Area, and Figures 2 and 3 for maps of these uses.

TABLE 1			
MEAD VALLEY			
EXISTING LAND USE & GENERAL PLAN LAND USE			
(Estimated at this time)			
Land Use	No. of Parcels	No. of Acres	% of Total Acreage
EXISTING LAND USE			
Single Family Residential	128	193.05	23.35%
Mobile Home Residential	352	265.54	32.12%
Multi-Family Residential	3	4.43	0.54%
Agricultural	1	27.46	3.32%
Miscellaneous/Other	9	13.39	1.62%
Vacant	135	275.44	33.31%
Sub-Total	628	779.31	94.26%
Streets/R.O.W.	n/a	47.49	5.74%
Total	628	826.80	100%
GENERAL PLAN			
Medium Density Residential	224	41.37	5.00%
Very Low Density Residential - Rural Community	391	691.01	83.58%
Rural Residential	13	46.93	5.68%
Sub-Total	628	779.31	94.26%
Streets/R.O.W.	n/a	47.49	5.74%
Total	628	826.80	100%

Source: Riverside County GIS, UFI|GRC Redevelopment Planning

See Table 2, below, for a breakdown of all existing and planned land uses in Good Hope, and Figures 2 and 3 for maps of these uses.

TABLE 2			
GOOD HOPE			
EXISTING LAND USE & GENERAL PLAN LAND USE			
(Estimated at this time)			
Land Use	No. of Parcels	No. of Acres	% of Total Acreage
EXISTING LAND USE			
Commercial	13	23.03	1.23%
Single Family Residential	270	454.31	24.34%
Mobile Home Residential	442	539.23	28.89%
Multi-Family Residential	5	12.33	0.66%
Agricultural	2	28.57	1.53%
Miscellaneous/Other	40	74.86	4.01%
Vacant	384	508.08	27.22%
Sub-Total	1,156	1,640.41	87.89%
Streets/R.O.W.	n/a	225.98	12.11%
Total	1,156	1,866.39	100%
GENERAL PLAN			
Commercial - Retail	2	15.47	0.83%
Light Industrial	1	6.57	0.35%
Medium Density Residential	419	202.56	10.85%
Very Low Density Residential	16	24.58	1.32%
Very Low Density Residential - Rural Community	571	955.21	51.18%
Rural Residential	145	432.64	23.18%
Rural Mountainous	2	3.38	0.18%
Sub-Total	1,156	1,640.41	87.89%
Streets/R.O.W.	n/a	225.98	12.11%
Total	1,156	1,866.39	100%

Source: Riverside County GIS, UFI | GRC Redevelopment Planning

See Table 3, below, for a breakdown of all existing and planned land uses in Meadowbrook, and Figures 2 and 3 for maps of these uses.

TABLE 3			
MEADOWBROOK			
EXISTING LAND USE & GENERAL PLAN LAND USE			
(Estimated at this time)			
Land Use	No. of Parcels	No. of Acres	% of Total Acreage
EXISTING LAND USE			
Commercial	10	73.00	5.84%
Single Family Residential	190	340.19	27.23%
Mobile Home Residential	261	368.31	29.48%
Multi-Family Residential	2	2.83	0.23%
Miscellaneous/Other	12	20.87	1.67%
Vacant	152	310.76	24.88%
Sub-Total	627	1,115.96	89.34%
Streets/R.O.W.	n/a	133.22	10.66%
Total	627	1,249.18	100%
GENERAL PLAN			
Commercial - Retail	30	55.70	4.46%
Very Low Density Residential	547	930.74	74.51%
Rural Mountainous	49	126.94	10.16%
Open Space - Conservation Habitat	1	2.58	0.21%
Sub-Total	627	1,115.96	89.34%
Streets/R.O.W.	n/a	133.22	10.66%
Total	627	1,249.18	100%

Source: Riverside County GIS, UFI | GRC Redevelopment Planning

See Table 4, below, for a breakdown of all existing and planned land uses in Warm Springs, and Figures 2 and 3 for maps of these uses.

TABLE 4			
WARM SPRINGS			
EXISTING LAND USE & GENERAL PLAN LAND USE			
(Estimated at this time)			
Land Use	No. of Parcels	No. of Acres	% of Total Acreage
EXISTING LAND USE			
Commercial	9	49.69	6.66%
Single Family Residential	111	121.34	16.26%
Mobile Home Residential	387	311.64	41.77%
Multi-Family Residential	1	0.24	0.03%
Miscellaneous/Other	9	13.56	1.82%
Vacant	160	186.97	25.06%
Sub-Total	677	683.44	91.60%
Streets/R.O.W.	n/a	62.67	8.40%
Total	677	746.11	100%
GENERAL PLAN			
Business Park	17	27.45	3.68%
Light Industrial	48	139.10	18.64%
Low Density Residential	6	14.48	1.94%
Very Low Density Residential	581	461.65	61.87%
Rural Mountainous	25	40.76	5.46%
Sub-Total	677	683.44	91.60%
Streets/R.O.W.	n/a	62.67	8.40%
Total	677	746.11	100%

Source: Riverside County GIS, UFI | GRC Redevelopment Planning

When discussing the types of uses that are planned for the proposed Amendment Area, it is a common misconception that the Agency has plans for specific uses on specific sites. Rather, the Agency will be working toward the goals and policies of the General Plan. In other words, the amended Redevelopment Plan will incorporate the General Plan, not replace it.



7.0 PROPOSED LAYOUT OF PRINCIPAL STREETS

The principal streets in the Study Areas are as follows:

For Mead Valley: from Orange Avenue on the north to San Jacinto Avenue on the south, along Old Elsinore Road.

For Good Hope: from Seventh Street on the north to Eugene Street on the south, and from Belita Drive on the west to just past Highway 74 on the east.

For Meadowbrook: from Richard Street on the north to Trellis Lane on the south, and from Vista Avenue on the west to just past Highway 74 on the east.

For Warm Springs: just north of the intersection of Interstate 15 and Highway 74, from El Toro Road on the west to Highway 74 on the east, and from just north of Mermack Avenue to Cambern Avenue on the south.

Minor modifications to the layout and routing of existing streets and/or alleys, is possible during the implementation process if the amendment are ultimately approved. Other such changes may be proposed as redevelopment proceeds. It is expected that some street extensions and closures, paving, and other improvements, including the construction of curbs, gutters, and local drains, will occur.



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8.0 PROPOSED AMENDMENT AREA BOUNDARIES

Blight, as defined by the CRL, appears to exist throughout much of the Study Area. Therefore, the proposed Amendment Area is identical to the Study Area, and includes approximately 4,688 acres (827 acres for Mead Valley; 1,866 acres for Good Hope; 1,249 acres for Meadowbrook; and 746 acres for Warm Springs. See Figure 4). A complete legal description and map of the Amendment Area will be available once the boundaries are formally adopted by the Planning Commission.

It is important to note that these boundaries may change throughout the amendment process, based on additional information, community input, or other factors.



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9.0 CONFORMANCE TO THE GENERAL PLAN

According to State law, redevelopment activities in the Amendment Area must conform to the General Plan, which in Riverside County is part of the Riverside County Integrated Project (“RCIP”). The amended Redevelopment Plan will provide for continuous land use conformity with the General Plan by including a provision that incorporates the General Plan by reference. This inclusion will ensure that the Redevelopment Plan will remain consistent with the General Plan even if it is changed, or if any Specific Plans are adopted.



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10.0 PROPOSED POPULATION DENSITIES, BUILDING INTENSITIES, AND STANDARDS

The type, size, height, and density of all structures shall be established by the applicable federal, state, and local statutes, ordinances, and regulations, including, but not limited to, the zoning ordinance, the Uniform Building Code, and the General Plan, as adopted or subsequently amended.

Under the General Plan, it is anticipated that additional dwelling units could be constructed in the proposed Amendment Area if all vacant residential land and underutilized residential land were developed to the maximum densities allowed. Therefore, it is expected that the population inside the Amendment Area will increase. Such matters will be discussed in the Draft EIR, which will be prepared later in the amendment process.

An important part of redevelopment is the requirement that the Agency set aside 20% of all tax increment revenue for the purpose of increasing, improving, and preserving the supply of low- and moderate-income housing. These funds may be spent either inside or outside the Amendment Area or the Project Areas. It is expected that a portion of any new dwelling units that are constructed would be available to low- and moderate-income households.



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11.0 ACTIVITIES MEETING THE PURPOSES OF REDEVELOPMENT LAW

According to Section 33020 of the CRL, redevelopment means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare.

Following that definition, the general objectives to be achieved in the Amendment Area include:

- a) Alleviating the causes and effects of blight.
- b) Constructing needed infrastructure improvements including, but not limited to, streets, curbs, gutters, sidewalks, sewer lines, water lines, drainage systems, and similar improvements in order to remove blighting influences.
- c) Promoting improvements in commercial, industrial, and residential areas, which will expand the County's economic base and further reduce blight.
- d) Improving, increasing, and preserving the community's housing stock.

Meeting these objectives will improve the physical and economic conditions in the Amendment Area, surrounding communities, and the County as a whole. Therefore, redevelopment in the Amendment Area clearly meets the purposes of redevelopment as defined in the CRL.



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12.0 GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS LOCATED WITHIN THE AMENDMENT AREA, AND UPON SURROUNDING NEIGHBORHOODS

Agency activities in the Amendment Area will both serve to expand employment and economic activity in commercial areas, and to induce the upgrading and rehabilitation of residential neighborhoods. The alleviation of blighting conditions by the Agency will also mean improvements to the physical and economic environment, which, in turn, will directly or indirectly benefit all citizens of the community as well as to the citizens of Riverside County.

These activities will in turn result in a greater local property tax base. Expansion of the local tax base will also result in an increased source of funding with which to support local programs and services for local residents. Of those programs, residential and commercial rehabilitation will be a high priority. In short, the focus of the redevelopment effort is to repair and improve local structures, not to remove them.

Potential physical impacts of the amended Redevelopment Plan will be discussed in the Draft EIR to be prepared and certified prior to the adoption of the amended Redevelopment Plan. Other details regarding impacts will be contained in several subsequent documents, including the Preliminary Report and the Report to the Board.







