

CERTIFICATE OF CONFORMANCE AND WAIVER OF EMINENT DOMAIN FOR OWNER-OCCUPIED, SINGLE-FAMILY RESIDENCES LOCATED IN A REDEVELOPMENT AREA

1. [Requirements and Procedure](#)
2. [Certificate Request Form](#)
3. [Sample Certificate of Conformance](#)

Dear Property Owner:

To address citizen concerns whether a single-family, owner-occupied residential property is in conformance with City Redevelopment Plans, Agency staff has made available the attached request form to process a Certificate of Conformance (“Certificate”). The purpose of the Certificate is to certify that a single-family, owner-occupied residential property conforms to the Redevelopment Plan of the Redevelopment Project Area in which the property is located. The Certificate also confirms that the applicant resides in an owner-occupied, single-family residence within a City of Riverside Redevelopment Project Area. Upon issuance of a Certificate, as a matter of policy, and not as a matter of law, the Agency will waive its power of eminent domain on the subject property for five (5) years from the date of issuance of the Certificate, as long as the property owner occupies and holds title to said single-family property.

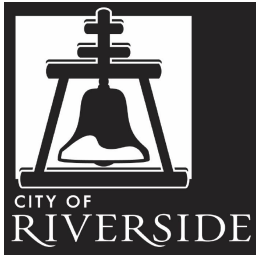
The general procedure to obtain a Certificate is as follows:

- Property owner obtains a request form from the Development Department by mail, in person, on the web site, or by phone.
- Property owner completes the form and submits it to the Development Department.
- The Development Department logs the request form, and distributes to the appropriate Redevelopment Area Manager that manages that resident’s Ward.
- The Area Manager verifies: a) whether the resident resides in a Project Area, b) the resident’s ownership status; c) resident’s occupancy status; and (d) certifies that there are no code violations and the property is in conformity with the redevelopment plan.
 - If the property owner satisfies the criteria, the Area Manager prepares the Certificate for the City Attorney’s review and approval. The certification may be issued with conditions.
 - If the request for certification does not meet the criteria, the Area Manager will advise the resident applicant in writing.
- The Agency Executive Director, or his designee, the Agency Secretary and Agency General Counsel sign the Certificate.
- The Area Manager returns the completed Certificate to the property owner via certified mail, return receipt requested, within 30 calendar days.

- Property owner records the Certificate with the Riverside County Recorder's Office at 4080 Lemon Avenue, 1st Floor, Riverside, California 92502.

If you have any questions, please do not hesitate to contact the Redevelopment Agency at (951) 826-5649.

Sincerely,
City of Riverside Redevelopment Agency



CERTIFICATE OF CONFORMANCE REQUEST FORM

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

Please complete this form. Attach the required documentation detailed below and submit all necessary documents to: The City of Riverside Redevelopment Agency, Attn: Development Manager, 3900 Main Street, 5th Floor, Riverside, CA 92522.

Print Property Owner(s) Name(s)

Print Property Owner(s) Address

Identify Nearest Cross Streets

Telephone Number

I am the legal owner and current resident of the property listed above and will provide proof of ownership and residency. Please include the following with your request form:

- A copy of your most current Tax Bill.
- A copy of a current utility bill.

Dated: _____

Signature

Print Name

Dated: _____

Signature

Print Name

(Certificate of Conformance Sample)

Recording Requested By)
And When Recorded Mail)
To:)
)
_____)
_____)
_____)
_____)

Exempt from Filing Fees Gov. Code Section 27383
(Space above line for use by Recorder)

CERTIFICATE OF CONFORMANCE

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

THIS CERTIFICATE OF CONFORMANCE (“Certificate”), dated for reference purposes only as of _____, 200__ is made by and between the Riverside Redevelopment Agency, a public body, corporate and politic (“Agency”), and _____, a [(California corporation/Limited Liability company/Limited Partnership) (select one)] (“Applicant”).

RECITALS:

A. Applicant is the owner of fee title to that certain parcel of real property located in the City of Riverside as legally described on Exhibit “A” attached hereto (the “Property”). Applicant represents and warrants that Applicant occupies the property as his/her primary residence.

B. The City Council of the City of Riverside (“City”) previously adopted the Redevelopment Plan for the _____ Project Area, as amended from time to time including all amendments as of the date of this Certificate.

C. This Certificate of Conformance is for use in all City of Riverside Redevelopment Project areas to certify that Applicant’s Property is in conformance with the Redevelopment Plan for the Redevelopment Project in which the Property is located.

D. This Certificate shall be issued to Applicant owners of owner-occupied single- family residences (as defined herein) upon request; and may, subject to the discretion of the Redevelopment Agency Governing Board require the imposition of conditions that are consistent with the Redevelopment Plan in which an Applicant’s Property may be located.

E. Except as otherwise expressly provided herein, nothing about this Certificate of Conformance or its issuance shall be deemed to create any rights in the applicant that are greater than or in addition to those existing under the California Redevelopment Law (California Health & Saf. Code § 33000, et seq.)

F. Conditions, if any, imposed by the Agency for the purpose of issuing this Certificate of Conformance shall be recited in Exhibit “B” hereto.

CERTIFICATE

NOW, THEREFORE, in consideration of the foregoing Recitals which are incorporated herein, and for good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, Agency and Applicant agree as follows:

1. This Certificate of Conformance shall become effective on the date of execution (“Date of Issuance”) by the Redevelopment Agency Executive Director or a designee and shall lapse on the fifth (5th) anniversary from the Date of Issuance.

2. The Agency confirms to Applicant the following:

a. As of the Date of Issuance, the Property is consistent with and conforms to the Redevelopment Plan including the goals, objectives and permitted land uses set forth therein.

b. Subject to paragraph 1 and as a matter of policy only, the Agency waives its power of eminent domain with respect to the Property, until such time as the Property ceases being owner-occupied or there is a change of ownership, whichever is earlier.

3. Applicant accepts this Certificate of Conformance and acknowledges that Applicant is not released of its obligation to keep the Property free and clear of code violations and in compliance with all applicable laws affecting the care and maintenance of the Property. Applicant further acknowledges that nothing contained in this Certificate of Conformance shall limit the City’s right to enforce any such laws.

4. Nothing herein shall prevent or preclude the Agency from hereafter amending, one or more times and from time to time, the Redevelopment Plan, subject to all applicable procedures set forth in the Community Redevelopment Law (Health & Saf. Code § 33000 et seq.) (“CRL”). Nothing herein shall prevent or preclude the Agency from amending, one or more times and from time to time, its Owner Participation Rules, including but not limited to Section III.A, thereof, subject to all applicable procedures set forth in the CRL.

5. This Certificate is provided by the Agency for the sole benefit of Applicant and its successors, assigns and transferees, and no other person, firm, entity shall have any rights with respect to this Certificate or the matters set forth herein.

6. Applicant shall be permitted, at its expense, to record, or cause the recordation of this Certification in the Official Records of Riverside County, but not earlier than the Date of Issuance.

7. All notices, demands, and other communications required hereunder between the Agency and Applicant shall be in writing, and shall be delivered by (i) personal delivery; (ii) registered or certified mail, return receipt requested; (iii) same-day or overnight courier; or (iv) facsimile provided that the sender obtains confirmation of receipt and the original is delivered by one of the other means on the same day or next "Business Day" following the facsimile transmission. The notice, demand, or communication shall be deemed effective upon receipt if given by personal delivery, courier, or facsimile (if by fax, provided that the requirements of clause (iv) above have been complied with). Mailed notices shall be deemed effective upon the earlier of actual receipt of 12 p.m. on the third (3rd) Business Day after deposit with the United States Postal Service. Agency or Applicant may, at any time, by giving ten (10) days written notice to the other, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to as set forth below:

If to Agency: Agency Secretary
 City of Riverside
 3900 Main Street
 Riverside, CA 92522
 Tel: (951) 826-5557
 Fax: (951) 826-5470

If to Applicant: _____

8. Applicant's remedies in any action against Agency to enforce the provisions of this Certificate shall not include monetary damages, but nothing herein is intended to or shall waive any rights or remedies Applicant may have for acts or omissions by the Agency which are independent of this Certificate or would otherwise exist in the absence of this Certificate.

9. This Certificate shall be governed by and construed under the internal laws of the State of California without regard to principles of conflicts of laws.

10. If any of the provisions of this Certificate are determined to be illegal, invalid or otherwise unenforceable, in whole or in part, they shall be deemed severable and shall in no way affect the validity or enforceability of the remaining provisions of this Certificate.

(Signatures on following page)

IN WITNESS WHEREOF, On _____, 200____ Agency has
executed this Certificate of Conformance.

THE REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE, a public body, corporate
and politic

By: _____
Development Director

ATTEST:

Agency Secretary

APPROVED AS TO FORM:

By: _____
Agency General Counsel

EXHIBIT "A" TO
CERTIFICATE OF CONFORMANCE

[LEGAL DESCRIPTION]

EXHIBIT "B" TO
CERTIFICATE OF CONFORMANCE

[CONDITIONS, IF ANY]