

AUGUST 25, 2009

***AMENDED AND RESTATED  
REDEVELOPMENT PLAN  
FOR THE UNIVERSITY  
CORRIDOR/SYCAMORE CANYON  
MERGED REDEVELOPMENT  
PROJECT AREA***

ADOPTED: JULY 8, 1997  
ORDINANCE NO: 6383

AMENDED: AUGUST 25, 2009  
ORDINANCE NO. 7051

CITY OF RIVERSIDE REDEVELOPMENT AGENCY



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## **PREFACE**

### **Central Industrial Redevelopment Project Background (Prior to 2006)**

The Redevelopment Plan ("Central Industrial Redevelopment Plan") for the Central Industrial Redevelopment Project was adopted on November 1, 1977, by City Council Ordinance No. 4471. The Central Industrial Redevelopment Plan has been amended six times: on November 27, 1984, by Ordinance No. 5239; on December 28, 1993, by Ordinance No. 6099; on December 20, 1994, by Ordinance No. 6188; and on July 8, 1997, by Ordinance No. 6383. The 1984 amendment added the University Avenue portion of the Project to the project area and replaced the original Redevelopment Plan with a new, updated Redevelopment Plan. The 1993 amendment substantially revised and restated the Redevelopment Plan to increase its financial limits, to extend the Agency's eminent domain authority an additional twelve years and to update the plan's provisions and terminology to current practices, standards and legal requirements. The 1994 amendment added and revised the plan's financial time limits to bring them into conformity with new Community Redevelopment Law maximums established in AB 1290 (Chap. 942, 1993 Statutes). The 1997 amendment to the Redevelopment Plan 1) merged the Project with the Sycamore Canyon and Box Springs Industrial Park Redevelopment Project pursuant to Article 16, §33485 et seq. of the Health and Safety Code; 2) replaced the amended and restated 1993 Redevelopment Plan, as well as the redevelopment plan for the Sycamore Canyon and Box Springs Industrial Park Redevelopment being merged with the Project, with one amended and restated redevelopment plan applicable to the entire Merged Project; 3) added certain territory to the Project; 4) re-extended the time limit for commencement of eminent domain proceedings to acquire property within the Project and establish a time limit for commencement of eminent domain proceedings to acquire property in the area being added to the Project by this Fourth Amendment; 5) established one combined tax increment limit applicable to the entire Merged Project; 6) established one combined bonded indebtedness limit applicable to the entire Merged Project; and 7) extended the time limit for the establishment of Project and Merged Project debt which can be, repaid in whole or part with Project tax increment.

### **Sycamore Canyon and Box Springs Industrial Park Redevelopment Project (Prior to 2006)**

The Redevelopment Plan ("Sycamore Canyon and Box Springs Industrial Park Redevelopment Plan") for the Sycamore Canyon and Box Springs Industrial Park Redevelopment Project was adopted on December 20, 1983, by City Council Ordinance No. 5148. The Redevelopment Plan was amended on December 20, 1994, by Ordinance No. 6192, to add and revise the plan's financial time limits to bring them into conformity with new Community Redevelopment Law maximums established in AB 1290 (Chap. 949, 1993 Statutes). The plan was amended a third time to: 1) merge the Project with the Central Industrial Redevelopment Project (together, the "Merged Project") pursuant to Article 16, §33485 et seq. of the Health and Safety Code; 2) replace the Redevelopment Plan, as well as the redevelopment plan of the Central Industrial Redevelopment Project being merged with the Project, with one amended and restated redevelopment plan applicable to the entire Merged Project; 3) add certain territory to the Project; 4) extend the time limit for the commencement of eminent domain proceedings to acquire property within the Project and establish a time limit for the commencement of eminent domain proceedings to acquire property in the area added to the Project by the Second Amendment; 5) establish one combined bonded indebtedness limit applicable to the entire Merged Project; 6) establish one combined tax increment limit applicable to the entire Merged Project; 7) extend the duration of the amended and restated redevelopment plan's effectiveness applicable to the Project; 8) extend the time limit for the establishment of Project and Merged Project debt which can be repaid in whole or part with Project tax increment; and 9) extend the time limit for the repayment of Project and Merged Project debt with Project tax increment.

## **Merged Project Area (Since 2006)**

On October 3, 2006, the Riverside City Council adopted Ordinance 6914 to amend the Merged Project Area (the "2006 Amendment"). This 2006 Amendment extended the effectiveness of the Merged Project Area pursuant to Section 33333.2(c) and Section 33333.2(d). On August 25, 2009, the Riverside City Council adopted Ordinance 7051 to further amend the Merged Project Area (the "2009 Amendment"). The 2009 Amendment 1) extended the time limit for commencing eminent domain proceedings in the Merged Project (subject to various limitations); 2) increased the cumulative total of tax increment that may be allocated to the Agency; 3) increased the maximum principal amount of bonded indebtedness that may be outstanding at any one time; and (4) repealed the time limit for incurring indebtedness for those components of the Merged Project adopted prior to January 1, 1994.



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# Amended and Restated Redevelopment Plan for the University Corridor/Sycamore Canyon Merged Redevelopment Project Area

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## **I. INTRODUCTION**

### **A. [Section 101] General**

This is the Amended and Restated Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Merged Central Industrial and Sycamore Canyon and Box Springs Industrial Park Redevelopment Projects (collectively, the "Merged Project") in the City of Riverside (the "City"), County of Riverside, State of California. This Plan amends, restates and supersedes in their entirety the redevelopment plans heretofore adopted and amended for the foregoing constituent projects ("Constituent Projects") that comprise the Merged Project.

Nothing in this Plan is intended to or shall affect in any manner the base year or base year assessed valuation for the Constituent Projects determined in accordance with Health and Safety Code Section 33670.

This Plan consists of text (Sections 100 through 1000), a Redevelopment Plan Map showing the Merged Project and each of the Constituent Projects (Exhibits "A-1," "A-2," "A-3," "A-4," and "A-5") a Legal Description of the Merged Project Area (Exhibits "B-1," "B-2," "B-3" and "B-4") and the Proposed Public Improvements and Facilities Projects (Exhibit "C"). This Plan was prepared by the Redevelopment Agency of the City of Riverside (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and other applicable federal, state and local laws.

The definitions of general terms which are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefore are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, any constituent project, the Merged Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The merged project area (the "Merged Project Area") includes all properties within the Merged Project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the Merged Project Area.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the continued redevelopment, rehabilitation, and revitalization of the Merged Project Area. This Plan does not present a specific plan or establish priorities for specific projects

for the redevelopment, rehabilitation, and revitalization of any particular area within either constituent project or the Merged Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The goals and objectives of the Agency's redevelopment program for each constituent project in the Merged Project Area are set forth in the implementation plans adopted on December 14, 1994, which cover each of the Constituent Projects, including any areas added to either constituent project by amendment. The principal goal and objective of the Merged Project shall be to eliminate all remaining blight and complete all Agency-assisted redevelopment activities as quickly as possible consistent with the needs of the Constituent Projects and the availability of financial resources to fund them. Redevelopment of the Merged Project Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5) other means as deemed appropriate.

**B. [Section 102] Merged Project**

The Constituent Projects are merged so that taxes attributable to each constituent project area which are allocated to the Agency pursuant to Section 33670(b) of the Community Redevelopment Law are to be allocated to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Merged Project, except that any such taxes attributable to any constituent project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreement pledging such taxes from the constituent project area, which resolution or other agreement was adopted or approved by the Agency prior to the merging of the Constituent Projects. Except as otherwise noted above, tax increment revenue attributed to each constituent project may be used for any lawful purpose in either of the Constituent Projects.



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**II. [SECTION 200] MERGED PROJECT AREA BOUNDARY AND  
LEGAL DESCRIPTION**

The boundaries of the Merged Project Area and the constituent project areas are shown on the Redevelopment Plan Map attached as Exhibits "A-1," "A-2," "A-3," "A-4." and "A-5." The boundary of the Merged Project Area is described in the Legal Description of the Merged Project Area attached as Exhibits "B-1," "B-2" and "B-3" and "B-4."

### **III. [SECTION 300] REDEVELOPMENT ACTIVITIES**

#### **A. [Section 301] General**

The Agency has and will continue to eliminate and prevent the spread of blight and blighting influence and to strengthen the economic base of the Merged Project Area and the community, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Merged Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Merged Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Merged Project Area and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

**B. [Section 302] Owner Participation and Business Reentry Preferences**

**1. [Section 303] Owner Participation**

Owners of real property within the Merged Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in their constituent project within the Merged Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Agency.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the owners property and, demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall be limited to the potential participant's constituent project and shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of public rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of potential participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the constituent project area; (7) the construction or expansion of public improvements and facilities. and the necessity to assemble areas for such; (8) any change in orientation and character of the constituent project area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable rules, regulations, and ordinances of the City of Riverside; (11) any Design Guide adopted by the Agency pursuant to Section 420 hereof; and (12) the feasibility of the potential participant's proposal.

**2. [Section 304] Business Reentry Preferences**

Business occupants engaged in business in the Merged Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed

by this Redevelopment Plan and business re-entry preferences implementation rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from any constituent project within the Merged Project Area, the Agency will, prior to such displacement, determine: 1) whether such business occupant desires to relocate directly to another location within the business occupant's constituent project, or 2) if suitable relocation accommodations within the constituent project are not available prior to displacement, whether such business occupant would desire to re-enter in business within the constituent project at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another location within the constituent project the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within their constituent project, but who have stated that they desire to re-enter into business within their constituent project whenever suitable locations and rents are available, will be maintained by the Agency. The Agency will make reasonable efforts to assist such business occupants to find re-entry accommodations at locations and rents suitable to their needs.

Unless otherwise determined by the Agency, re-entry preferences shall be limited to the displaced business occupant's constituent project and shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the constituent project; (2) the extent to which suitable relocation or re-entry accommodations are available to displaced business occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the requirements of this Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Redevelopment Plan.

### **3. *[Section 305] Participation Agreements***

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 421 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as is necessary to make the provisions of this Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop; or use and maintain, their real property pursuant to this Plan and such participation agreement, the real property or any

interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

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 Merged Project Area.

#### **4. [Section 306] Implementing Rules**

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

### **C. [Section 307] Property Acquisition**

#### **1. [Section 308] Acquisition of Real Property<sup>1</sup>**

The Agency may acquire, but is not required to acquire, any real property located in the Merged Project Area by gift, devise, exchange, lease, purchase, eminent domain (except as provided below) or any other lawful method.

##### **Eminent Domain Program**

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Merged Project Area, excluding therefrom eminent domain authority on all real property legally occupied for residential purposes, including, but not limited to, owner-occupied single-family residences as defined in Ordinance No. 6934 adopted by the City Council of the City of Riverside on February 27, 2007.

No eminent domain proceeding shall be commenced after twelve (12) years following the effective date of Ordinance No. 7051, which adopts the Fifth Amendment to this Amended and Restated Redevelopment Plan, to acquire property within the Merged Project Areas. Such time limitation may be extended only by amendment of this Plan.

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.

Without the consent of the owner, the Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real

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<sup>1</sup> Section 308 as amended by Ordinance No. 7051, adopted August 25, 2009.

property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

**2. [Section 309] Acquisition of Personal Property<sup>2</sup>**

Generally, personal property shall not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Merged Project Area by any lawful means, including eminent domain as limited above.

**D. [Section 310] Property Management**

During such time as property, if any, in the Merged Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

**E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition**

**1. [Section 312] Relocation Housing Requirements**

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 persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

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<sup>2</sup> Section 309 as amended by Ordinance No. 7051, adopted August 25, 2009.

**2. [Section 313] Assistance in Finding Other Locations**

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Merged Project Area in finding other locations and facilities. In order to carry out the Merged Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Merged Project Area for displaced persons.

**3. [Section 314] Relocation Payments**

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Agency from property in the Merged Project Area. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

**F. [Section 315] Payments to Taxing Agencies In Lieu of Taxes**

The Agency may in any year during which it owns property in the Merged Project Area pay directly to the City, County, or other district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the Agency-owned property had it not been exempt, an amount of money in lieu of taxes.

**G. [Section 316] Demolition, Clearance, Public Improvements, and Building and Site Preparation**

**1. [Section 317] Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Merged Project Area as necessary to carry out the purposes of this Plan.

**2. [Section 318] Public Improvements**

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Merged Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not

limited to, the following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; (10) flood control improvements and facilities; (11) fire stations school facilities, and community centers; and (12) other public facilities serving the needs of Merged Project Area occupants. Anticipated public improvements, facilities and utilities that may be installed or constructed, or caused to be installed or constructed, by the Agency include, but are not limited to, those set forth in attached Exhibit "C," Proposed Public Improvements and Facilities Projects for the Merged Project Area.

### **3. [Section 319] Preparation of Building Sites**

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Merged Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property in the Merged Project Area in accordance with the requirements of Health and Safety Code Section 33459 et seq.

## **H. [Section 320] Property Disposition and Development**

### **1. [Section 321] Real Property Disposition and Development**

#### **a. [Section 322] General**

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council by resolution after public hearing in conformance with Section 33433 of the Community Redevelopment Law.

All real property acquired by the Agency in the Merged Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if determined to be at the highest and best use consistent with this Plan. Real property may also be conveyed by the Agency to the City and, where beneficial to any constituent project or the Merged Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made 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.

During the period of development in the Merged Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Merged Project Area is proceeding in accordance with development documents and time schedules.

**b. [Section 323] Disposition and Development Documents**

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan. To provide adequate safeguards to ensure 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, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverted, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Merged Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Merged Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer

of land in the Merged Project Area shall contain such non-discrimination and non-segregation clauses as are required by law, including without limitation, the requirements of Sections 33435 and 33436 of the Community Redevelopment Law.

**c. [Section 324] Development by the Agency or Other Public Bodies or Entities**

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Riverside, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Merged Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Merged Project or the immediate neighborhood in which the Merged Project is located, regardless of whether such improvement is within the Merged Project Area; (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Merged Project Area or provide housing for low or moderate income persons and is consistent with the implementation plan adopted pursuant to Section 33352 or 33490 of the Health and Safety Code. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 318 of this Plan, including, without limitation, those set forth in Exhibit "C," Proposed Public Improvements and Facilities Projects for the Merged Project Area.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to advance funds to, or reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment of the Merged Project Area, which indebtedness may be made payable out of taxes levied in the Merged Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds in a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to

provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Community Redevelopment Law.

**d. [Section 325] Development Plans**

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the Merged Project Area must conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 420 hereof.

**2. [Section 326] Personal Property Disposition**

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

**I. [Section 327] Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Merged Project. The Agency may seek the aid and cooperation of such public bodies and 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. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Merged Project Area. Any public body which owns or leases property in the Merged Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Merged Project Area by a public body shall be subject to Agency approval.

The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Merged Project Area), which land, buildings, facilities, structures, or other improvements are of benefit to the Merged Project.

**J. [Section 328] Rehabilitation, Conservation and Moving of Structures**

**1. [Section 329] Rehabilitation and Conservation**

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Merged Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Merged Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance. It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Merged Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Merged Project Area.

The extent of retention, conservation and rehabilitation in the Merged Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in a constituent project area or the Merged Project Area.

Within the Merged Project Area and as part of an agreement that provides for the development and rehabilitation of property that will be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. The Agency may also establish a program under which it loans funds to owners or tenants for

the purpose of rehabilitating commercial buildings or structures within the Merged Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purposes of this Plan.

**2. [Section 330] Moving of Structures**

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Merged Project Area.

**K. [Section 331] Low or Moderate Income Housing**

**1. [Section 332] Authority Generally**

The Agency may, inside or outside the Merged Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist the Agency to the Housing Authority of the County of Riverside and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 335 herein below.

**2. [Section 333] Replacement Housing**

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, 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 which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

**3. [Section 334] Replacement Housing Plan**

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) 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; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413, but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

**4. [Section 335] Increase, Improve and Preserve the Supply**

Subject to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, not less than twenty percent (20%) of all taxes which are allocated to the Agency, pursuant to Section 33670 of the Health and Safety Code, shall be deposited by the Agency into the Low and Moderate Income Housing Fund established for the Merged Project pursuant to Section 33487 of the Health and Safety Code, which fund shall include any moneys previously deposited into or deficits previously incurred by the Low and Moderate Income Housing Funds for the Constituent Projects. The Agency shall use the moneys in such fund to assist in the construction or rehabilitation of housing units which will be available to, or occupied by, persons and families of low or moderate income, and very low income households, as defined in Health and Safety Code Sections 50093 and 50105, respectively, for the period specified in Section 33487(a) of the Health and Safety Code, as amplified by Health and Safety Code Section 33334.14(b). Such funds may additionally be used in the manner specified in Health and Safety Code Section 33334.14(b). For the purposes of this subsection, construction

and rehabilitation shall include acquisition of land; improvements to land; the acquisition, rehabilitation or construction of structures; or the provision of subsidies necessary to provide housing for persons and families of low or moderate income, and very low income households.

The Agency may use the set aside funds inside or outside the Merged Project Area. However, the Agency may only use these funds outside the Merged Project Area upon a resolution of the Agency and the City Council that such use will be of benefit to the Merged Project. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the Merged Project Area.

The expenditures or obligations incurred by the Agency pursuant to this subsection shall constitute an indebtedness of the Merged Project if moneys deposited in the Merged Project Low and Moderate Income Housing Fund pursuant to this subsection have not been committed for the purposes specified above for a period of six years following deposit in that fund, the Agency shall offer such moneys to the housing authority which operates within the jurisdiction of the Agency for the purpose of constructing or rehabilitating housing as provided above. However, if no housing authority operates within the jurisdiction of the Agency, the Agency may retain such moneys for use pursuant to this subsection.

If the Agency deposits less than twenty percent (20%) of taxes allocated pursuant to Section 33670 of the Health and Safety Code, due to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, in any fiscal year, a deficit shall be created in the Merged Project Low and Moderate Income Housing Fund in an amount equal to the difference between twenty percent (20%) of the taxes allocated pursuant to Section 33670 of the Health and Safety Code and the amount deposited in such year. The deficit, if any, created pursuant to this section constitutes an indebtedness of the Merged Project. The Agency shall eliminate the deficit by expending taxes allocated in years subsequent to creation of the deficit and until such time as such deficit has been eliminated, the Agency shall not incur new obligations for purposes other than those set forth in Section 33487 of the Health and Safety Code except to comply with the terms of any resolution or other agreement pledging taxes allocated pursuant to Section 33670 of the Health and Safety Code which existed on the effective date of the ordinances approving and adopting this Amended and Restated Redevelopment Plan and which merged the Constituent Projects.

**5. *[Section 336] New or Rehabilitated Dwelling Units Developed Within Merged Project Area***

At least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or

moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

At least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within each constituent project in the Merged Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The Agency may satisfy the provisions of the above paragraphs, in whole or in part, by any of the methods described in Community Redevelopment Law Section 33413(b) or any other method permitted by law.

The percentage requirements set forth in this Section 336 shall apply independently of the requirements of Section 333 and in the aggregate to housing made available pursuant to this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units, unless the Agency determines otherwise all new or rehabilitated dwelling units developed in each constituent project within the Merged Project Area be available at affordable housing cost to low- and moderate-income households (including very low-income households). Such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable under this Plan with respect to parcels developed with new or rehabilitated structures in the Merged Project Area regardless of whether such parcels are developed with Agency assistance or participation.

If all or any portion of a constituent project within the Merged Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate-income displaced by the constituent project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

**6. [Section 337] Duration of Dwelling Unit Availability and Agency Monitoring**

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Sections 333 and 336 shall remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively, for the longest feasible time, as determined by the Agency,

but for not less than the periods set forth in Section 800 for the duration of this Plan's land use controls applicable to the Constituent Projects, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law.

Pursuant to Section 33418 of the Community Redevelopment Law, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate-income developed or otherwise made available pursuant to the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

**L. [Section 338] Implementation Plans**

In accord with the provisions of Section 33490 of the Community Redevelopment Law, on December 13, 1994, the Agency adopted an implementation plan for each of the Constituent Projects. Commencing with the fifth year after the first implementation plan was adopted, and each five years thereafter, the Agency shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Agency for the Constituent Projects and the overall Merged Project, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Merged Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. The implementation plans adopted by the Agency on December 13, 1994, constitute the first implementation plans for the Constituent Projects and the Merged Project. The parts of future implementation plans that address Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Agency may amend any implementation plan after conducting a public hearing on the proposed amendment at least once within the five-year term of each implementation plan adopted by the Agency, no earlier than two years and no later than three years after adoption of each plan, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing this Redevelopment Plan and the implementation plan and evaluating the progress of the Merged Project.

**IV. [SECTION 400] LAND USES AND DEVELOPMENT REQUIREMENTS**

**A. [Section 401] Redevelopment Plan Map and Major Merged Project Area Land Uses**

The Redevelopment Plan Map attached hereto illustrates the location of each constituent project area, the Second and Fourth Amendment Areas, and Merged Project Area boundaries, identifies the major streets within each constituent project area and the Merged Project Area, and designates the major land uses authorized within each constituent project within the Merged Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within each constituent project within the Merged Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within each constituent project within the Merged Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments.

**B. [Section 402]**

Major land uses permitted within each constituent project within the Merged Project Area are shown on Exhibits "A-1," "A-2," "A-3," "A-4," and "A-5" attached to this Plan. Such uses shall include:

<b>Central Industrial (Exhibit "A-1")</b>	<b>Central Industrial Fourth Amendment Area (Exhibits "A-3" and "A-4")</b>
Retail Business and Office	<b><u>Sub Area A</u></b>
High Density Residential	General Industrial
Medium High Density Residential	Medium Density Residential
Parking	<b><u>Sub Area B</u></b>
Parks	Retail Business and Offices
Public Facilities and Institutions	Medium Density Residential
Visitor Commercial	Medium High Density Residential
Historical Sites	Public Facilities and Institutions
High Density Industrial	

<b>Sycamore Canyon and Box Springs Industrial Park (Exhibit "A-2")</b>	<b>Sycamore Canyon and Box Springs Industrial Park Second Amendment Area (Exhibit "A-5")</b>
Industrial Park	Retail Business and Office
Public Park	
Retail Business and Office	

The areas shown on the Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws.

**C. [Section 403]**

**1. [Section 404] Public Rights of Way**

Major public streets within the Merged Project Area are as shown on Exhibits "A-1," "A-2," "A-3," and "A-4" attached to this Plan. Major public streets include:

<b>Central Industrial (Exhibit "A-1")</b>	<b>Central Industrial Fourth Amendment Area (Exhibits "A-3" and "A-4")</b>
University Avenue	<b><u>Sub Area A</u></b>
Commerce Street	Victoria Avenue
Park Avenue	Fourteenth Street
Salt Lake Avenue	<b><u>Sub Area B</u></b>
Third Street	Chicago Avenue
Fourth Street	Twelfth Street
Victoria Avenue	
Chicago Avenue	
Iowa Avenue	
Linden Street	
Everton Place	

<b>Sycamore Canyon and Box Springs Industrial Park (Exhibit "A-2")</b>	<b>Sycamore Canyon and Box Springs Industrial Park Second Amendment Area (Exhibit "A-5")</b>
Alessandro Boulevard	Alessandro Boulevard
Eastridge Avenue	Old Highway 395
Box Springs Boulevard	

Additional public streets, alleys and easements may be created in the Merged Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Merged Project development may entail vacation and/or realignment of certain streets, alleys, and other rights-of-way.

Any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners under the participation and preferences rules adopted by the Agency for the appropriate constituent project or the Merged Project, and any participation agreements executed there under;
2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the Merged Project Area and new or existing developments, but to also serve areas outside the Merged Project Area by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

## **2. [Section 405] Other Public, Semi-Public, Institutional and Non-Profit Uses**

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable

restrictions as are necessary to protect the development and uses in the Merged Project Area.

**D. [Section 406] Conforming Properties**

The Agency may, at its sole and absolute discretion, determine that certain real properties within any constituent project area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires 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 property within the constituent project area.

**E. [Section 407] Interim Uses**

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Merged Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

**F. [Section 408] Nonconforming Uses**

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the constituent project area in which it is located, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the constituent project area.

The Agency may authorize additions, alterations, repairs or other improvements in a constituent project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the constituent project area where, in the determination of the Agency, such improvements would be compatible with surrounding and constituent project area uses and development and are permitted under applicable City codes.

**G. [Section 409] General Controls and Limitations**

All real property in the Merged 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 effective date of the ordinance adopting this Plan, except in conformance with the provisions of this Plan.

**1. [Section 410] Construction**

All construction in the Merged Project Area shall comply with all applicable federal, state and local laws which are in effect at the time of the construction is undertaken, and as may be amended from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Merged Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities within a constituent project area or the Merged Project Area, including property rehabilitation standards adopted pursuant to Section 329 hereof, and one or more Design Guides adopted pursuant to Section 420 hereof.

**2. [Section 411] Limitation on the Number of Buildings**

The approximate number of buildings in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the City's General Plan, as implemented and applied by uniform codes, local codes and ordinances.

**3. [Section 412] Number of Dwelling Units**

The number of dwelling units in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the City's General Plan, as implemented and applied by uniform codes, local codes and ordinances.

**4. [Section 413] Limitations on Type, Size and Height of Buildings**

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes, ordinances and uniform codes.

**5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy**

The approximate amount of open space to be provided in the Merged Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure that landscaping be developed to ensure optimum use of living plant material

in the Merged Project Area. In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

**6. [Section 415] Signs**

All signs shall conform to City requirements and Agency sign policy as may be amended from time to time and supplemented by design guidelines. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

**7. [Section 416] Utilities**

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

The Agency and City goals are that all owner participation agreements and disposition and development agreements include a provision requiring developers and owners to enter into a utility purchase agreement with the City.

**8. [Section 417] Incompatible Uses**

No use or structure which in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors be incompatible with the surrounding areas or structures shall be permitted in any part of the Merged Project Area.

**9. [Section 418] Subdivision of Parcels**

No parcels in the Merged Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City body, and, if necessary for purposes of this Plan, the Agency.

**10. [Section 419] Minor Variations**

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

a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not

apply generally to other properties having the same standards, restrictions, and controls.

c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any such variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

## **H. [Section 420] Design Guide**

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within any constituent project in the Merged Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 421 hereof. 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 and architectural quality of the affected constituent project area. The Agency shall not approve any plans that do not comply with this Plan.

## **I. [Section 421] Building Permits**

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Merged Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided herein below. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement with the Redevelopment Plan and/or any standards adopted pursuant hereto. If the Department determines the proposed project is compatible, the permit may be issued subject to normal City requirements. If the Department determines that the proposed project could be incompatible, the permit may be

issued if the proposed project can be made compatible by granting the permit with special conditions, as may be approved by the Executive Director or the Director's designees. If the proposed project cannot be made compatible by the imposition of special conditions as determined by the Executive Director, the permit shall not be issued. The applicant shall be notified in writing by the Executive Director or Director's designee of the determination to impose special conditions or to deny the permit. Upon written request of the applicant, not later than ten (10) days after the issuance of said determination by the Executive Director, the applicant may request a review of the matter by the Agency. The Agency shall complete their review of the matter and take one of the foregoing actions within four days after the receipt of the application. Said application shall be deemed incomplete by the City until a final determination to approve, to approve with conditions or not to approve the permit by the Agency.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above when required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

**V. [SECTION 500] METHOD OF FINANCING THE MERGED PROJECT**

**A. [Section 501] General Description of the Proposed Financing Method**

The Agency is authorized to finance the Merged Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the Merged Project. As available, gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Merged Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Merged Project activities.

**B. [Section 502] Tax Increment Funds<sup>3</sup>**

All taxes levied upon taxable property within the Constituent Projects within the Merged Project Area each year, by or for the benefit of the State of California, the County of Riverside, the City of Riverside, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinances approving the redevelopment plans for the Constituent Projects and any amendments adding territory thereto, shall be divided as follows:

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<sup>3</sup> Section 502 as amended by Ordinance No. 7051, adopted August 25, 2009.

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property within a constituent project area in the Merged Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of the applicable constituent project area's adoption ordinance, shall be allocated to and when collected shall be paid to 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 of a constituent project within the Merged Project on the effective date of such ordinance but to which such territory has been 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 that constituent project area on said effective date); and
2. Except as provided in subdivisions 3 and 4 below, 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, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Merged Project. Unless and until the total assessed valuation of the taxable property within a constituent project area in the Merged Project Area exceeds the total assessed value of the taxable property in that constituent project area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in that constituent project area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in that constituent project area shall be paid to the respective taxing agencies as taxes on all other property are paid.
3. Any taxes allocated to the Agency from a constituent project area within the Merged Project Area shall be first used to comply with the terms of any bond resolution or other agreement pledging such taxes from that constituent project area, if such indebtedness had been incurred by the Agency on account of such constituent project area prior to the constituent project's merger into the Merged Project.
4. That portion of the taxes in excess of the amount identified in subdivision 1 hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision 4 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

The portion of taxes mentioned in subdivision 2 above as being allocated and paid to the Agency is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Merged Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Merged Project, subject to the limitations on allocation of taxes, debt creation, and bonded indebtedness contained in the Health and Safety Code and other applicable laws.

The portion of taxes divided and allocated to the Agency from the Constituent Projects pursuant to subdivision 2 above shall not exceed a cumulative total of \$1,200,000,000 except by amendment of this Plan. This limit shall not apply to, include or prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law, or any amounts required to fulfill the Agency's obligations under Section 33413 of the Community Redevelopment Law.

**C. [Section 503] Agency Bonds<sup>4</sup>**

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Merged Project.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of Merged Project Area bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$319,000,000 in principal amount, except by amendment of this Plan. This limit, however, shall not prevent the Agency from issuing additional bonds in order to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

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<sup>4</sup> Section 503 as amended by Ordinance No. 7051, adopted August 25, 2009.

**D. [Section 504] Time Limits on Establishment of  
Indebtedness<sup>5</sup>**

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Merged Project beyond the following dates for the areas indicated:

1. For loans, advances or indebtedness to be repaid from any tax increment revenues received from the original Central Industrial Redevelopment Project Area: That limit established in Section 800, Duration of this Plan's Effectiveness; and
2. For loans, advances or indebtedness to be repaid from any tax revenues received from the area added to the Central Industrial Redevelopment Project by the fourth amendment to the project's redevelopment plan, adopted on July 8, 1997, by City Council Ordinance No. 6382 ("Central Industrial Fourth Amendment Area"): 20 years from the effective date of Ordinance No. 6382; and
3. For loans, advances or indebtedness to be repaid from any tax increment revenues received from the original Sycamore Canyon and Box Springs Industrial Park Redevelopment Project Area: That limit established in Section 800, Duration of this Plan's Effectiveness; and
4. For loans, advances or indebtedness to be repaid from any tax revenues received from the area added to the Sycamore Canyon and Box Springs Industrial Park Redevelopment Project by the second amendment to the projects redevelopment plan, adopted on July 8, 1997, by City Council Ordinance No. 6383 ("Sycamore Canyon and Box Springs Industrial Park Second Amendment Area"): 20 years from the effective date of Ordinance No. 6383.

Loans, advances, or indebtedness may be repaid over a period of time beyond said time limits. These limits, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law and Section 335 of this Plan, or establishing more debt in order to fulfill the Agency's obligations under Section 33413 of the Community Redevelopment Law and Sections 333 or 336 of this Plan. This limit shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limits contained in Section 506.

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<sup>5</sup> Section 504 as amended by Ordinance No. 7051, adopted August 25, 2009.

**E. [Section 505] Statutory Payments to Affected Taxing Entities**

To the extent applicable, and in the amounts and manner provided therein, the Agency shall annually pay to Merged Project Area affected taxing entities the payments required by Section 33607.7 of the Community Redevelopment Law.

**F. [Section 506] Time Limits on Receipt of Tax Increment<sup>6</sup>**

The Agency may not receive and shall not repay indebtedness with the proceeds from property taxes received pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan beyond the following dates for the areas indicated, except to repay debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law and Section 335 of this Plan, or debt established in order to fulfill the Agency's obligations under Section 33413 of the Community Redevelopment Law and Sections 333 and 336 of this Plan:

1. For the original Central Industrial Redevelopment Project Area, October 25, 2030;
2. For the area added to the original Central Industrial Redevelopment Project Area on November 27, 1984, under Amendment No. 1 of the Central Industrial Redevelopment Plan, November 27, 2037;
3. For the area added to the original Central Industrial Redevelopment Project Area on July 8, 1997, under Amendment No. 4 of the Central Industrial Redevelopment Plan, July 8, 2043;
4. For the original Sycamore Canyon and Box Springs Industrial Park Redevelopment Project Area, December 20, 2036; and
5. For the Sycamore Canyon and Box Springs Industrial Park Second Amendment Area, until July 8, 2043.

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<sup>6</sup>Section 506 as amended by Ordinance No. 6914, adopted October 10, 2006.



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## **VI. [SECTION 600] ACTIONS BY THE CITY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Merged Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Merged Project Area.
3. Revision of the Zoning Ordinance or adoption of specific plans as appropriate within the Merged Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Merged Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Plan by the City after development.
7. Performance of the above actions 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 Merged Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.

10. The undertaking and completing of any other proceedings necessary to carry out the Merged Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

**VII. [SECTION 700] ENFORCEMENT**

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 City. 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 City. 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 a constituent project within the Merged Project Area may be enforced by such owners.



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**VIII. [SECTION 800] DURATION OF THIS PLAN'S EFFECTIVENESS<sup>7</sup>**

Except for the non-discrimination and non-segregation provisions imposed by the Agency which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue in effect for a period as may be determined and specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for the time periods indicated below; provided however, that, subject to the limitations and exceptions thereto set forth in Sections 504 and 506 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination dates below, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the dates of retirement of such bonds or other obligations. The provisions of this Plan shall be effective:

1. For the original Central Industrial Redevelopment Project Area, until October 25, 2020;
2. For the area added to the original Central Industrial Redevelopment Project Area on November 27, 1984, under Amendment No. 1 of the Central Industrial Redevelopment Plan until November 27, 2027;
3. For the area added to the original Central Industrial Redevelopment Project Area on July 8, 1997, under Amendment No. 4 of the Central Industrial Redevelopment Plan, until July 8, 2028;
4. For the original Sycamore Canyon and Box Springs Industrial Park Redevelopment Project Area, until December 20, 2026; and
5. For the Sycamore Canyon and Box Springs Industrial Park Second Amendment Area, until July 8, 2028.

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<sup>7</sup> Section 800 as amended by Ordinance No. 6914, adopted October 10, 2006.



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**IX. [SECTION 900] PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure hereafter established by law.



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**X. [SECTION 1000] SEVERABILITY**

If any provision; section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of any constituent project area within the Merged Project Area shall be determined to have been invalidly or incorrectly included in the constituent project area that is the subject of this Plan, such portion of the constituent project area shall be deemed severable from the remainder of the constituent project area which shall remain fully subject to the provisions of this Plan.



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**EXHIBITS "A-1," "A-2," "A-3," "A-4," and "A-5"**

**REDEVELOPMENT PLAN MAP**

- Exhibit "A-1"      Central Industrial Project Area Boundary and Land Uses**
- Exhibit "A-2"      Sycamore Canyon and Box Springs Industrial Park Project Area Boundary and Land Uses**
- Exhibit "A-3"      Central Industrial Project Fourth Amendment Area Boundary and Land Uses (Subarea A)**
- Exhibit "A-4"      Central Industrial Project Fourth Amendment Area Boundary and Land Uses (Subarea B)**
- Exhibit "A-5"      Sycamore Canyon and Box Springs Industrial Park Second Amendment Area Boundary and Land Uses**

**Exhibit "A-1"**  
**REDEVELOPMENT PLAN MAP**  
**Central Industrial Redevelopment Project**

# Central Industrial Project Area Boundary and Land Uses

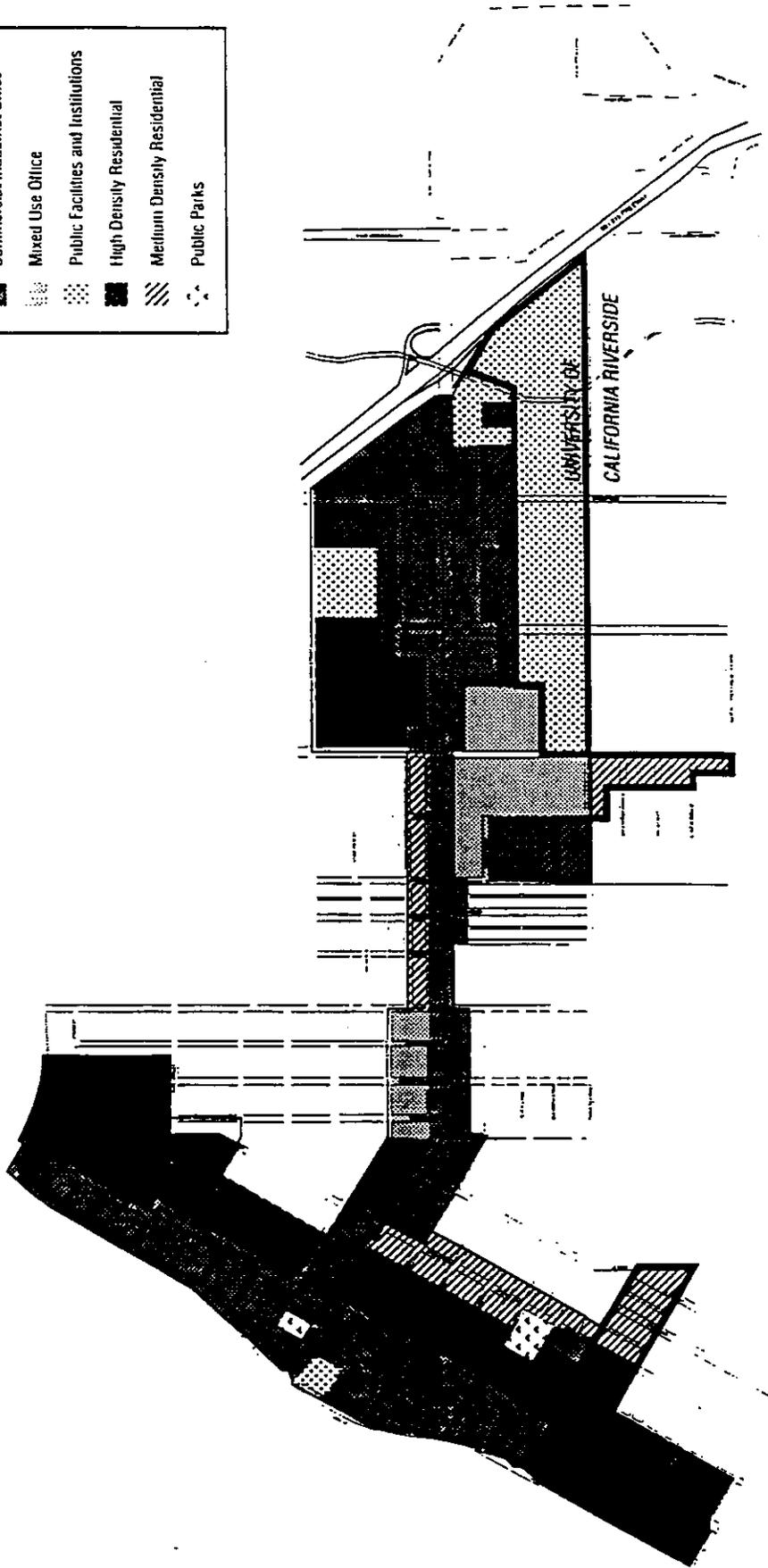
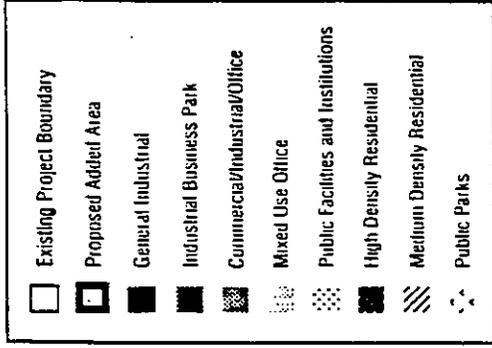


Exhibit A-1

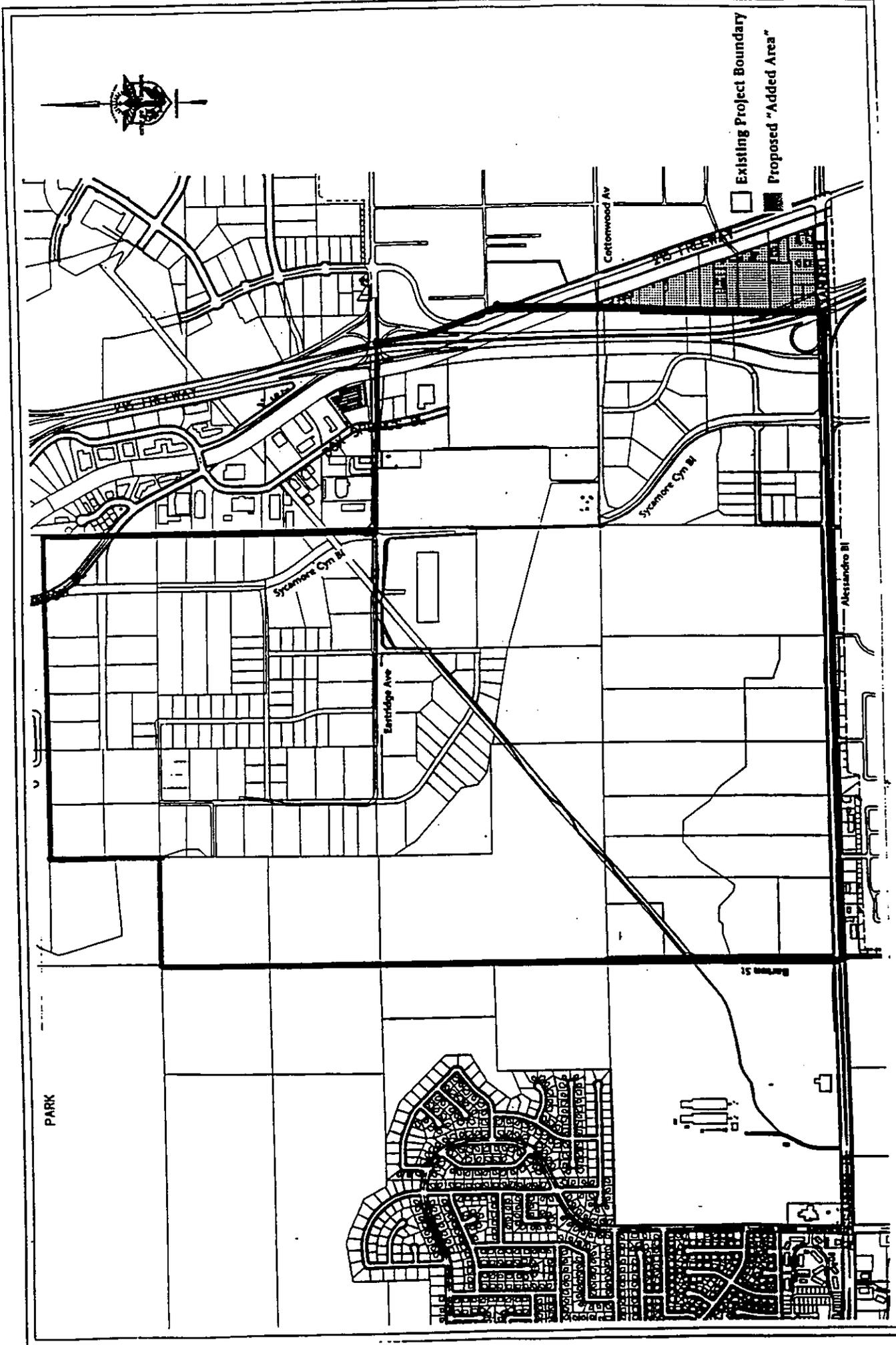


**Exhibit "A-2"**

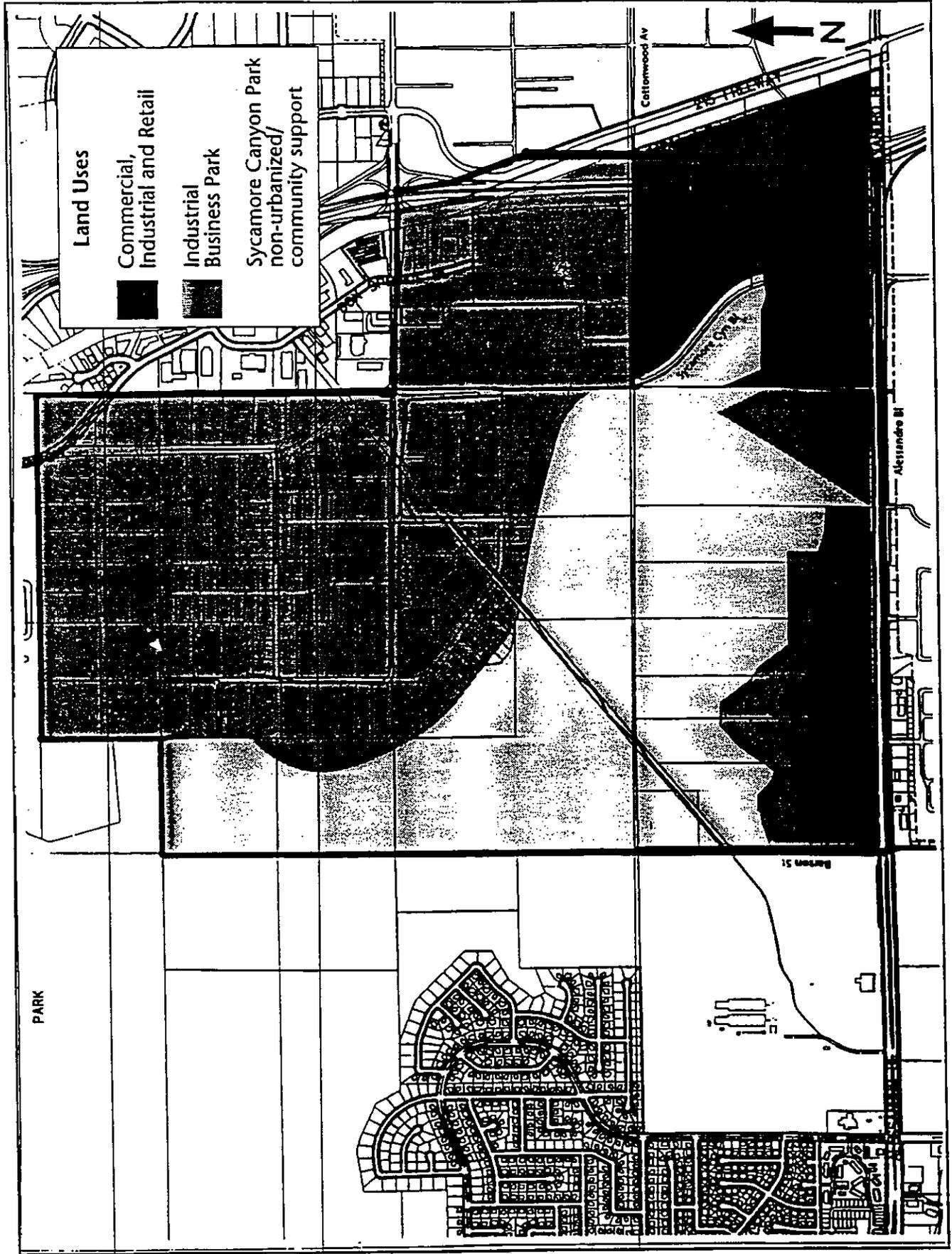
**REDEVELOPMENT PLAN MAP**

**Sycamore Canyon and Box Springs Industrial Park Redevelopment Project**

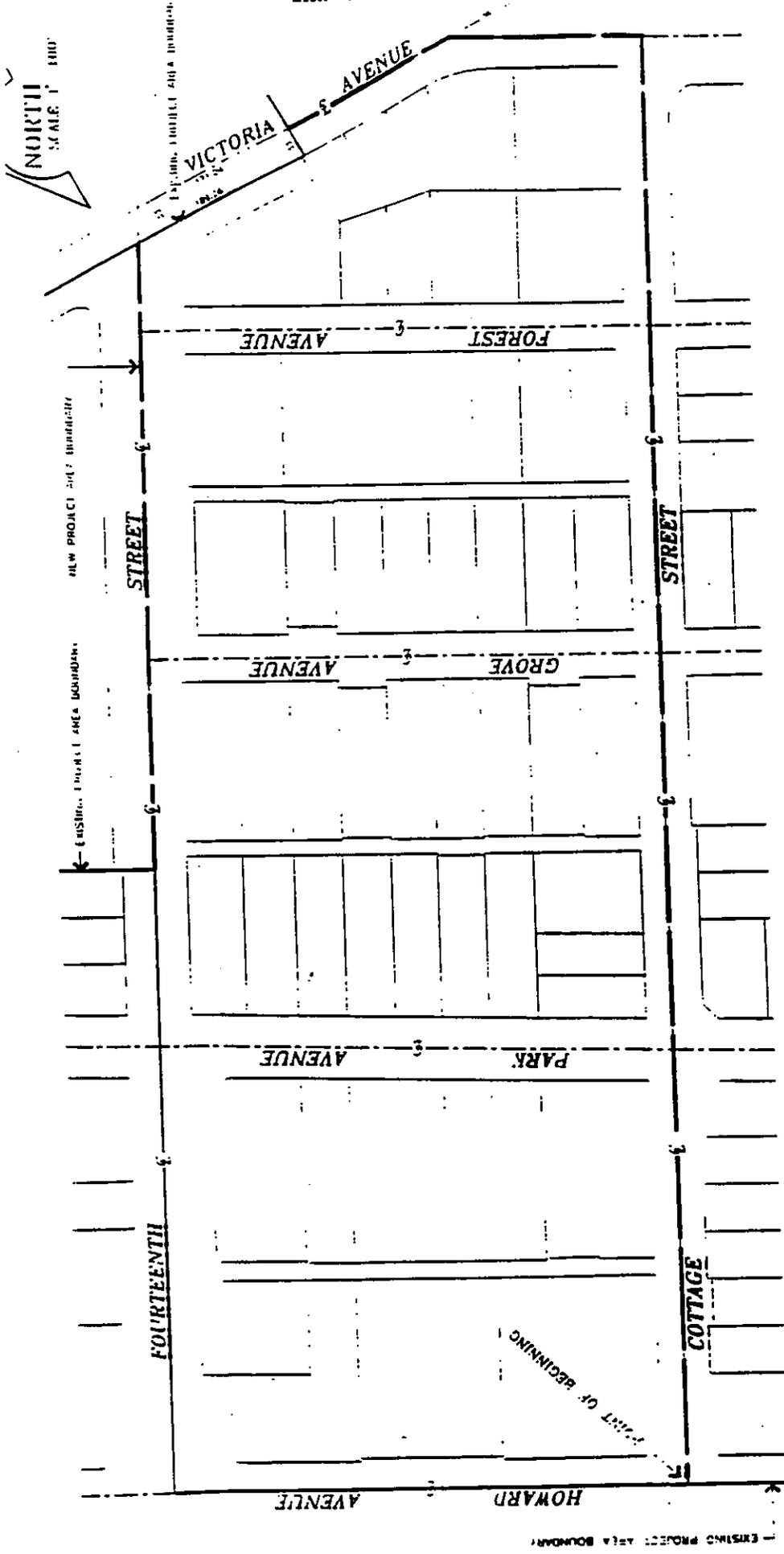
# Sycamore Canyon and Fox Springs Industrial Park Redevelopment Project



# Project Area Boundary and Land Uses



**Exhibit "A-3"**  
**REDEVELOPMENT PLAN MAP**  
**Central Industrial Redevelopment Project**  
**Fourth Amendment Area**  
**Subarea A**



"EXHIBIT A-3"

"SUB-AREA A"

CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT ADDED AREA MAP



PREPARED BY  
**INTEGRAL**  
 LAND SURVEYING AND MAPPING  
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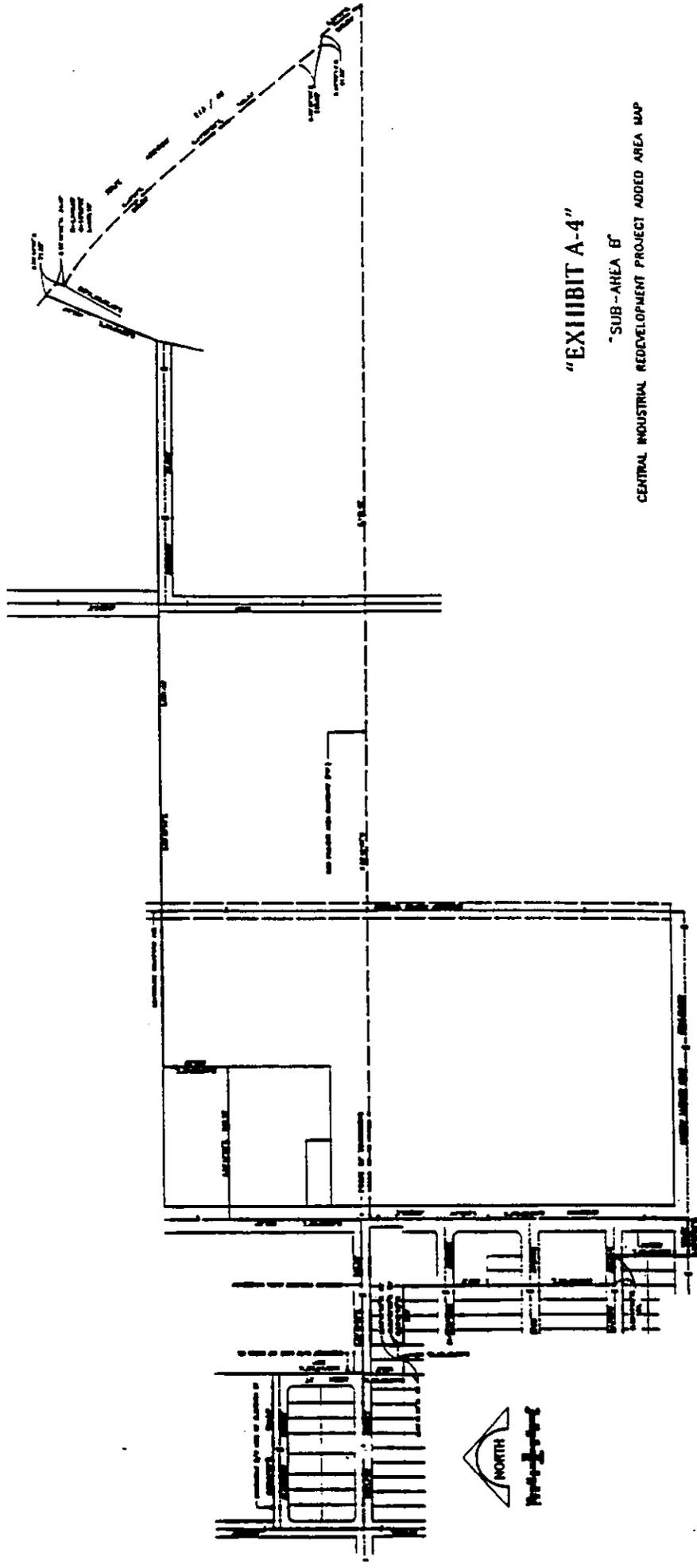


**Exhibit "A-4"**

**REDEVELOPMENT PLAN MAP**

**Central Industrial Redevelopment Project**

**Fourth Amendment Area  
Subarea B**



**"EXHIBIT A-4"**

**"SUB-AREA B"**

**CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT ADDED AREA MAP**

PREPARED BY  
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**Exhibit "A-5"**

**REDEVELOPMENT PLAN MAP**

**Sycamore Canyon and Box Springs Industrial Park Redevelopment Project**

**Second Amendment Area**



**EXHIBITS "B-1," "B-2," "B-3" and "B-4"**

**LEGAL DESCRIPTION OF MERGED PROJECT AREA**

- |                      |  |
|----------------------|--|
| <b>Exhibit "B-1"</b> | <b>Central Industrial Project Area Legal Description</b>                                       |
| <b>Exhibit "B-2"</b> | <b>Sycamore Canyon and Box Springs Industrial Park Project Area Legal Description</b>          |
| <b>Exhibit "B-3"</b> | <b>Central Industrial Fourth Amendment Area Legal Description</b>                              |
| <b>Exhibit "B-4"</b> | <b>Sycamore Canyon and Box Springs Industrial Park Second Amendment Area Legal Description</b> |

## EXHIBIT "C"

### Merged Central Industrial and Sycamore Canyon and Box Springs Industrial Park Redevelopment Projects

#### PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

##### CENTRAL INDUSTRIAL PROJECT

- I. TRANSPORTATION, TRAFFIC, STREET AND STREETScape IMPROVEMENT PROJECTS
  - A. Street Widening, Median Construction, Alley Improvements, Sidewalk and Parkway Improvements
    - 1. University Ave. from Ottawa Ave. to Park Ave
    - 2. University Ave. from Ottawa Ave. to 600 feet east of Iowa Ave.
    - 3. Miscellaneous alley improvements
    - 4. Everton Place from Iowa Avenue to end of street
    - 5. Iowa Avenue from University Avenue to MLK Boulevard
  - B. Bike Lanes and Miscellaneous Street Re-Alignments
    - 1. Bike lane striping
    - 2. Street re-alignments
  - C. Median Construction (Landscaping)
    - 1. Iowa Ave. 200 feet north and south of the University Ave. intersection
    - 2. Chicago Ave. 200 feet north and south of the University Ave. intersection
  - D. Landscaping and Urban Design Improvements
    - 1. Marketplace Phase II
    - 2. Marketplace Phase III
    - 3. University Ave./UCR Entrance
    - 4. Railroad Facilities Removal and Relocation
    - 5. Iowa Avenue/Campus Roadway Entrance
  - E. Railroad Crossing Improvements
    - 1. 3rd St. between Ivy St. and Commerce St.
    - 2. Grade separation at 3rd Street and AT&SF
    - 3. Grade separation at 7th Street and AT&SF
  - F. Traffic Signals
    - 1. Eucalyptus Ave./University Ave. intersection; University Ave. between the 60 Freeway and Iowa Ave.; Third St./Vine St. intersection
    - 2. Linden Ave./Chicago Ave. intersection; Linden Ave./Iowa Ave. intersection
    - 3. Iowa Avenue/Campus Roadway Entrance
    - 4. Iowa Avenue/Everton Place
  - G. Future Improvements to University Avenue/freeway interchange and undercrossing

## II. SEWER SYSTEM IMPROVEMENTS

- A. New Sewer Lines - Eucalyptus from 12th St. to 9th St.; 9th St. from Eucalyptus Ave. to Park Ave.
- B. New Sewer Lines - Chicago Ave. between University Ave. and the Linden Ave.
- C. New Sewer Lines - University Ave between Chicago Ave. and the 215 Freeway
- D. New Sewer Lines - as required for UCR West campus

## III. STORM DRAIN IMPROVEMENTS

- A. New Storm Drains
  - 1. Commerce St. between 7th and 4th St.; 4th St. between Commerce St. and Kansas St.; Kansas St. between 4th St. and 3rd St.
  - 2. Commerce St. between Cottage St. and Date St.
  - 3. As required for UCR West campus
- B. New Retention Basin/Storm Drains - Iowa Ave. and Linden Ave.

## IV. ELECTRICAL SYSTEM IMPROVEMENTS

- A. Replacement Electrical Lines
  - 1. Iowa Ave. at University Ave. (University Village)
  - 2. University Ave. at Chicago Ave. (Town Square)
  - 3. As required for UCR West campus
- B. Undergrounding
  - 1. 3rd to 14th St., Park Ave. to the Railroad Tracks (Marketplace Phase II)
  - 2. University Ave. 200 feet either side, Park Ave. to the 60 Freeway
  - 3. 91 Freeway to Franklin Ave., 3rd St. to the S.P.R.R.
  - 4. UCR substation to Iowa Avenue
  - 5. Iowa Avenue south of University Avenue

## V. WATER SYSTEM IMPROVEMENTS

- A. Water Main Improvements - Project wide
- B. Relocation of Chicago Ave. Booster Station
- C. As required for UCR West campus

## VI. OTHER PUBLIC FACILITIES IMPROVEMENTS

- A. Police Facility
- B. Miscellaneous Parking Improvements
  - 1. University Village Structured Parking
  - 2. Town Square Structure Parking
  - 3. Surface Parking (Sub-district 1)
  - 4. Surface Parking (UCR West campus arena)
  - 5. Structured Parking (UCR West campus arena)
  - 6. CalTrans Park-and-Ride
- C. Multi-Modal Transportation Center

D. Park Improvements

1. Lincoln Park
2. North Park
3. Gage Canal Linear Park
4. Pedestrian-bicycle corridors connecting UCR campus and other facilities

**SYCAMORE CANYON AND BOX SPRINGS INDUSTRIAL PARK REDEVELOPMENT PROJECT**

1. City of Riverside Water Quality Control Plan, including appurtenant sewer lines
2. Wilderness Park of approximately 800 acres, to be retained as an open-spaces preserve

Note: This list of public improvements and facilities is for planning purposes, and shall not be deemed a limitation on the Redevelopment Agency's authority to implement this Redevelopment Plan.