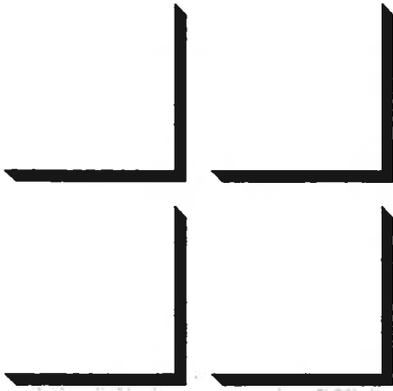


June 20, 2001

**Amended and Restated  
Redevelopment Plan for the Casa  
Blanca Redevelopment Project,  
Amendment No. 3**

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*REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE*



June 20, 2001

# **Amended and Restated Redevelopment Plan for the Casa Blanca Redevelopment Project, Amendment No. 3**

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*REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE*

Adopted:	November 9, 1976 Ordinance No.: 4348
First Amendment:	April 24, 1990 Ordinance No.: 5824
Second Amendment:	December 20, 1994 Ordinance No.: 6189
Third Amendment:	June 19, 2001 Ordinance No.: 6568

**GRC**

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Orange, CA 92868

# Amended and Restated Redevelopment Plan for the Casa Blanca Redevelopment Project, Amendment No. 3

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Terri Thompson, *Councilperson / Chairperson*  
Maureen Kane, *Councilperson / Vice-Chairperson*  
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Ameal Moore, *Councilperson*  
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Lori Scott, *Project Assistant*

# Amended and Restated Redevelopment Plan for the Casa Blanca Redevelopment Project, Amendment No. 3

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**Attachment A** - Amended Redevelopment Plan Map

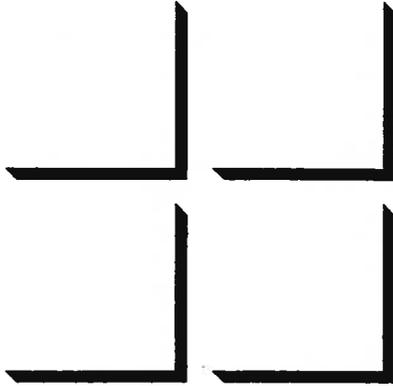
**Attachment B** - Legal Description of the Project Area

**Attachment C** - Proposed Public Improvements and Facilities  
Projects



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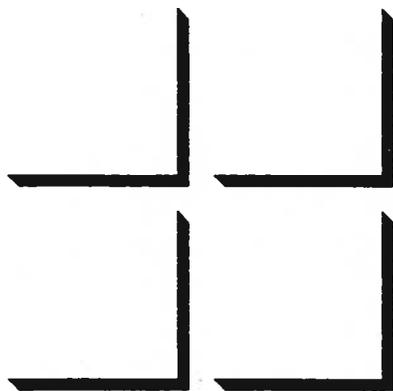
## 1.0 (\$100) AUTHORITY

This is the Amended and Restated Redevelopment Plan for the Casa Blanca Redevelopment Project (the "Project") in the City of Riverside (the "City"), County of Riverside, State of California. This Amended and Restated Redevelopment Plan consists of text (Sections 100 through 900), the Amended Redevelopment Plan Map (the "Map"), attached as Attachment A, the Legal Description of the Project Area, attached as Attachment B, and the Proposed Public Improvements and Facilities Projects, attached as Attachment C. This Amended and Restated Redevelopment 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.*), the California Constitution and all applicable laws and ordinances. Wherever the words "Plan," "the Plan" or "this Plan" appear herein, they shall refer to this Amended and Restated Redevelopment Plan. Wherever the words "Map," "the Map" or "this Map" appear herein, they shall refer to the Amended Redevelopment Plan Map. Wherever the words "Project," "the Project," "this Project," "Project area," "the Project area," or "this Project area" appear herein, they shall refer to the Casa Blanca Redevelopment Project Area.

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, the 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 required to be in conformity with such changes.

This Redevelopment Plan provides the Agency with powers, duties, and obligations to implement and further the program generally

formulated in this Redevelopment Plan for the redevelopment, rehabilitation, and revitalization of the areas with the boundaries shown on the Map. This Redevelopment Plan does not present a specific plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Casa Blanca Redevelopment Project area boundaries. Nor does this Redevelopment Plan present specific proposals in attempts to solve or alleviate the multitude of concerns and problems of the community and the citizenry relating to any such area. Instead, this Redevelopment Plan presents a process and a basic framework within which specific plans will be presented, 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. A project area committee (the "PAC"), consisting of a group of citizens interested in the Casa Blanca community, operates as an advisory body to the Agency. The PAC exists for the purpose of providing the Agency with a reflection of the attitudes and desires of those persons located within the Project area who will be directly affected by Project area activities. The function of the PAC, although advisory in nature only, is extremely important and valuable in that it allows the Agency to draw upon the experience and background of residents of the Project area when applicable to project activities.



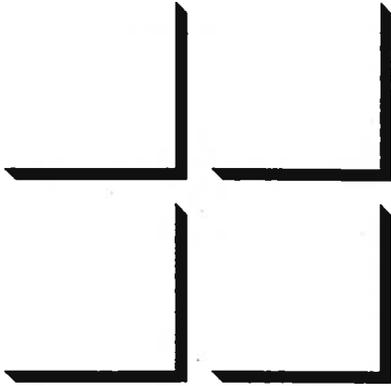
## **2.0 (\$200) PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION**

The boundary of the Project area is shown on the Map, attached as Attachment A, and is described in the Legal Description of the Project area, attached as Attachment B.



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### **3.0 (\$300) PROPOSED REDEVELOPMENT ACTIONS**

#### **A. (\$301) GENERAL**

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project area by:

- (1) Providing for participation by owners and business occupants who are located in the Project area consistent with this Plan and rules adopted by the Agency;
- (2) Rehabilitation of structures and improvements by present owners, their successors, or the Agency;
- (3) Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- (4) Installation, construction or reconstruction of streets, utilities and other public improvements, such as center islands, streets, landscaping and street furniture;
- (5) Acquisition of real property;
- (6) Relocation assistance to displaced residential and nonresidential occupants;
- (7) Demolition or removal of buildings and improvements;
- (8) Management of any property acquired under the ownership and control of the Agency;
- (9) Disposition of any property acquired by the Agency for uses in accordance with this Plan.

In the accomplishment of these purposes and 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.

**B. (§302) PARTICIPATION BY PREFERENCE FOR OWNERS AND BUSINESS OCCUPANTS**

**1. (§303) Opportunities for Owners and Business Occupants**

Persons who are owners of real property in the Project area shall be given the opportunity to participate in redevelopment: (1) by retaining all or a portion of their properties; (2) by acquiring adjacent or other properties in the Project area; or (3) by selling their properties to the Agency and purchasing other properties in the Project area, in accordance with this Plan and the rules for participation adopted by the Agency pursuant to this Plan and the California Community Redevelopment Law.

The Agency shall extend preferences to persons who are engaged in business in the Project area to participate in the redevelopment of the Project area or to reenter into business within the redeveloped area, if they otherwise meet the requirements prescribed in this Plan. The Agency shall also extend preferences to owners in the Project area to participate in the redevelopment of the Project area or to reenter within the redeveloped area, if they otherwise meet the requirements prescribed by this Plan.

In the event an owner participant fails or refuses to rehabilitate, develop, or use and maintain its real property pursuant to this Plan and a participation agreement as defined in Section 305 herein, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

**2. (§304) Rules for Participation Opportunities, Priorities and Preferences**

In order to provide opportunities to owners and business occupants to participate in the redevelopment of the Project area, the Agency has promulgated rules for owner and business occupant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and business occupants. Some of the factors to be considered in establishing these priorities and preferences should include participants' length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, and conformity of participants' proposals with the intent and objectives of this

Amended and Restated Redevelopment Plan and any Design Guide adopted pursuant to Section 422 of this Plan.

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

Participation opportunities shall necessarily be subject to and limited by such factors as: the elimination and changing of some land uses; the construction, widening, or realignment of some streets; the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan and any Design Guide adopted by the Agency; any reduction in the total number of individual parcels in the Project area; and the construction or expansion of public facilities.

Where there is a conflict between the participation and re-entry preferences provisions of this Plan and the rules adopted by the Agency, the Plan shall prevail.

### **3. (§305) Participation Agreements**

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 423 hereof, each participant whose proposal is accepted by the Agency shall enter into a binding written 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 the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan and such participation agreement applicable to participant's properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project area.

### **C. (§306) 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 Project. The Agency shall seek the aid and cooperation of such public bodies

and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the 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 of the Project area) which land, buildings, facilities, structures or other improvements are of benefit to the Project.

The Agency may pay to any taxing agency with territory located within the Project area (other than the City) any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to any such taxing agency by the Project.

#### **D. (§307) PROPERTY ACQUISITION**

##### **1. (§308) Acquisition of Real Property**

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, any real property located in the Project area, by any means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire the real property in the Project area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method. No eminent domain proceeding to acquire property within the Project area shall commence after twelve (12) years following the effective date of Ordinance No. 6568 of the City Council of the City of Riverside, adopted on June 19, 2001, in accordance with Section 33333.4(g) of the Health and Safety Code.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real 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: (1) such building requires structural alteration, improvement, modernization, or rehabilitation; (2) the site, or lot on which the building is situated, requires modification in size, shape, or use; or (3) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan and the owner fails or refuses to participate in this Plan by executing a participation agreement.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before the Project is completed, unless that Agency and the private owner enter into a participation agreement and the owner completed his responsibilities under the participation agreement.

As a part of the cost of acquisition of all property acquired in the Project area, the Agency shall compensate each displaced person and business, as provided in the California Relocation Assistance Law (Government Code, Sections 7260 *et seq.*), the guidelines of the California Department of Housing and Community Development adopted and promulgated pursuant thereto, and the Agency's rules and regulations thereto.

## **2. (§309) Acquisition of Personal Property**

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

### **E. (§310) PROPERTY MANAGEMENT**

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be 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.

The Agency is authorized, but not required, in any year during which it owns property in the Project, to make payments (in lieu of property taxes) to taxing agencies for whose benefit a tax would have been levied upon such property had it not been exempt by reason of the Agency's ownerships.

### **F. (§311) RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT**

#### **1. (§312) Assistance in Finding Other Locations**

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by the Project in finding other locations and facilities. In order to carry out the 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 by the Project, the Agency shall assist such persons and business concerns 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.

#### **2. (§313) Relocation Payments**

The Agency shall make relocation payments to persons (including individuals and families), business concerns, and others displaced by the Project, for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to Agency rules and regulations, the California Relocation Assistance Law (Government Code, Sections 7260 *et seq.*) and the guidelines of the California Department of Housing and Community Development adopted and promulgated pursuant

thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

## **G. (§314) DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, BUILDING AND SITE PREPARATION**

### **1. (§315) Demolition and Clearance**

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

### **2. (§316) 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 Project area) necessary to carry out this Plan. Such public improvements, facilities, and utilities include, but are not limited to: over- and under-passes; bridges; streets; curbs; gutters; sidewalks; street lights; sewers; storm drains; traffic signals; electrical, natural gas and water distribution systems; parks; plazas; playgrounds; parking facilities; landscaped areas; and the public improvements and facilities identified in Attachment C of this Plan.

### **3. (§317) Preparation of Building Sites**

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

## **H. (§318) PROPERTY DISPOSITION AND DEVELOPMENT**

### **1. (§319) Real Property Disposition and Development**

#### **a) (§320) General**

For the purposes of this Plan, the Agency is authorized to sell, lease for a period up to 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All real property acquired by the Agency in the Project area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law. 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 after public hearing in conformance with Section 33433 of the Community Redevelopment Law. Such interest may be sold, leased or otherwise disposed of for less than fair market value, in accordance with said Section 33433.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project area, without charge to any other public body.

All purchasers or lessees of property acquired 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.

**b) (§321) Disposition to and Development by Participants**

The Agency shall offer the opportunity to owners to participate in the purchase and development of real property acquired by the Agency in accordance with the rules adopted by the Agency pursuant to Section 304 of this Amended and Restated Redevelopment Plan.

**c) (§322) Disposition and Development Documents**

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, is subject to the provisions of this Plan.

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

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, race, color, creed, religion, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. All property sold, leased, conveyed, or subject to a participation agreement 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 Project area shall contain such nondiscrimination and non-segregation clauses as are required by law.

**d) (§323) 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 Project area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and 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 316 and Attachment C of this Plan.

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 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 project for the Project area, which indebtedness may be made payable out of taxes levied in the 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 accordance with the provisions of Section 33679.

**e) (§324) 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 Project area must conform to City

and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to this Plan.

**2. (§325) 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. (§326) REHABILITATION, CONSERVATION, AND MOVING OF STRUCTURES**

**1. (§327) 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 Project area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the 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.

**2. (§328) 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 Project.

**J. (§329) NEIGHBORHOOD IMPACT ELEMENT**

**1. (§330) Impact Arising from Relocation**

No specified construction and development is set forth in the Project area which will require relocation of residential owners and tenants other than that which may be necessary for the construction of public improvements. The primary use of rehabilitation of existing residential structures through owner participation is intended to minimize the necessity for relocation of residents in the Project. In any event, however, no resident will be displaced from the Project area unless and until a decent, safe, and sanitary replacement dwelling is made available to the resident which is within the resident's financial means and which is in an area reasonably accessible

to the resident's place of employment and not generally less desirable in regard to public utilities and public and commercial facilities.

**2. (§331) Impact on Traffic Circulation**

Traffic circulation in residential areas, while generally adequate, may require some modification. Construction and installation of pedestrian walkways and signal devices will increase safety in these areas. The installation of adequate arterial traffic controls and the provision for increased parking and other public improvements in the Project area generally will encourage more commercially oriented circulation in the commercial retail use areas.

**3. (§332) Impact on Environmental Quality**

The short run impact of the Project may be negative because of the traffic, noise and debris associated with rehabilitation and new construction. However, after the development is completed, the aesthetic improvements throughout the Project, coupled with the decrease in traffic circulation in the residential areas and the provisions for the installation of pedestrian walkways and signal devices and adequate arterial traffic controls, will be significant improvements of environmental quality.

**4. (§333) Impact on Availability of Community Facilities and Services**

Improved traffic circulation will permit greater access to the municipal services within and without the Project area. Sidewalks to be installed will definitely improve pedestrian movement and safety. Improvements to community facilities will expand and make more available and accessible to the community the services provided by such facilities.

**5. (§334) Impact and Effect on School Population and Quality of Education**

The use of rehabilitation of existing residential dwellings in conjunction with the development of multi-family dwellings, where such uses are permitted (which multi-family residential uses are anticipated to produce a lesser impact on school population than single-family residential uses), indicate that the Project will have little effect on the school population.

**6. (§335) Impact on Property Assessments and Taxes**

The improvements to real property will probably result in higher assessed values. The increase will probably be greater for commercial use properties and presently undeveloped property than for properties with existing residential uses.

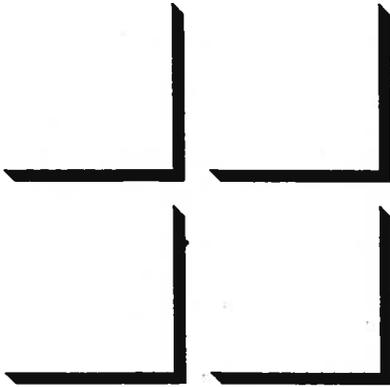
**7. (§336) Impact on Other Matters Affecting the Physical and Social Quality of the Neighborhood**

To the extent that portions of the Project area are underdeveloped and improvements are currently under construction or committed, change and development are going to come in the Project area notwithstanding the approval and adoption of this Plan for the area. The approval and adoption of this Plan and implementation by the Agency, in cooperation with other entities and the Project Area Committee, are means of assuring community control of the manner in which the inevitable changes will effect the physical, economic, and social quality of the Project area and the surrounding neighborhood.



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## **4.0 (\$400) LAND USES AND DEVELOPMENT REQUIREMENTS**

### **A. (\$401) AMENDED REDEVELOPMENT PLAN MAP AND MAJOR PROJECT AREA LAND USES**

The Map attached hereto illustrates the location of the Project area boundary, identifies the major streets within the Project area, and designates the major land uses authorized within the Project area by the current General Plan of the City of Riverside. The City will from time to time update and revise the General Plan. It is the intention of this Amended and Restated Redevelopment Plan that the major and other land uses to be permitted within the Project area shall be as provided within the 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 the Project area by the General Plan are described below. Other uses may be authorized from time to time by amendments to the General Plan.

The Map attached hereto also defines the portions of the Project area where the provisions of Measure R and Measure C, approved by the electorate of the City of Riverside November, 1979 and November, 1987, respectively, are applicable. Within such portions of the Project area, the development limitation provisions of Measures R and C shall apply until or unless modified by court decision or subsequent changes by the electorate.

### **B. (\$402) MAJOR LAND USES**

Major private land uses permitted within the Project area shall include: Agricultural Residential, Retail Business and Office, Medium Density Residential, High Density Residential,

Automotive Park, and Industrial Business Park. The areas shown on the 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. (§403) PUBLIC USES**

#### **1. (§404) Public and Open Spaces**

Public and Open Space uses permitted within the Project area shall include Public Facilities and Institutions and Public Parks. The areas shown on the 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.

#### **2. (§405) Public Streets, Alleys, Rights-of-Way, Easements, Improvements, and Utilities**

The public streets, alleys, and rights-of-way in the Project area are those provided and designated on the Map. Existing public streets, alleys, rights-of-way, and easements may be abandoned, closed, widened, altered, realigned, or modified, and additional public streets, alleys, rights-of-way, and easements may be created, established, and constructed in the Project area, as necessary for proper pedestrian and vehicular circulation and for the proper development of the Project pursuant to this Plan.

Such public streets, alleys, rights-of-way, and easements shall be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in such public streets, alleys, rights-of-way, and easements.

### **D. (§406) 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 Project area for interim uses not in conformity with the uses permitted in this Plan. Such interim uses shall conform to all applicable City Codes.

## **E. (\$407) 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 Project area, 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 to agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project area.

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

## **F. (\$408) GENERAL CONTROLS, LIMITATIONS, RESTRICTIONS, AND REQUIREMENTS**

All real property in the Project area is hereby made subject to the controls, limitations, restrictions, and requirements of this Plan, to any Design Guide adopted by the Agency, and to any other development controls, limitations, restrictions, and requirements which the Agency deems necessary to implement and further this Plan. No real property shall be developed, redeveloped, rehabilitated, or otherwise changed or altered after the date of the adoption of the Plan, except in conformance with the provisions of this Plan.

### **1. (\$409) New Construction**

All construction in the Project area shall comply with all applicable State and local laws that are in effect from time-to-time, including, without limitation, the City of Riverside Municipal Code and Zoning Ordinance.

In addition to applicable laws, ordinances, or other requirements governing development in the Project area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Amended Project area,

including property rehabilitation standards adopted to implement Section 327 hereof, and one or more Design Guides adopted pursuant to Section 422 hereof.

**2. (§410) Rehabilitation and Retention of Properties**

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaid, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses.

**3. (§411) Limitation on the Number of Buildings**

The approximate number of buildings in the Project area shall not exceed 2,000.

**4. (§412) Approximate Number of Dwelling Units**

The approximate number of dwelling units presently in the Project area is estimated to be 1,250. All new residential construction shall not exceed the densities set forth in the General Plan for the residential uses contained in Section 402 of this Plan for the areas in which such residential uses are to be developed.

**5. (§413) Open Spaces and Landscaping**

The approximate amount of open spaces to be provided in the Project area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other amounts of outdoor areas not permitted through limits on land coverage by this Plan to be covered by buildings. Landscaping shall be developed in the Project area to ensure optimum use of living plant material.

**6. (§414) Limitation on Type, Size, and Height of Buildings**

Except as set forth in other sections of this Plan, the height, type, and size of buildings shall be as limited by the applicable state statutes and local laws, including, without limitation, the City Municipal Code and zoning ordinance.

**7. (§415) Light, Air and Privacy**

In all areas, sufficient space shall be provided and maintained between the buildings to provide adequate light, air, and privacy, which provision and maintenance shall not be less than the requirements set forth in the city zoning ordinance.

**8. (§416) Signs**

On premises signs shall be permitted in the Project area only in conformity with applicable state Statutes and local laws, including, without limitation, the Municipal Code and Zoning Ordinance of the City of Riverside. Design for all signs shall be submitted, prior to installation, to the Agency and/or the City depending upon procedures established by the Agency for review and approval pursuant to the procedures described in this Plan.

**9. (§417) Utilities**

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

**10. (§418) Incompatible Uses**

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

**11. (§419) Nondiscrimination and Nonsegregation**

There shall be no discrimination or segregation based upon sex, race, color, creed, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area.

**12. (§420) Resubdivision of Parcels**

No parcel in the Project area, including any parcel retained by a participant, shall be resubdivided without the approval of the Agency.

**13. (§421) Historically and Architecturally Significant Structures**

The Agency shall be sensitive to the need to preserve structures of historic and architectural significance as they presently exist and are so designated or may become so designated from time to time. The Agency may acquire, restore, rehabilitate, move and conserve such structures, or provide assistance in the restoration, rehabilitation, moving and conservation of such structures so long as funds are available for such purposes and such activity or assistance is not inconsistent with any other provision of this Plan.

### **G. (§422) DESIGN GUIDE**

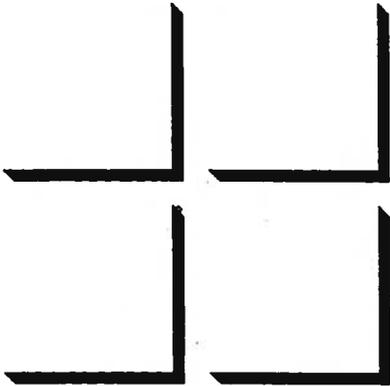
Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish building height and land coverage limitations and requirements; setback requirements, design criteria; and signage, landscaping, parking, traffic circulation, traffic access, and other development and design standards necessary for proper development of both private and public areas within the 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 Executive Director of the Agency unless allowed pursuant to the procedures of Section 423 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 Project area. The Agency shall not approve any plans that do not comply with this Plan.

### **H. (§423) BUILDING PERMITS**

No permit shall be issued for any work pertaining to the erection, construction, moving, conversion, alteration, or addition to any building, structure, or paving until application for such permit has been made by the owner or his agent and processed in a manner consistent with all City requirements.

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



## **5.0 (\$500) METHOD OF FINANCING**

### **A. (\$501) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD**

The Agency is authorized to finance the Project with financial assistance from the City, State of California, Federal Government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, participation in development or any other available source, public or private.

Advances and loans for survey and planning and for the operating capital for administration of the Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City as it is able, may also supply additional assistance through City issuance of bonds, loans and grants and in-kind services.

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 or any other public agency may expend money to assist the Agency in carrying out the Project.

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 implementation activities.

## **B. (\$502) TAX INCREMENT FUNDS**

For a period not to exceed ten (10) years longer than the limit established in Section 800 hereof, all taxes levied upon taxable property within the 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 ordinance approving this Plan, shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and
- (2) 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, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision (2) above 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 Project in whole or in part.

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

The portion of taxes divided and allocated to the Agency pursuant to subdivision (2) of this section shall not exceed a cumulative total of \$265,000,000 (Two Hundred Sixty-Five Million Dollars), except by amendment of this Plan. Such limitation is exclusive of: (1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

### **C. (§503) AGENCY BONDS**

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 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 bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision (2) of Section 502 above which can be outstanding at any one time shall

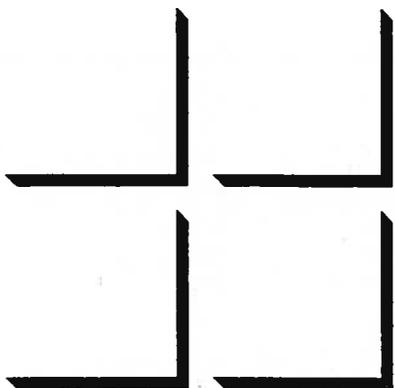
not exceed \$80,000,000 (Eighty Million Dollars) in principal amount, except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Section 33401 of the Community Redevelopment Law to alleviate financial burden; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

**D. (\$504) TIME LIMIT ON ESTABLISHMENT OF INDEBTEDNESS**

In accordance with Section 33333.6(a)(1) and (2) of the Health and Safety Code, with respect to the Project area, no loan, advance, or indebtedness shall be incurred or made after January 1, 2014 under this Plan, as amended. These limits shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund; or from establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Health and Safety Code; or from refinancing, refunding, or restructuring indebtedness if the indebtedness is not increased and the time in which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid; or from acting in any way later allowed by law.

**E. (\$505) OTHER LOANS AND GRANTS**

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 Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.



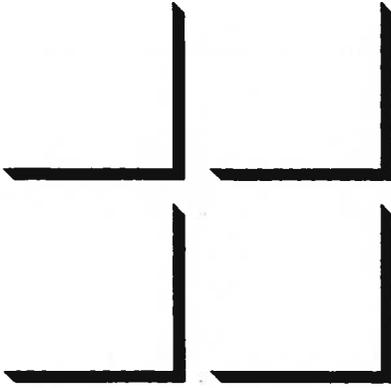
## **6.0 (\$600) ACTIONS BY THE CITY**

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. Action by the City shall include, but not be 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 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 the one legally required to bear such cost.
- (2) Institution and completion of proceedings necessary for changes and improvements in privately- and publicly-owned public utilities within or affecting the Project area.
- (3) Revision of zoning (if necessary) within the 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 Project area to ensure their proper development and use.
- (5) Provision for administrative enforcement of this Plan by the City after development.

- (6) Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
- (7) Provision of financial assistance in accordance with Section 500 of this Plan.
- (8) 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 schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without necessary delays.
- (9) The undertaking and completing of any other proceedings necessary to carry out the Project.

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



## **7.0 (\$700) ENFORCEMENT**

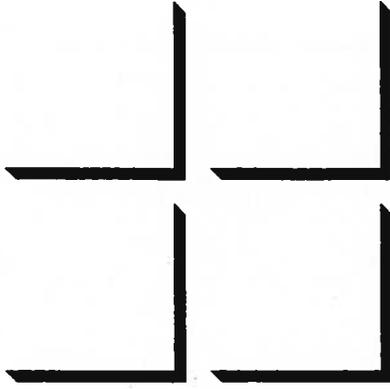
After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the Agency and/or City.

The provisions of this Plan or other documents entered into pursuant to the 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, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.



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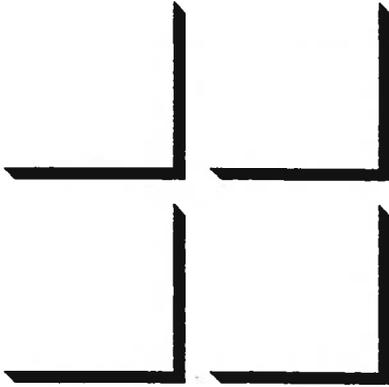
## **8.0 (*§800*) DURATION OF THIS AMENDED AND RESTATED PLAN**

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and in accordance with Section 33333.6(b) of the Health and Safety Code, this Plan, with respect to the Project area, shall terminate on November 9, 2016. After that date, the Agency shall have no authority to act pursuant to plan for the Project area except to pay previously incurred indebtedness and to enforce existing covenants, contracts, or other obligations.



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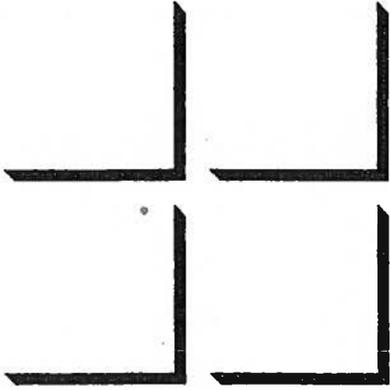
## **9.0 (\$900) PROCEDURE FOR AMENDMENT**

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



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# ***ATTACHEMENT A***

## ***AMENDED REDEVELOPMENT PLAN MAP***

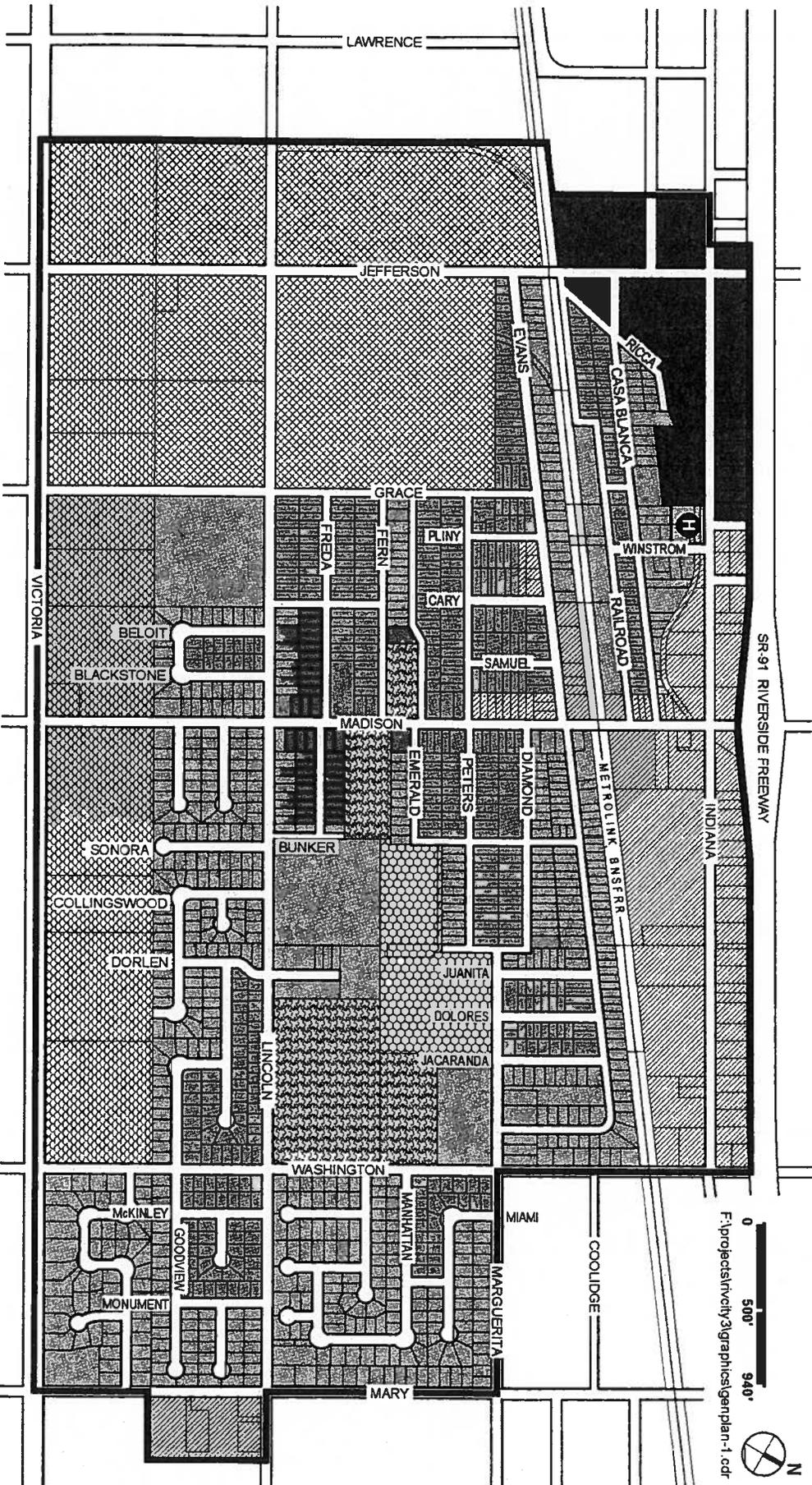
# ATTACHMENT 'A'

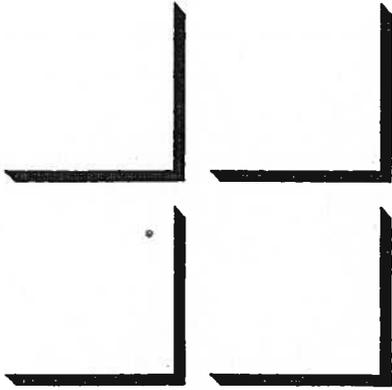
## DRAFT AMENDED REDEVELOPMENT PLAN MAP

Redevelopment Agency of the City of Riverside  
 CASA BLANCA REDEVELOPMENT PROJECT,  
 AMENDMENT NO. 3

Source: Riverside General Plan, Land Use Diagram Map (Exhibit 43), 9/13/94.

-  Agricultural Residential
-  Medium Density Residential
-  High Density Residential
-  Retail Business and Office
-  Automotive Park
-  Industrial Business Park
-  Public Facilities and Institutions
-  Public Parks





## ***ATTACHMENT B***

### ***LEGAL DESCRIPTION OF THE PROJECT AREA***

**Casa Blanca Redevelopment Project  
Redevelopment Agency of the City of Riverside**

**LEGAL DESCRIPTION OF THE PROJECT AREA**

All that real property in the City of Riverside in the County of Riverside, State of California, which lies within the following described boundary:

**BEGINNING** at the intersection of the southeasterly right-of-way line of State Highway No. 91, known as Riverside Freeway, with the southwesterly line of Lot 8 of JONES' TRACT, on file in Book 24 of Maps, at Page 35 thereof, records of Riverside County, California;

**THENCE** Southeasterly along said southwesterly line, along the southwesterly line of Lots 9 and 10 of said JONES' TRACT, and along the southeasterly prolongation thereof to the centerline of Indiana Avenue;

**THENCE** Southwesterly along said centerline of Indiana Avenue to the northwesterly prolongation of the northeasterly boundary of TRACT NO. 2876, on file in Book 51 of Maps, at Pages 74 thru 76 inclusive thereof records of said Riverside County; said northeasterly boundary bears North 34° 00'30" West;

**THENCE** Southeasterly along said northwesterly prolongation, along the northeasterly boundary of said TRACT No. 2876, and along the southeasterly prolongation thereof to the centerline of the A.T. & S.F. Railroad right of way;

**THENCE** Southwesterly along said centerline of A.T. & S.F. Railroad right of way to the northwesterly prolongation of the southwesterly line of Lot 2 in Block 50 of ARLINGTON HEIGHTS, recorded in Book 11 of Maps, at Pages 20 and 21 inclusive thereof, records of San Bernardino County, California;

**THENCE** Southeasterly along said northwesterly prolongation, along the southwesterly line of Lots 2 and 4 in Block 50 of ARLINGTON HEIGHTS, across Lincoln Avenue, along the southwesterly line of Lots 2 and 4 in Block 49 of said ARLINGTON HEIGHTS, and along the southeasterly prolongation thereof to the centerline of Victoria Avenue;

**THENCE** Northeasterly along said centerline of Victoria Avenue to the centerline of Mary Street;

**THENCE** Northwesterly along said centerline of Mary Street to the southwesterly prolongation of the southeasterly line of Parcel 1 of RECORD OF SURVEY, on file in Book 54 of Record of Surveys, at Page 7 thereof, Records of said Riverside County;

**THENCE** Northeasterly along southwesterly prolongation and along said southeasterly line of Parcel 1 to the most easterly corner of said Parcel 1;

**THENCE** Northwesterly along the northeasterly line of said Parcel 1 and along the northeasterly prolongation thereof to the centerline of Lincoln Avenue;

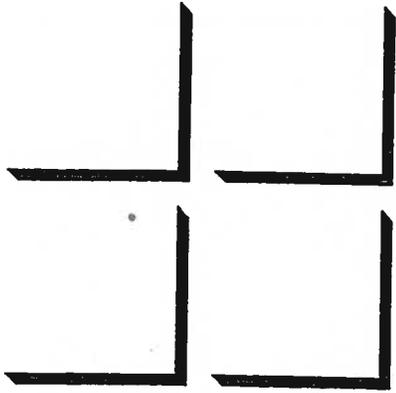
**THENCE** Southwesterly along said centerline of Lincoln Avenue to said centerline of Mary Street;

**THENCE** Northwesterly along said centerline of Mary Street to the centerline of Marguerita Avenue;

**THENCE** Southwesterly along said centerline of Marguerita Avenue to the centerline of Washington Street;

**THENCE** Northwesterly along said centerline of Washington Street to said southeasterly right-of-way line of State Highway No. 91;

**THENCE** Southwesterly along said southeasterly right-of-way line of State Highway No. 91 to the **POINT OF BEGINNING**.



# ***ATTACHMENT C***

## ***PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS***

**Casa Blanca Redevelopment Project  
Redevelopment Agency of the City of Riverside**

**PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS**

**I. PUBLIC BUILDINGS**

- A. New branch library
- B. Fire training facility

**II. STREET AND TRAFFIC IMPROVEMENTS**

- A. Street widening
  - 1. Indiana Avenue
  - 2. Marguerita Avenue
  - 3. Washington Street
  - 4. Madison Street
- B. Street rehabilitation
  - 1. All secondary and residential streets
  - 2. All major and collector streets
- C. Street reconstruction
  - 1. All secondary and residential streets
  - 2. All major and collector streets
- D. Railroad grade separation
  - 1. Jefferson Street
  - 2. Madison Street
  - 3. Washington Street
- E. Traffic signals
  - 1. Madison Street
  - 2. Washington Street
  - 3. Jefferson Street
  - 4. Indiana Avenue
- F. Street lights
  - 1. Evans Street
  - 2. Extension of Bunker Street
  - 3. Grace Street
  - 4. Lincoln Avenue

G. Utility undergrounding

1. Indiana Avenue
2. Madison Street
3. Victoria Avenue
4. Washington Street
5. Lincoln Avenue

H. Street, parkway and median landscaping and irrigation

1. Indiana Avenue
2. Auto Drive
3. Jefferson Street
4. Detroit Drive
5. Victoria Avenue

**III. WATER, SEWER AND STORM DRAIN IMPROVEMENTS**

A. Storm Drain - Jefferson Street

B. Cover/Abandon Riverside Canal

C. Sewer line replacement

1. Area of former Casa Blanca Sewer District
2. Indiana Avenue
3. Auto Drive
4. Jefferson Street
5. Marguerita Avenue
6. Washington Street

D. Water line replacement throughout Project area

**IV. PARK AND RECREATION FACILITIES**

A. Washington Park expansion

B. Villegas Park enhancement

**V. MISCELLANEOUS PUBLIC IMPROVEMENTS**

A. Landscaping around City electrical substation

B. Sound attenuation wall along portion of railroad right-of-way