

REDEVELOPMENT PLAN

FOR THE

CITY OF CALIMESA

REDEVELOPMENT PROJECT AREA #1

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## 1.0 PURPOSES AND OBJECTIVES

### 1.1 Purposes and Objectives.

The purposes and objectives of this Redevelopment Plan are to eliminate the conditions of blight existing in the Project Area and to prevent the recurrence of blighting conditions in the Project Area. The Agency proposes to eliminate such conditions and prevent their recurrence by providing, pursuant to this Redevelopment Plan, for the planning, development, replanning, redesign, clearance, reconstruction and rehabilitation of the Project Area, and by providing for such structures and spaces as may be appropriate or necessary in the interest of the general welfare, including, without limitation, recreational and other facilities incidental or appurtenant to them. The Agency further proposes to eliminate the conditions of blight existing in the Project Area and prevent their recurrence by providing for alteration, improvement, modernization, reconstruction or rehabilitation of existing structures in the Project Area and by providing for open space types of uses, public and private buildings, structures, facilities, and improvements. The Agency further proposes to eliminate such conditions and prevent their recurrence by providing for the replanning or redesign or development of undeveloped areas. The Agency proposes to:

- 1.1.1 Encourage employment opportunities through expanded construction activity.
- 1.1.2 Provide for the rehabilitation of commercial structures and residential dwelling units.
- 1.1.3 Provide for participation in the redevelopment of property in the Project Area by owners who agree to so participate in conformity with this Redevelopment Plan.

- 1.1.4 Provide for the management of property owned or acquired by the Agency.
- 1.1.5 Provide relocation assistance where Agency activities result in displacement.
- 1.1.6 Provide public improvements, such as the installation, construction, and reconstruction of streets, utilities, and other public buildings, facilities, structures and other improvements which are necessary for the effective redevelopment of the Project Area.
- 1.1.7 Acquire and assemble real property.
- 1.1.8 Dispose of real property acquired by the Agency in the Project Area, except property conveyed to it by the City.
- 1.1.9 Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies.

## 1.2 DEFINITIONS

- 1.2.1 Agency - means the Redevelopment Agency of the City of Calimesa, its staff, the consultants and contractors it employs.
- 1.2.2 Acquired Dwellings - means a dwelling purchased by the Agency, a dwelling for which purchase negotiations have been initiated, or a dwelling on which rehabilitation activities or Owner Participation Agreement activities have been required.

- 1.2.3 Average Annual Net Earnings - means one-half of any net earnings of a business or farm operation before federal, state, and local income taxes during the two taxable years immediately preceding the taxable year in which the business or farm operation moves from the real property acquired or during such other period as the Director determines to be more equitable for establishing such earnings and includes any compensation paid by the business or farm operation to the owner, his spouse or his dependents during the two-year period. In the case of a corporate owner, earnings of the owner of a majority interest in the corporation. For the purpose of determining majority ownership, stock held by a husband, his wife, and their dependent children, shall be treated as one unit.
- 1.2.4 Business - means any lawful activity, excepting a farm operation, conducted primarily:
- 1.2.4.1 For the purchase, sale, lease or rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities, or any other personal property; or
  - 1.2.4.2 For the sale of services to the public; or
  - 1.2.4.3 By a nonprofit organization; or
  - 1.2.4.4 Solely for the purpose of moving and related expenses, for assisting in the purchase, sale, resale, manufacture, processing or marketing of products, commodities, personal property, or services by the erection and

maintenance of an outdoor advertising display(s), whether or not such display(s) is located in the premises on which any of the activities are conducted.

- 1.2.5 City - Means the City of Calimesa.
- 1.2.6 City Council - the City Council of the City of Calimesa which by City Ordinance, also serves as the governing board of the Agency.
- 1.2.7 Comparable Replacement Dwelling - means a dwelling which is decent, safe and sanitary, functionally equivalent and substantially the same as the number of rooms, area of living space, type of construction, age, state of repair of existing dwelling but not excluding newly constructed housing.
- 1.2.7.1 Fair housing - open to all persons regardless of race, color, religion, sex or national origin and consistent with the requirements of Title VIII of the Civil Rights Act of 1968.
- 1.2.7.2 In areas not generally less desirable than the dwelling to be acquired in regard to:
- 1.2.7.2.1 Public utilities and municipal services;
- 1.2.7.2.2 Public and commercial facilities.
- 1.2.7.3 Reasonably accessible to the relocatee's place of employment.

- 1.2.7.4 Adequate to accommodate the relocatee.
- 1.2.7.5 In an equal or better neighborhood, and in an area not subjected to unreasonable adverse environmental conditions.
- 1.2.7.6 Available on the market to the displaced person.
- 1.2.7.7 Within the financial means of the displaced family or individual.
- 1.2.8 Conventional Loan - means a mortgage commonly given by banks, savings and loan associations to secure advances on, or the unpaid purchase price of real property, payment of which is not insured by any agency of the state or federal governments.
- 1.2.9 Counted Room - means the space in a dwelling unit containing the usual quantity of household furniture, equipment and personal property. It shall include such space as a recreation room, living room, study, library, dining room, kitchen, laundry room, basement and garage. Rooms or storage areas which contain substantial amounts of personal property equivalent to one or more rooms may be counted as additional rooms.
- 1.2.10 County - means Riverside County.
- 1.2.11 Date of Initiation or Negotiations for the Parcel - means the date the Agency makes the first personal contact with the owner or his representative and furnishes him with a written offer to purchase the property.

For purposes of establishing payment eligibility in the case of rehabilitation, code enforcement and Owner Participation Agreement activities, "Initiation of Negotiations" shall mean the date on which a displacee moves from a displacement site.

- 1.2.12 Director - means the Executive Director of the Agency.
- 1.2.13 Displaced Person or Relocatee - means any person who moves from real property, or who moves his personal property from real property, as a result of the acquisition of such real property, in whole or in part, by a public entity or by any person having an agreement with or acting on behalf of a public entity, or as the result of a written order from a public entity to vacate the real property, for public use. This definition shall be construed so that persons displaced as a result of public action receive relocation benefits in cases where they are displaced as a result of an Owner Participation Agreement or an acquisition carried out by a private person for or in connection with the public use where the public entity is otherwise empowered to acquire the property to carry out the public use.

Where only a portion of the real property is taken, a person who occupied all or a portion of the remainder shall be considered a displaced person only if the acquisition or construction of the project made the displacement necessary.

For purposes of eligibility for advisory assistance and moving expenses (excluding the In Lieu and Replacement Housing Payments), a person is considered displaced if he receives a

written notice from the Agency to vacate other real property on which the person conducts a business.

- 1.2.14 Dwelling - means any single-family house, a single-family unit (including a nonhousekeeping unit) in a multi-family building, a unit of a condominium or cooperative housing project, a mobile home, or any other residential unit.
- 1.2.15 Economic Rent - means the reasonable rental expectancy if the property were available for rent or lease; the rent or lease payment being paid for comparable space as distinguished from contract rent or lease payment.
- 1.2.16 Effective Rate of Interest - means the annual percentage rate paid on the debt of a mortgage as a result of including debt service charges in the total interest to be paid on the mortgage debt, as an incident to the extension of credit, when such debt service charges are normal to the market.
- 1.2.17 Eligible Person - means any displaced person who is lawfully entitled to any relocation payment under state or federal regulations.
- 1.2.18 Family - means two or more individuals, one of whom is the head of a household, plus all other individuals regardless of blood or legal ties who live with and are considered a part of the family unit. Where two or more individuals occupy the same family dwelling with no identifiable head of a household, they shall be treated as one family for replacement housing payment purposes.

- 1.2.19 Farm Operation - means any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale or home use and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.
- 1.2.20 Gross Income - means projected annual income from all sources of each member of the family residing in the household who is at least 18 years of age.
- 1.2.21 Incidental Expenses - means reasonable expenses incurred for evidence of title, recording, fees and other closing costs on the purchase of a replacement dwelling.
- 1.2.22 Law - see Redevelopment Law.
- 1.2.23 Map - means the Redevelopment Plan Map for the Project Area.
- 1.2.24 Mobile Homes - means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. A self-propelled vehicle is not a mobile home.
- 1.2.25 Monthly Gross Income - means the total monthly income of a family or individual irrespective of expenses and voluntary or involuntary deductions and includes, but is not limited to salaries,

wages, tips, commissions, rents, royalties, dividends, interest, profits, pensions and annuities.

1.2.26 Mortgage - means such classes of liens as are commonly given to secure advances on or the unpaid purchase price of real property together with the credit instruments, if any, secured thereby.

1.2.27 Moving Expenses - means the cost of dismantling, disconnecting, crating, loading, insuring, temporary storage, transporting, unloading and reinstalling of personal property, including service charges in connection with effecting such reinstallations, and necessary temporary lodging and transportation of eligible persons.

1.2.28 Nonprofit Organization - means a corporation, partnership, individual or other public or private entity engaged in a business, professional or instructional activity on a nonprofit basis, necessitating fixtures, equipment, stock in trade or other tangible property for the carrying on of the business, profession or institutional activity on the premises.

1.2.29 Owner - person "owns a dwelling" if he:

1.2.29.1 Holds fee title, a life estate, a 99-year lease, or a lease with not less than 50 years to run from date of acquisition of the property for the project;

- 1.2.29.2 Holds an interest in a cooperative housing project which includes the rights of occupancy of a dwelling unit therein;
- 1.2.29.3 Is a contract purchaser of any of the foregoing estates or interests;
- 1.2.29.4 Has a leasehold interest with an option to purchase;  
or
- 1.2.29.5 Owns a mobile unit which under state law is determined to be real property, not personal property.
- 1.2.30 Owner Participation Agreement - means an agreement entered into between the Agency and an owner of real property, persons engaged in business, or a tenant living or doing business within the Project Area in accordance with the provisions of the Redevelopment Plan for the Project Area and the rules as described therein.
- 1.2.31 Person - means any individual, partnership, corporation or association.
- 1.2.32 Personal Property - tangible personal property means tangible property which is situated on the real property vacated or to be vacated by a displaced person and which is considered personal property and is noncompensable (other than for moving expenses) under the state law of eminent domain, and in the case of a tenant, fixtures and equipment, and other property

which may be characterized as real property under state or local law, but which the tenant may lawfully, and at his election determines to, move and for which the tenant is not compensated in the real property acquisition. In the case of an owner of real property, the determination as to whether an item of property is personal or real shall depend upon how it is identified in the acquisition appraisals and the closing or settlement statement with respect to the real property acquisitions; provided, that no item of property which is compensable under state and local law to the owner of real property in the real property acquisition may be treated as tangible personal property in computing actual direct losses of tangible personal property.

- 1.2.33 Plan - means the Redevelopment Plan for the Project Area.
- 1.2.34 Prepaid Expenses - means items paid in advance by the seller of real property and prorated between such seller and the buyer of such real property at the close of escrow including, but not limited to real property taxes, for insurance, homeowners' association dues and assessment payments.
- 1.2.35 Project - means the Project described in the Redevelopment Plan for the City of Calimesa Redevelopment Project.
- 1.2.36 Project Area - means the territory included within the boundaries of the City of Calimesa Redevelopment Project Area.
- 1.2.37 Public Use - means a use for which real property may be acquired by eminent domain.

- 1.2.38 Redevelopment Law - means the Community Redevelopment Law, California Health and Safety Code Section 33000, et seq. and Section 34000, et seq.
- 1.2.39 Redevelopment Plan - means the Redevelopment Plan for the City of Calimesa Redevelopment Project, as adopted by the Redevelopment Agency and the City Council of the City of Calimesa.
- 1.2.40 Redevelopment Project - means any undertaking by the Agency pursuant to the Redevelopment Law or otherwise.
- 1.2.41 Replacement housing - means:
- 1.2.41.1 The acquisition, construction or rehabilitation of a dwelling, the purchase and rehabilitation of a substandard dwelling, the relocation or relocation and rehabilitation of an existing dwelling, or the entering into a contract to purchase, or for the construction of a dwelling to be constructed on a site to be provided by a builder or developer or on a site which the displaced person owns or acquired for such purpose.
  - 1.2.41.2 Mobile homes/manufactured housing must be effectively titled to the claimant in order that they be considered as "purchased" replacement dwellings.
- 1.2.42 State - means the State of California.

## 2.0 REDEVELOPMENT ACTIVITIES

### 2.1 Redevelopment Activities.

The Agency proposes to undertake, without limitation, the following redevelopment activities and Projects:

- 2.1.1 The acquisition of real property.
- 2.1.2 The disposition of real property.
- 2.1.3 The improvement of real property.
- 2.1.4 The rehabilitation of real property.
- 2.1.5 Increase and improve the supply of low and moderate income housing in the City.
- 2.1.6 Pay for all or part of the value of the land for, and the cost of, the installation and construction of buildings, facilities, structures or other improvements which are publicly owned.

The Agency may also undertake any other activity or Project not prohibited by the Law.

### 2.2 Public Projects to be Undertaken by the Agency.

The Agency proposes to pay for all or part of the value of the land for, and the cost of, the installation or construction of the following buildings, facilities, structures and improvements which will be publicly owned:

- 2.2.1 The improvement of public rights-of-way within and leading to the Project Area, for vehicular or pedestrian traffic, including the undergrounding of utilities and provision for public and private

utilities, such as water, sewer, gas, electricity, telephone and cable television.

- 2.2.2 The improvement and increase in capacity of the sewage treatment plant serving the Project Area and the City, or the installation and construction of one or more additional sewage treatment facilities.
- 2.2.3 The construction, reconstruction, repair or improvement of public school buildings and ancillary facilities serving residents of the Project Area and the City.
- 2.2.4 The construction, reconstruction, repair or improvement of libraries and public administrative and civic-center buildings, including public safety buildings such as police stations and fire stations.
- 2.2.5 The construction, reconstruction, repair or improvement of flood control and surface water drainage facilities such as channels, bridges and storm drains.

### 3.0 SAFEGUARDS, RETENTION OF CONTROLS AND PARTICIPATION BY THE CITY

#### 3.1 Safeguards.

To provide adequate safeguards to ensure that the provisions of this Redevelopment Plan will be carried out and to prevent the recurrence of the conditions of blight in the Project Area, all real property sold, leased, or conveyed by the Agency, as well as property subject to owner participation agreements, shall be made subject to the provisions of the Plan by leases, deeds, contracts, agreements, declarations or restrictions, and such real property shall be subject to provisions of the zoning ordinance of the City, conditional use permits, and other Federal, State and local laws, rules and regulations, all as the same may be amended from time to time. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the County Recorder of the County.

#### 3.2 Retention of Controls.

The Agency or City Council may impose further restrictions and controls on the land leased or sold by the Agency for such periods of time and under such conditions as deemed necessary to effectuate the purposes of the Law.

#### 3.3 Other Covenants, Conditions, Restrictions Prescribed by the City Council.

The redevelopment of the Project Area shall be carried out in accordance with any other covenants, conditions, or restrictions as may be hereinafter prescribed by the City Council.

#### 3.4 Expenditure of Money by the City.

The City may expend all funds which may be necessary or appropriate in connection with the redevelopment of the Project Area.

### 3.5 Proceedings Undertaken by the City.

The City may undertake and complete any proceedings necessary to carry out the redevelopment of the Project Area.

#### 4.0 LAND USE

##### 4.1 Open Space.

The approximate amount of open space to be provided in the Project Area includes, without limitation, all areas which will be in the public rights of way, parks and recreational areas, open spaces around buildings and other outdoor areas not covered by buildings or structures.

##### 4.2 Street Layout.

The street layout in the Project Area may be generally described as follows: The street layout in the Project Area may be altered to accommodate the redevelopment of the Project Area.

##### 4.3 Buildings.

The limitations on the type, size, height, number and proposed use of buildings in the Project Area shall be determined by the zoning ordinance of the City and other applicable Federal, State and local laws, rules and regulations, all as the same may be amended from time to time.

##### 4.4 Dwelling Units.

At the present time, there are approximately 350 ± residential dwelling units in the Project Area. There are approximately 00 attached residential dwelling units in the Project Area. The number of dwelling units in the Project Area or the City Boundaries may be altered to accommodate the redevelopment of the Project Area.

##### 4.5 Public Property.

The property to be devoted to public purposes in the Project Area includes all public streets and rights-of-way which may be used for vehicular or pedestrian

traffic, public parks, and all other public improvements, and public and private utilities typically found in public rights-of-way.

## 5.0 PARTICIPATION IN REDEVELOPMENT

### 5.1 Participation.

Each person desiring to become a participant in the redevelopment of the Project Area shall enter into an owner participation agreement with the Agency pursuant to which the participant agrees to rehabilitate, develop or use the real property in conformance with this Redevelopment Plan and subject to such other provisions as may be provided by the Agency. In such agreements, participants who retain real property shall join in the recordation of such documents as determined by the Agency.

### 5.2 Failure to Participate as Agreed.

In the event that an owner of property in the Project Area fails to participate as agreed, the Agency may acquire such property by any available means, including eminent domain, or may take any other appropriate action to ensure that the redevelopment of the Project Area is carried out pursuant to the provisions of this Redevelopment Plan and Law.

## 6.0 ACQUISITION AND DISPOSITION OF REAL PROPERTY

### 6.1 Acquisition of Real Property.

The Agency may acquire by gift, purchase, lease, or condemnation all or part of the real property in the Project Area.

### 6.2 Commencement of Eminent Domain Proceedings.

Eminent domain proceedings to acquire property in the Project Area shall be commenced within twelve (12) years from the effective date of the ordinance of the City adopting this Redevelopment Plan.

### 6.3 Disposition of Real Property.

The Agency shall sell or lease all real property acquired by it in the Project Area except property conveyed to it by the City.

### 6.4 Nondiscrimination.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, sex, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in such property. All property sold, leased, conveyed, or subject to a participation agreement shall be made 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 such territory shall contain such nondiscrimination and nonsegregation clauses as may be required by law. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in such territory shall contain the nondiscrimination clauses prescribed in the Law.

### 6.5 Dwelling Units Removed from the Low and Moderate Income Housing Market.

The Agency shall not remove residential dwelling units from the low and moderate income housing market without the consent of the owner. If the owner consents to such removal, the Agency shall, within four (4) years of such removal, cause to be rehabilitated, developed or constructed for rental or sale to persons and families of low or moderate income an equal number or replacement dwelling units at affordable housing cost within the Project Area or within the City. Pursuant to Health and Safety Code Section 33410, Article 9 of the Redevelopment Law shall govern the acquisition, disposition, removal and replacement of all dwelling units with emphasis on Section 33411.1 through Section 33411.2(d).

**6.5.1 333411. Relocation Plan - Contents.**

The agency shall prepare a feasible method or plan for relocation of all of the following:

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

**33411.1. Relocation Plan - Additional Contents Regarding Timing of Displacement.**

The legislative body shall insure that such method or plan of the agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low and moderate income shall be displaced unless and until there is a suitable housing available and ready for occupancy by such displaced persona 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 dwelling. The

agency shall not displace such person or family until such housing units are available and ready for occupancy.

**33411.2. Definitions.** As used in this article:

- a) "Affordable housing cost" has the same meaning as specified in Section 50052.5.
- b) "Persons and families of low or moderate income" has the same meaning as specified in Section 50093.
- c) "Replacement dwelling unit" means a dwelling unit developed or constructed pursuant to Section 33413 in replacement of a dwelling unit destroyed or removed from the low- and moderate-income housing market by an agency and which is decent, safe and sanitary and contains at least the same number of bedrooms and other living areas as the dwelling unit destroyed or removed by the agency.
- d) "Very low income households" has the same meaning as specified in Section 50105.

**33411.4. Agency to Require that Low- or Moderate-Income Housing Units be Made Available to Persons or Families of Low and Moderate Income Displaced by a Redevelopment Project.**

Whenever all or any portion of a redevelopment project 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 or moderate income displaced by the redevelopment project. Such persons and families shall be given priority in renting or buying such housing; provide, however, failure to give such priority shall not affect the validity of title to real property.

**33411.4. Legislative Body to Assure that Sufficient Land be Made Available for Low- and Moderate-Income Persons and Families.**

If insufficient suitable housing units are available in the community for low- and moderate-income persons and families to be displaced from a redevelopment project area, the legislative body shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. If insufficient suitable housing units are available in the community for use by such persons and families of low and moderate income displaced by the redevelopment project, the redevelopment agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the community, both inside and outside of redevelopment project areas.

## 7.0 ALLOCATION OF TAXES AND FINANCING

### 7.1 Allocation of Taxes.

Taxes, if any, levied upon taxable property in the territory described in Attachment B hereof, each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (hereinafter sometimes call "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan shall be divided as follows:

7.1.1 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 the taxing agencies upon the total sum of the assessed value of the taxable property in the territory described in Attachment B hereof, 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 to the respective taxing agencies as taxes by or for such 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 such territory 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 last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in such territory on the effective date); and

7.1.2 That portion of the 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 loans, monies advanced to, or indebtedness (whether

funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Until the total assessed valuation of the taxable property in the territory described in Attachment B hereof, exceeds the total assessed value of the taxable property required to generate the limitation as set forth in Section 7.2, therein as shown by the last equalized assessment roll. All of the taxes levied and collected upon the taxable property in such territory shall be paid to the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies hereinafter received from taxes upon the taxable property in such territory shall be paid to the respective taxing agencies as taxes on all other property are paid.

7.1.3 Article 6 of the Health and Safety Code. Taxation.

**33670. Property Tax Allocation.**

Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

a) 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 the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment projects as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocated taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that

effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and

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

c) In any redevelopment project in which taxes have been divided pursuant to this section prior to 1968, located within any county with total assessed valuation subject to general property taxes for the fiscal year 1967-1968 between two billion dollars (\$2,000,000,000.) and two billion one hundred million dollars (\$2,100,000,000.), if the total assessed valuation of taxable property within the redevelopment project for the fiscal year 1967-1968 was reduced, the total sum of the assessed value of taxable property used as the basis for apportionment of taxes under subdivision (a) shall be reduced by 10 percent for the fiscal year 1968-1969 and fiscal years thereafter.

d) For the purposes of this section, taxes shall not include taxes from the supplemental assessment roll levied pursuant to Chapter 3.5 (commencing with Section 75) of Part 0.5 of Division 1 of the Revenue and Taxation Code for the 1983-84 fiscal year.

e) That portion of the taxes in excess of the amount identified in subdivision (a) 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 repayments 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 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

**33670.5. Sec. 33670 Fulfills Intent of Const. Art. 16. § 16.**

Section 33670 fulfills the intent of Section 16 of Article XVI of the Constitution. To further carry out the intent of Section 16 of Article XVI of the Constitution, whenever that provision requires the allocation of money between agencies such allocation shall be consistent with the intent of the people when they approved Section 16 of Article XVI of the Constitution. Whenever money is allocated between agencies by means of a comparison of assessed values for different years, that comparison shall be based on the same assessment ratio. When there are different assessment ratios for the years compared, the assessed value shall be changed so that it is based on the same assessment ratio for the years so compared.

**33670.8. NOT APPLICABLE**

**33670.9. NOT APPLICABLE**

**33671. Authority to Pledge Tax Revenues to Pay Principal and Interest.**

In any redevelopment plan or in the proceedings for the advance of moneys, or making loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the redevelopment project, the portion of taxes mentioned in subdivision (b) of Section 33670 may be irrevocably pledged for the payment of the principal of and interest on such loans, advances or indebtedness.

**33671.5. Priority of Pledge.**

Whenever any redevelopment agency is authorized to, and does, expressly pledge taxes allocated to, and paid into a special fund of, the agency pursuant to Section 33670, to secure, directly or indirectly, the obligations of the agency including, but not limited to, bonded indebtedness and agreements pursuant to subdivision (b) of Section 33401, then that pledge heretofore or hereafter

made shall have priority over any other claim to those taxes not secured by a prior express pledge of those taxes.

**33672. Taxes.**

As used in this article, the word "taxes" shall include, but without limitation, all levies on an ad valorem basis upon land or real property.

**33672.5. County Auditor Statement of Total Taxable Assessed Value for Each Project Area.**

a) Upon the written request of a redevelopment agency for the purpose of assisting the agency, the county auditor or other officer responsible for allocation of tax revenues pursuant to Section 33670 shall prepare a statement each fiscal year, commencing with the 1992-93 fiscal year, for each redevelopment project area and each area added to a redevelopment project area by amendment, which provides for all the following:

(1) The total taxable assessed value of secured, unsecured and state-assessed railroad and nonoperating, nonunitary property.

(2) The total taxable assessed value used by the county auditor to determine the division of taxes required by subdivision (a) of Section 33670.

(3) The total taxable assessed value used by the county auditor to determine the division of taxes required by subdivision (b) of Section 33670.

(4) The estimated amount of taxes calculated pursuant to subdivision (b) of Section 33670, as adjusted by subdivision (e) of Section 33670 and subdivision (a) of Section 33676.

(5) The estimated amount of taxes to be allocated pursuant to subdivisions (c) and (d) of Section 98.9 of the Revenue and Taxation Code.

b) If requested to provide a statement pursuant to subdivision (a), the county auditor shall deliver each statement to the respective redevelopment agencies receiving property tax revenue on or before November 30 of each year.

c) (1) Upon request of a redevelopment agency pursuant to subdivision (a), and concurrently with the disbursement of those property tax revenues, the county auditor

shall prepare a statement which provides the amount of disbursement made pursuant to all of the following:

- (A) Section 33670.
- (B) Section 98.9 of the Revenue and Taxation Code.
- (C) Supplemental property tax revenues allocated pursuant to Sections 75 to 75.80 of the Revenue and Taxation Code, inclusive.

(2) The statement provided pursuant to this subdivision shall also include corrections, updates or adjustments, if any, to the property tax revenue amounts and taxable assessed values reported pursuant to this subdivision (a)) of Section 33670.

d) The county auditor shall also provide to a redevelopment agency, no later than 30 days after receipt of a written request from that agency, information or clarification with respect to any statement issued pursuant to this section.

e) If any redevelopment agency requests a statement or information pursuant to this section, the agency shall reimburse the county auditor for all actual and reasonable cost incurred.

**33673. Agency Obligation to Require Payment of Property Tax by Agency Lessee.**

Whenever property in any redevelopment project has been redeveloped and thereafter is leased by the redevelopment agency to any person or persons or whenever the agency leases real property in any redevelopment project to any person or persons for redevelopment, the property shall be assessed and taxed in the same manner as privately owned property, and the lease or contract shall provide that the lessee shall pay taxes upon the assessed value of the entire property and not merely the assessed value of his or its leasehold interest.

**33673.1. Notice to Local Assessor of Agency Lease of Real Property.**

Every redevelopment agency shall provide notice to the local assessor within 30 days whenever the agency leases real property in a redevelopment project to any person or persons for redevelopment. The notice shall provide the date on which the lessee acquires the beneficial use of the leased property. The

notice shall be accompanied by a memorandum of lease and a map of the leased property.

**33674. Date Taxes First Payable.**

The portion of taxes mentioned in subdivision (b) of Section 33670 shall not be allocable and payable for the first time until the tax year which begins after the January 1st next following the transmittal of the documents as required in Section 33375 or Section 33457.

**33675. Payment of Taxes Pursuant to Sec. 33670 - Procedure.**

a) The portion of taxes required to be allocated pursuant to subdivision (b) of Section 33670 shall be allocated and paid to the agency by the county auditor or officer responsible for the payment of taxes into the funds of the respective taxing agencies pursuant to the procedure contained in this section.

b) Not later than the first day of October of each year, the agency shall file with the county auditor or officer described in subdivision (a) of this section, a statement of indebtedness certified to by the chief fiscal officer of the agency for each redevelopment project, the redevelopment plan for which provides for the division of taxes pursuant to Section 33670.

c) The statement of indebtedness shall contain for each such redevelopment project:

(1) The date on which each loan, advance or indebtedness was incurred or entered into.

(2) The principal amount, term, purpose and interest rate of each loan, advance or indebtedness.

(3) The outstanding balance and amount due or to be paid by the agency of each loan, advance or indebtedness. The Controller shall prescribe a uniform form of statement of indebtedness.

d) The county auditor or officer shall at the same time or times as the payment of taxes into the funds of the respective taxing agencies of the county, allocate and pay the portion of taxes provided by subdivision (b) of Section 33670 to each agency in an amount not to exceed the amount as shown on the agency's statement of indebtedness.

e) The statement of indebtedness shall be prima facie evidence of the indebtedness of the agency. If the county auditor or other

officer disputes the amount of indebtedness as shown in the statement of indebtedness, the county auditor or other officer shall, within 30 days after receipt of the statement, give written notice to the agency thereof. The agency shall, within 30 days after receipt of such notice, submit such further information as it deems appropriate to substantiate the amount of any indebtedness which has been disputed. If the county auditor or other officer still disputes the amount of indebtedness, final written notice thereof shall be given to the agency and the amount disputed may be withheld from allocation and payment to the agency as provided in subdivision (c) of this section. In such event, the auditor or other officer shall bring an action in the superior court in declaratory relief to determine the matter not later than 90 days after the date of final notice. The issue in any such action shall involve only the amount of indebtedness, and not the validity of any contract or debt instrument or any expenditures pursuant thereto. Payments to a trustee under a bond resolution or indenture of any kind or payments to a public agency in connection with payments by such public agency pursuant to a lease or bond issue shall not be disputed in any action under this section. Any such action shall be set for trial at the earliest possible date and shall take precedence over all other cases except older matters of the same character. Unless an action is brought within the time provided for herein, the auditor or other officer shall allocate and pay the amount shown on the statement of indebtedness as provided in subdivision (d).

f) Nothing in this section shall be construed to permit a challenge to or attack on matters precluded from challenge or attack by reason of Sections 33500 and 33501. However, nothing in this section shall be construed to deny a remedy against the agency otherwise provided by law.

**33676. Election by Affected Taxing Entities Regarding Tax Allocation.**

a) Prior to the adoption by the legislative body of a redevelopment plan providing for tax-increment financing pursuant to Section 33670, and unless an agreement is entered into or payments are otherwise distributed by the agency in accordance with Section 33401, any affected taxing agency may elect, and every school and community college district shall elect, to be allocated, in addition to the portion of taxes allocated to the affected taxing agency pursuant to subdivision (a) of Section 33670, all or any portion of the tax revenues allocated to the

agency pursuant to subdivision (b) of Section 33670 attributable to one or more of the following:

(1) Increases in the rate of tax imposed for the benefit of the taxing agency which levy occurs after the tax year in which the ordinances adopting the redevelopment plan becomes effective.

(2) Increases in the assessed value of the taxable property in the redevelopment project area, as the assessed value is established by the assessment roll last equalized prior to the effective date of the ordinance adopting the redevelopment plan pursuant to subdivision (a) of Section 33670, which are, or otherwise would be, calculated annually pursuant to subdivision (f) of Section 110.1 of the Revenue and Taxation Code.

(3) If an agency pursuant to Section 33354.5 amends a redevelopment plan which does not utilize tax increment financing to add tax increment financing, and pursuant to subdivision (a) of Section 33670 which the affected taxing agency would receive if the agency were to use the assessment roll last equalized prior to the effective date of the ordinance amending the redevelopment plan to add tax increment financing.

b) The governing body of any affected taxing agency electing to receive allocation of taxes pursuant to this section in addition to taxes allocated to it pursuant to subdivision (a) of Section 33670 shall adopt a resolution to that effect and transmit the same, prior to the adoption of the redevelopment plan, to (1) the legislative body, (2) the agency and (3) the official or officials performing the functions of levying and collecting taxes for the affected taxing agency. Upon receipt by the official or officials of the resolution, allocation of taxes pursuant to this section to the affected taxing agency which has elected to receive the allocation pursuant to this section by the adoption of the resolution shall be made at the time or times allocations are made pursuant to subdivision (a) of Section 33670.

c) An affected taxing agency, at any time after the adoption of the resolution, may elect not to receive all or any portion of the additional allocation of taxes pursuant to this section by rescinding the resolution or by amending the same, as the case may be, and giving notice thereof to the legislative body, the agency and the official or officials performing the functions of levying and collecting taxes for the affected taxing agency. After receipt of a notice by the official or officials that an affected taxing agency has elected not to receive all or a portion of the additional

allocation of taxes by rescission or amendment of the resolution, any allocation of taxes to the affected taxing agency required to be made pursuant to this section shall not thereafter be made but shall be allocated to the agency and the affected taxing agency shall thereafter be allocated only the portion of taxes provided for in subdivision (a) of Section 33670. After receipt of a notice by the official or officials that an affected taxing agency has elected to receive additional tax revenues attributable to only a portion of the increases in the rate of tax, only that portion of the tax revenues shall thereafter be allocated to the affected taxing agency in addition to the portion of taxes allocated pursuant to subdivision (a) of Section 33670, and the remaining portion thereof shall be allocated to the agency.

d) As used in this section, "affected taxing agency" means and includes every public agency for the benefit of which a tax is levied upon property in the project area, whether levied by the public agency or on its behalf by another public agency.

e) This section shall apply only to redevelopment projects for which a final redevelopment plan is adopted pursuant to Article 5 (commencing with Section 33360) of Chapter 4 on or after January 1, 1977.

**33677. Separate Computation of Tax Allocation for Merged Project Areas.**

The amount of taxes allocated to the redevelopment agency pursuant to Section 33670 shall be separately computed for each constituent project area merged into a single project area pursuant to Section 33460, and for the original project area and each separate addition of land to the project area made by amendment of the redevelopment plan pursuant to Section 33450. The section is declaratory of existing law with respect to amendments to redevelopment plans.

**33677.5. Limitation of Offsets for Excess Property Tax Revenues to Project Area Allocated the Excess.**

The county auditor shall only offset excess amounts of property tax revenues allocated to a redevelopment project against property tax revenues of that redevelopment project, and not against the property tax revenues of another redevelopment project governed by the same redevelopment agency.

**33678. Taxes Allocated Pursuant to Sec. 33670(b) Are Not Proceeds of Taxes Within Meaning of Const. Art. 138.**

a) This section implements and fulfills the intent of this article and of Article XIII B and Section 16 of Article XVI of the California Constitution. The allocation and payment to an agency of the portion of taxes specified in subdivision (b) of Section 33670 for the purpose of paying principal of, or interest on, loans, advances or indebtedness incurred for redevelopment activity, as defined in subdivision (b)) of this section, shall not be deemed the receipt by an agency of proceeds of taxes levied by or on behalf of the agency within the meaning or for the purposes of Article XIII B of the California Constitution, nor shall such portion of taxes be deemed receipt of proceeds of taxes by, or an appropriation subject to limitation of, any other public body within the meaning or for purposes of Article XIII B of the California Constitution or any statutory provision enacted in implementation of Article XIII B. The allocation and payment to an agency of such portion of taxes shall not be deemed the appropriation by a redevelopment agency of proceeds of taxes levied by or on behalf of a redevelopment agency within the meaning or for purposes of Article XIII B of the California Constitution.

b) As used in this section, "redevelopment activity" means redevelopment meeting all the following criteria:

(1) Is redevelopment as prescribed in Sections 33020 and 33021.

(2) Primarily benefits the project area.

(3) None of the funds are used for the purpose of paying for employee or contractual services of any local governmental agency unless such services are directly related to the purpose of Section 33020 and 33021 and the powers established in this part.

Should any law hereafter enacted, without a vote of the electorate, confer taxing power upon an agency, the exercise of such power by the agency in any fiscal year shall be deemed a transfer of financial responsibility from the community to the agency for such fiscal year within the meaning of subdivision (a) of Section 3 of Article XIII B of the California Constitution.

**33679. Agency Payment for Public Buildings - Public Hearing Requirements.**

Notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the community

for at least two successive weeks prior to the public hearing. There shall be available for public inspection and copying, at a cost not to exceed the cost of duplication, a summary which includes all of the following:

- a) Estimates of the amount of such taxes proposed to be used to pay for such land and construction of any publicly owned building, including interest payments.
- b) Sets forth the facts supporting the determinations required to be made by the legislative body pursuant to Section 33445.
- c) Sets forth the redevelopment purpose for which such taxes are being used to pay for the land and construction of such publicly owned building.

The summary shall be made available to the public for inspection and copying no later than the time of the first publication of the notice of the public hearing.

#### 7.2 Limitation on the Amount of Taxes Which May Be Allocated to the Agency.

The amount of taxes which may be allocated to and received by the Agency from the Project Area for expenditure by the Agency in connection with the Project shall not exceed ~~\$175,000,000~~ expressed in 1993 dollars and adjusted annually thereafter in accordance with changes in the Consumer Price Index for the nearest area to the Project Area, as maintained by the Bureau of Labor Statistics, United States Department of Labor.

#### 7.3 Payment to Taxing Agencies

The Agency may pay to any taxing agency pursuant to Section 33676 which levies a property tax in the Project Area, an amount it deems appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project contemplated by this Redevelopment Plan.

#### 7.4 Limitation on the Establishment of Loans, Advances and Indebtedness

No loans, advances, or indebtedness to be repaid from the allocation of taxes described in Section 7.1 hereof, shall be established or incurred by the Agency beyond a period not to exceed ~~forty (40)~~ years from the effective date of the ordinance of the City adopting this Redevelopment Plan.

#### 7.5 Proposed Method of Financing

The Agency may issue bonds and expend the proceeds from their sale in carrying out the redevelopment of the Project Area pursuant to this Redevelopment Plan or the Law. The Agency may finance the redevelopment of the Project Area by the issuance of bonds payable from taxes allocated to the Agency pursuant to Section 7.1, above. The Agency may borrow money or accept financial or other assistance from the State or the federal government or any other public agency. The Agency may borrow money by the issuance of bonds or otherwise or accept financial or other assistance from any private lending institution, or by any other means provided by law. The Agency may finance the redevelopment of the Project Area by any legally available means.

The Agency shall pay principal and interest on bonds or other obligations when they become due and payable. The resolution, indenture or other document or documents providing for the issuance of such bonds or obligations shall make adequate provision for the payment of principal and interest when they become due and payable.

#### 7.6 Limitation on the Amount of Bonded Indebtedness Outstanding.

The amount of bonded indebtedness to be repaid in whole or in part from taxes allocated to the Agency pursuant to Section 7.1, above, which can be outstanding at one time, shall not exceed ~~\$17,500,000~~ expressed in 1993 dollars and adjusted annually thereafter in accordance with changes in the Consumer Price Index for the nearest area to the Project Area, as maintained by the Bureau of Labor Statistics, United States Department of Labor.

7.7 Administration of Plan.

The administration of this plan shall be carried out by the staff of the City of Calimesa and governed by the Redevelopment Agency Board as appointed by the City Council. All administrative services shall be sole fiscal responsibility of the City and no project funds will be allocated for general administrative services, excluding special services required for professional consultations.

ATTACHMENT A

PROJECT LIST

October 12, 1993

MEMORANDUM

"ATTACHMENT B" Preliminary Plan

The following is a preliminary list of projects to be accomplished by the newly formed Calimesa Redevelopment Agency upon successful completion of the Calimesa Redevelopment Project Area Number One. The anticipated limit of the plan is approximately \$175,000,000 million dollars. The project area in question is attached to the preliminary plan and will include the following projects:

Highway Master Plan Projects

County Line Alternate 1b	\$ 8,645,000
Sandalwood Alternate 2b	\$ 4,940,000
Singleton Alternate 2	\$ 8,440,000
Cherry Valley Blvd	<u>\$ 8,440,000</u>

Circulation Projects \$30,465,000

Downtown Circulation Improvements	\$ 5,300,000
Property Acquisitions for ROW	\$ 2,500,000
Transit Systems	\$ 2,000,000
Tele Comute Center	<u>\$ 1,000,000</u>

Drainage System Master Plan Projects \$10,800,000

All Segments

Incl. Calimesa System	\$12,900,000
Avenue L System	\$ 5,692,000
Garden Air System	\$ 1,040,000
Singleton Road System	\$ 3,180,000
Cherry Valley System A	\$ 5,300,000
Cherry Valley	<u>\$ 3,120,000</u>

\$30,868,000

Housing Rehabilitation and Construction Programs

All Phases Incl. Low and Moderate Housing \$35,000,000

Community Facilities/Parks Systems

Trails/Paths	\$ 2,250,000	
Kramer Canyon	\$ 2,000,000	
Parks	\$15,000,000	
City Hall	\$ 5,000,000	
Library	\$ 2,500,000	
Fire Station	\$ 750,000	
Police Station	\$ 1,000,000	
City Yard	\$ 500,000	
Community Center	\$ <u>3,000,000</u>	
		\$32,000,000
All Parks City Wide Agency Constructed/Improved		
Development Incentive Programs		\$36,000,000
Total of Redevelopment Projects		\$175,000,000

ATTACHMENT B

LEGAL DESCRIPTION

Sub Areas "A" through "E"

LEGAL DESCRIPTION  
OF THE  
PROPOSED  
CITY OF CALIMESA  
REDEVELOPMENT AGENCY  
"SUB-AREA A"

Being a portion of Sections 13 and 14, Township 2 South, Range 2 West, San Bernardino Meridian, in the City of Calimesa, County of Riverside, State of California, described as follows:

Beginning at the Northeast Corner of the Northwest one-quarter of said Section 14, said point of beginning, being the intersection of the Northerly line of said Section 14 with the centerline of Fifth Street (60 feet wide), said Northerly line also being the City of Calimesa/Riverside County Boundary line;

Thence Easterly along said Boundary line and said Northerly line of Section 14, North  $84^{\circ}06'04''$  East 660.14 feet, more or less, to a point being an angle point in the centerline of County Line Road (60 feet wide);

Thence continuing Easterly along said Boundary line and said centerline of County Line Road to a point of intersection with a line parallel with and 400 feet, more or less, East of the East line of the Northwest one-quarter of said Section 13;

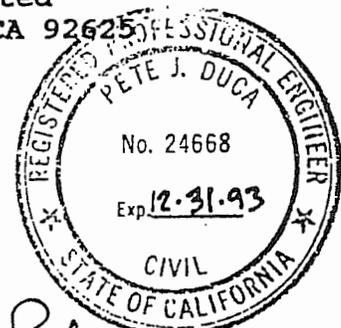
Thence Southerly along said parallel line, leaving said Boundary line, to a point on the Northerly Right-of-way line of the Calimesa Channel;

Thence along said Northerly Right-of-Way line of the Calimesa Channel in a general Southwesterly, Westerly and Northwesterly direction along its various courses and distances and its Northwesterly prolongation to a point of intersection with the centerline of said Fifth Street also being said East line of the West one-half of the Northwest one-quarter of Section 14;

Thence Northerly along said centerline and said East line 55.36 feet, more or less, to the Point of Beginning.

Consisting of 35 Acres, more or less.

Prepared by: Duca-McCoy, Incorporated  
3840 E. Coast Highway, Corona del Mar, CA 92625  
(714) 675-4487



LEGAL DESCRIPTION  
OF THE  
PROPOSED  
CITY OF CALIMESA  
REDEVELOPMENT AGENCY  
"SUB-AREA B"

Being a portion of Section 14, Township 2 South, Range 2 West, San Bernardino Meridian, in the City of Calimesa, County of Riverside, State of California, described as follows:

Beginning at a point on the City of Calimesa/County of Riverside Boundary line, being an angle point on the centerline of County Line Road (60 feet wide), also being on the Northerly line of said Section 14;

Thence Easterly along said City of Calimesa/County of Riverside Boundary line to a point of intersection with the Northerly prolongation of the Westerly Right-of-Way line of the Interstate 10 Freeway;

Thence along said prolongation and said Westerly Right-of-Way line in a general Southerly and Southeasterly direction to a point of intersection with the centerline of Avenue "L" (60 feet wide);

Thence Westerly along said centerline of Avenue "L" to a point of intersection with the new centerline of 7th place (60 feet wide) as shown on Parcel Map No. 7604 per map recorded in Book 27, Page 56 of Parcel Maps, Records of Riverside County;

Thence Northerly along said new centerline of 7th Place 700 feet, more or less;

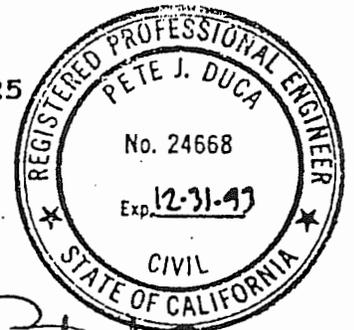
Thence Westerly, leaving said new centerline of 7th Place, 475 feet, more or less, to a point on a line being the Westerly line of Block 247 as shown on a map of "Resurvey of Part of Subdivision 9 of a part of Yucaipa Valley," recorded in Book 10, Page 32 of Miscellaneous Maps, Records of said Riverside County;

Thence Northerly along the Westerly line of Blocks 247, 245 and 243 of said "Resurvey of Part of Subdivision 9 of a part of Yucaipa Valley" to a point of intersection with the centerline of County Line Road (60 feet wide);

Thence Westerly along said centerline of County Line Road 30 feet, more or less, to a point of intersection with the centerline of County Line Road (60 feet wide, running North-South); Thence Northerly along said centerline of County Line Road to the Point of Beginning.

Consisting of 32 Acres, more or less.

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LEGAL DESCRIPTION  
OF THE  
PROPOSED  
CITY OF CALIMESA  
REDEVELOPMENT AGENCY  
"SUB-AREA C"

Being a portion of Section 14, Township 2 South, Range 2 West, San Bernardino Meridian, in the City of Calimesa, County of Riverside, State of California, described as follows:

Beginning at a point being the centerline intersection of Myrtlewood Drive (60 feet wide) and Fifth Street (60 feet wide), as shown on a map of "Garden Air Estates Unit No. 2" recorded in Book 33, Page 54 of Miscellaneous Maps, Records of said Riverside County;

Thence along said centerline of Fifth Street South  $2^{\circ}23'45''$  East 295.00 feet, more or less, to the beginning of a curve concave Easterly and having a radius of 3,921.21 feet;

Thence Southerly along said centerline curve through a central angle of  $8^{\circ}45'00''$ , 598.83 feet, more or less, to a point of tangency;

Thence continuing South  $11^{\circ}08'45''$  East 91.64 feet, more or less, to a point of intersection with the centerline of Sandalwood Drive (60 feet wide);

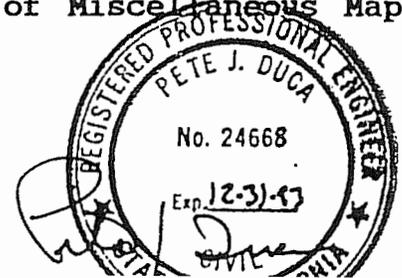
Thence North  $78^{\circ}51'15''$  East 282.44 feet, more or less, to a point of intersection with the Northerly prolongation of the Easterly line of Lot 60 as shown on said map of "Garden Air Estates Unit No. 2;"

Thence South  $11^{\circ}08'45''$  East 135.00 feet along said prolongation and said Easterly line of Lot 60 to a point being the Northwesterly corner of Lot 12 as shown on a map of Tract No. 2053, recorded in Book 40, Pages 12 and 13 of Miscellaneous Maps, Records of said Riverside County;

Thence along the boundary of said Tract No. 2053 through the following courses and distances:

South  $11^{\circ}08'45''$  East 167.0 feet, more or less;  
North  $78^{\circ}51'15''$  East 146.63 feet, more or less;  
South  $7^{\circ}51'15''$  West 192.72 feet, more or less;  
North  $82^{\circ}08'45''$  West 72.0 feet, more or less;  
South  $27^{\circ}53'59''$  East 123.22 feet, more or less;  
to a point being the most Southwesterly corner  
of said Tract No. 2053;

Thence Southwesterly, leaving said Boundary of Tract No. 2053, 165 feet, more or less, to a point of intersection with the Southwesterly prolongation of the Southerly line of Tract No. 2356, bearing South  $75^{\circ}08'30''$  West, as shown on a map recorded in Book 47, Pages 1 through 9 of Miscellaneous Maps, Records of said Riverside County;



Thence Southwesterly to a point being the most Easterly corner of Assessor's Parcel No. 411-230-19 as shown on the Riverside County Assessor's Parcel Maps;

Thence Southeasterly to a point on the Northerly line of land as shown on a Parcel Map, recorded in Book 45, Page 72 of Parcel Maps, Records of said Riverside County, said point being the Northeasterly corner of Parcel 2 of said Parcel Map;

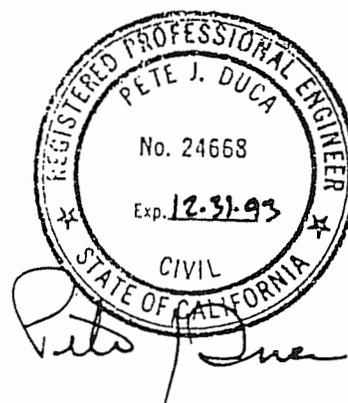
Thence Southwesterly along said Northerly line and its Southwesterly prolongation to a point of intersection with the centerline of Calimesa Boulevard;

Thence along the centerline of Calimesa Boulevard, in a general Northwesterly and Northerly direction to a point of intersection with the centerline of Myrtlewood Drive (100 feet wide);

Thence along the centerline of said Myrtlewood Drive in a general Northeasterly and Easterly direction to the Point of Beginning.

Consisting of 37 Acres, more or less.

Prepared by: Duca-McCoy, Incorporated  
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LEGAL DESCRIPTION  
OF THE  
PROPOSED  
CITY OF CALIMESA  
REDEVELOPMENT AGENCY  
"SUB-AREA D"

Being a portion of fractional Sections 23 and 24, and Section 25, Township 2 South, Range 2 West, San Bernardino Meridian and a portion of Section 30, Township 2 South, Range 1 West, San Bernardino Meridian, in the City of Calimesa, County of Riverside, State of California, described as follows:

Beginning at a point being the Northwest corner of said Section 30, Township 2 South, Range 1 West;

Thence Easterly along the North line of said Section 30, 1,569.33 feet, more or less, to an angle point in the existing City Boundary line of the City of Calimesa as established by the City's original incorporation on December 1, 1990;

Thence along said existing City Boundary line in a general Southerly and Westerly direction to a point of intersection with the centerline of Calimesa Boulevard (various widths);

Thence along the centerline of said Calimesa Boulevard in a general Northwesterly and Northerly direction to a point of intersection with the centerline of Chandler Avenue (40 feet Wide);

Thence East, 1,320.08 feet, more or less, to a point of intersection with the Northerly prolongation of the East line of Parcel 3 as shown on Parcel Map No. 11069, recorded in Book 60, Page 97 of Parcel Maps, Records of said Riverside County, also being the west line of the East one-half of the West one-half of said fractional Section 24;

Thence South  $1^{\circ}59'40''$  West 20.00 feet, more or less, to the Southerly Right-of-Way line of said Chandler Avenue;

Thence East, 329.70 feet, more or less, to a point being the Northeast corner of Assessor's Parcel No. 413-250-18 as shown on the Riverside County Assessor's Parcel Maps, said corner also being on a line parallel with and 329.7 feet, more or less, measured at right angles, from said West line of the East one-half of the West one-half of said fractional Section 24;

Thence Southerly along said parallel line to a point of intersection with the Northerly line of "Tract of Land between San Jacinto and San Gorgonio" as shown on a map recorded in Book 1, Page 22 of Miscellaneous Maps, Records of San Bernardino County;

Thence Southeasterly along said Northerly line of "Tract of Land Between San Jacinto and San Gorgonio" to the Point of Beginning.

Consisting of 327 Acres, more or less.

Prepared by: Duca-McCoy, Incorporated  
3840 E. Coast Highway, Corona del Mar, CA 92625  
(714) 675-4487



LEGAL DESCRIPTION  
OF THE  
PROPOSED  
CITY OF CALIMESA  
REDEVELOPMENT AGENCY  
"SUB-AREA E"

Being a portion of Sections 14, 23, 24 and 25, Township 2 South, Range 2 West, San Bernardino Meridian, in the City of Calimesa, County of Riverside, State of California, described as follows:

Beginning at a point being the center of said Section 23;

Thence North  $0^{\circ}35'40''$  West 2,019.6 feet, more or less, along the East line of the West one-half of said Section 23 to a point of intersection with the Southerly terminus of the Southeasterly Right-of-Way line of Shady Brook Drive (60 feet wide);

Thence Northwesterly on a line perpendicular to said Southeasterly Right-of-Way line 30.00 feet, more or less, to the Southerly terminus of the centerline of said Shady Brook Drive;

Thence along the centerline of said Shady Brook Drive in a general Northeasterly, Northerly, Northwesterly and Northeasterly direction to a point of intersection with the centerline of Sandalwood Drive (60 feet wide);

Thence along said centerline of Sandalwood Drive in a general Easterly direction to a point of intersection with the Westerly Right-of-Way line and its prolongations of the Interstate 10 Freeway;

Thence along said Westerly Right-of-Way line and its prolongations in a general Southeasterly and Southerly direction to a point of intersection with the centerline of Cherry Valley Boulevard (60 feet wide);

Thence along said centerline of Cherry Valley Boulevard in a general Southwesterly direction to a point of intersection with the centerline of Roberts Road (60 feet wide);

Thence along the centerline of said Roberts Road in a general Northerly, Northwesterly and Westerly direction to a point on the centerline of said Roberts Road being South  $7^{\circ}31'55''$  East 229.86 feet, more or less, from said center of Section 23;

Thence North  $7^{\circ}31'55''$  West 229.86 feet, more or less, to the Point of Beginning.

Consisting of 275 Acres, more or less.

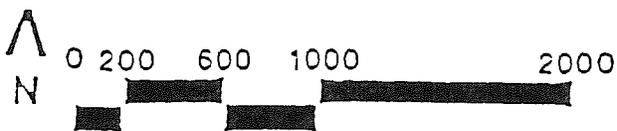
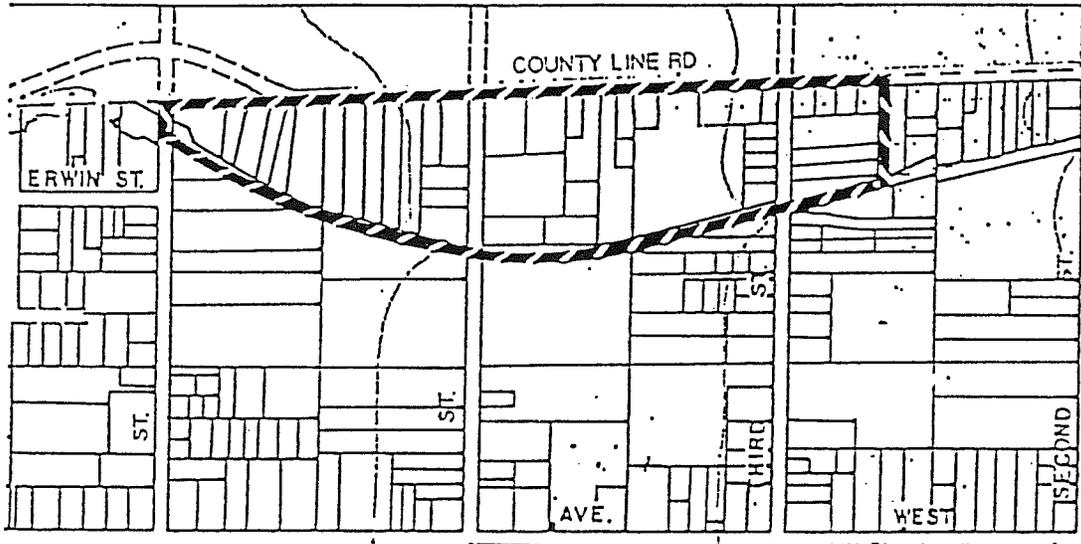
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ATTACHMENT C

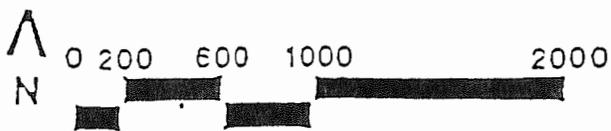
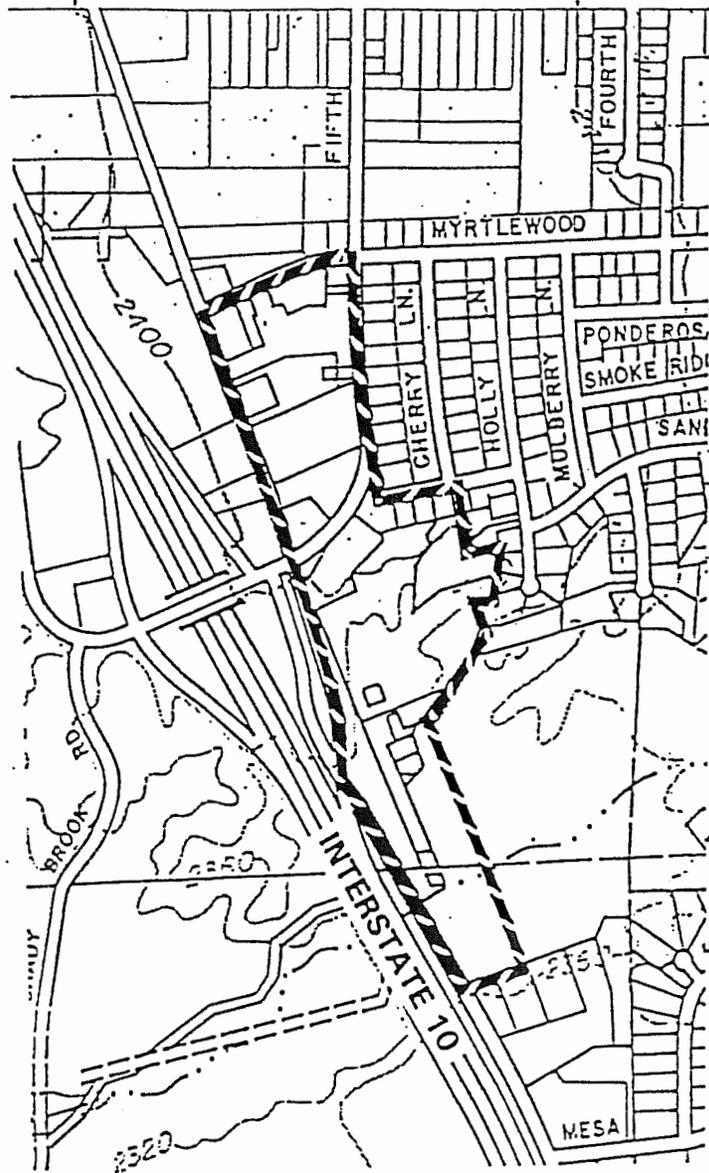
MAPS

# SUBAREA "A"



CALIMESA  
Project Area Map

# SUBAREA "C"



CALIMESA  
Project Area Map