

May 2011

***REDEVELOPMENT PLAN  
FOR THE CALIMESA  
REDEVELOPMENT  
PROJECT AREA No. 2***

CALIMESA REDEVELOPMENT AGENCY

Ordinance \_\_\_\_\_ introduced on \_\_\_\_\_, 2011

Ordinance \_\_\_\_\_ adopted on \_\_\_\_\_, 2011



# **Redevelopment Plan**

Prepared for the

**Calimesa Redevelopment Project Area No. 2**

CALIMESA REDEVELOPMENT AGENCY



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# Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2

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**I. (Sec. 100) GENERAL DEFINITIONS**

The following references will be used in this Plan unless the context otherwise requires:

**"Agency"** means the Calimesa Redevelopment Agency, a redevelopment agency activated pursuant to CCRL Section 33101 by the City Council.

**"Agency Board"** means the Board of Directors of the Agency.

**"Bonds"** means bonds, notes, interim certificates, debentures, or other obligations.

**"Calimesa Redevelopment Project Area No. 2"** and **"Project"** both refer to the Calimesa Redevelopment Project Area No. 2, a redevelopment project approved and adopted pursuant to applicable provisions of CCRL.

**"CCRL"** or **"Redevelopment Law"** means the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*).

**"City"** means the City of Calimesa, California.

**"City Council"** means the City Council of the City.

**"County"** means the County of Riverside, California.

**"Family"** has the same meaning as specified in the State Relocation Guidelines, Section 6008, and Definitions.

**"General Plan"** means the General Plan of the City, as it may be amended from time to time.

**"Map"** or **"Project Area Map"** means the map of the Calimesa Redevelopment Project Area No. 2, as set forth in Attachment A of this Plan.

**"Person"** means any individual, or any public or private entity.

**"Plan"** or **"Redevelopment Plan"** means this Redevelopment Plan for the Project prepared, approved, and adopted pursuant to applicable provisions of the CCRL.

**"Planning Commission"** means the Planning Commission of the City.

**"Project Area"** means the area included within the boundaries of the Project shown on the Map (Attachment A) and more particularly described in the legal description of the Project Area contained in Attachment C.

**"Property on which any persons reside"** means parcels upon which any occupied residence is located and any contiguous parcels held under the same ownership.

**"State"** means the State of California.

**"Zoning Ordinance"** means the City Zoning Ordinance as it now exists and as it may be amended from time to time.



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## **II. (Sec. 200) INTRODUCTION**

This Redevelopment Plan consists of the text (Sections 100 through 900), the Project Area Map (Attachment A) incorporated herein, the General Plan Land Use Map (Attachment B) incorporated herein, the legal description of the Project Area (Attachment C) incorporated herein, and the list of Proposed Public Improvements, Projects, and Programs (Attachment D) incorporated herein. This Plan has been considered by the Planning Commission (Resolution No. 2011-03) approved by Agency (Resolution No. \_\_\_\_\_), and adopted by the City Council (Ordinance No. \_\_\_\_\_) pursuant to the CCRL and all applicable laws and ordinances.

Some sections of this Plan specifically refer to and reiterate existing CCRL statutes. In the event that these existing statutes are amended from time to time by the State legislature, causing the Plan to be in conflict with Redevelopment Law, the CCRL will be controlling.

### **A. (Sec. 201) Purposes and Objectives**

The purposes and objectives of this Redevelopment Plan are to help eliminate the conditions of blight existing in the Project Area and to help prevent the recurrence of blighting conditions therein. The Agency proposes to help eliminate such conditions and prevent their recurrence by providing, pursuant to this Plan, for the planning, development, replanning, redesign, clearance, redevelopment, reconstruction and rehabilitation of the Project Area, 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 the alteration, improvement, modernization, reconstruction, or rehabilitation, or any combination of these, of existing structures in the Project Area and by providing for open-space types of uses, such as streets and other public grounds and space around buildings, and private buildings, structures and improvements, and improvements of public or private recreation areas and other public grounds, and by providing for public improvements such as streets, freeways (including interchanges, on/off ramps, and related improvements) utilities, curbs, gutters, sidewalks, street lighting, landscaping, and other similar public 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 and such other actions as may now or hereafter be permitted by law.

The Agency will work to:

1. Encourage employment opportunities through environmental and economic improvements resulting from the redevelopment activities;
2. Provide for the rehabilitation of residential structures throughout the Project Area;
3. Provide for participation in the redevelopment of property in the Project Area by owners who agree to so participate in conformity with this Plan;
4. Provide for the management of property owned or acquired by the Agency;
5. Provide relocation assistance where Agency activities result in displacement to the extent necessary to implement the requirements of Government Code Sections 7260-7267 and related regulations or guidelines;

6. Provide public infrastructure improvements and community facilities, such as the installation, construction and/or reconstruction of streets, freeways (including interchanges, on/off ramps, and related improvements), utilities, public buildings, facilities, structures, street lighting, parks, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area;
7. Increase, improve, and preserve affordable housing in the community;
8. Acquire property, as appropriate and necessary, in order to facilitate development/redevelopment activities in the Project Area, which will eliminate the conditions of blight therein;
9. Dispose of property acquired by the Agency in the Project Area; and
10. Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies.

**III. (Sec. 300) PROJECT AREA BOUNDARIES**

The boundaries of the Project Area are illustrated on the Project Area Map contained in Attachment A; and the legal description of the boundaries of the Project Area is set forth in Attachment C; both of which are attached hereto and incorporated herein.



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**IV. (Sec. 400) PROPOSED REDEVELOPMENT ACTIONS**

**A. (Sec. 401) General**

The Agency proposes to eliminate and prevent the spread of blight in the Project Area pursuant to the following actions:

1. Acquisition, installation, development, construction, reconstruction, redesign, replanning, or reuse of streets, freeways (including interchanges, on/off ramps, and related improvements), utilities, curbs, gutters, sidewalks, street lighting, landscaping, and other public improvements, facilities, utilities or other structures;
2. Develop housing-related programs designed to assist persons affected by real property foreclosure and/or abandonment;
3. Acquisition of property in accordance with Sections 402 and 403 of this Plan and disposition of said property for uses in accordance with this Plan;
4. Redevelopment of land in cooperation with private enterprise and/or other public agencies for uses in accordance with this Plan;
5. Construction and improvement of police and fire fighting facilities, parks, plazas, playgrounds and other recreational facilities, educational facilities, community centers, library facilities, parking facilities and other public facilities as permitted by law;
6. In appropriate cases, rehabilitation of structures and improvements or development of vacant land by present owners, their successors and the Agency for uses in accordance with this Plan;
7. Assisting in the provision of improvements and enhancement of facilities for affordable housing;
8. Improving and augmenting the community's economic and employment base; and
9. Such other actions as may now or hereafter be permitted by law.

**B. (Sec. 402) Property Acquisition**

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, all real property located within the Project Area by gift, devise, exchange, purchase, or any other means authorized by law, including the use of eminent domain, except that this Plan does not authorize the Agency to acquire, by eminent domain, property on which any persons reside. Any eminent domain proceedings must commence by the date on which the effectiveness for this Plan terminates, but not to exceed twelve (12) years from the date of adoption of the ordinance approving and adopting the Plan. Such time limitation may be extended, and/or other modifications to Agency eminent domain authority codified herein, may be made only by amendment of this Redevelopment Plan. Acquisition of property will generally be achieved by cooperative negotiations between the owner of such property and the Agency.

Without the consent of the owner, 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 unless provision for such acquisition is made in the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee interest.

If required by law, 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 alterations, improvement, modernization, or rehabilitation; or (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 standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Unless otherwise provided by law, property already devoted to a public use may be acquired by the Agency through eminent domain, but property of a public body shall not be acquired without its consent.

**1. (Sec. 403) Eminent Domain Program**

The Agency's program for the acquisition of real property by eminent domain is hereby described as follows:

- a. The Agency may, but is not required to, exercise its authority to acquire real property and real property interests by eminent domain. The Agency may exercise that authority only when the following conditions are met:
  - i) The proposed acquisition is necessary to carry out this Plan; and
  - ii) The real property in the Project Area proposed to be acquired by eminent domain is not of the use excluded from acquisition by eminent domain as prescribed in Section 402; and
  - iii) The proposed acquisition is in compliance with all applicable law and regulations, including but not limited to the California Eminent Domain Law, California Code of Civil Procedure Section 1230.010 et seq. ("Eminent Domain Law"); and
  - iv) Proceedings to acquire real property or real property interests by eminent domain are commenced within the time periods prescribed under Section 402.
- b. The Agency shall offer such participation and reasonable reentry opportunities to owners, business operators, and tenants in the Project Area as are in accordance with this Plan, the CCRL, and the Agency's rules governing participation and reentry, as such rules may be amended from time to time ("Owner Participation Rules").

- c. The Agency shall provide relocation assistance and make all payments in accordance with applicable State law, including but not limited to the State Act (as defined in Section 412 of this Plan) and the State Guidelines (as defined in Section 412 of this Plan). If and when applicable, the Agency shall provide relocation assistance and benefits in accordance with all applicable federal laws and shall comply with the Agency Relocation Guidelines (as defined in Section 412 of this Plan). If the Agency's Owner Participation Rules or Agency Relocation Guidelines are amended or superseded subsequent to the adoption of the ordinance approving and adopting the Plan, the foregoing description of the Agency's eminent domain program is automatically amended to be consistent with any such amendment or new rules and no amendment of this Plan shall be required.

**C. (Sec. 404) Participation by Owners and Tenants**

**1. (Sec. 405) Owner and Tenant Participation Opportunities**

As provided for in Sections 33339 and 33339.5 of the CCRL, the Agency shall extend a reasonable opportunity to owners of real property in the Project Area to participate in the redevelopment of the Project Area if they otherwise meet the requirements prescribed by this Plan as more fully provided in the Owner Participation Rules promulgated by the Agency, which rules may be amended from time to time. The Agency shall extend reasonable preference to persons who are engaged in businesses in the Project Area to re-enter into business therein if they otherwise meet the requirements prescribed by this Plan as more fully provided in the Owner Participation Rules promulgated by the Agency, which rules may be amended from time to time.

The Agency desires participation in redevelopment by as many owners and business tenants as reasonably feasible. However, participation opportunities shall necessarily be subject to and limited by such factors as: i) the construction or expansion of public improvements and facilities, and the need to assemble parcels for such; ii) the elimination and changing of some land uses; iii) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of streets or other rights-of-way; iv) the removal, relocation, and/or installation of public utilities and other public facilities; v) the ability of the Agency and/or owners to finance acquisition and redevelopment in accordance with this Plan; vi) development experience; vii) the need, as reasonably determined by the Agency, to assemble and redevelop multiple parcels in separate ownership for public and/or private development in accordance with this Plan; and viii) any reduction in the total number of individual parcels in the Project Area.

**2. (Sec. 406) Participation Agreements**

The Agency may request that each person desiring to participate in redevelopment, pursuant to this Plan, enter into a binding agreement by which the participant agrees to rehabilitate, develop or use the participant's property in conformance with this Plan and be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In the agreement, whenever it is

appropriate to do so, 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 applicable to their properties. In the event a participant breaches the terms of an owner participation agreement, the Agency may declare the agreement terminated or may enforce compliance or restitution pursuant to the terms of the agreement or pursue any other remedies provided for in the agreement. In the event the Agency is not directly involved in the development of a particular property, a participation agreement may not be required. The determination of whether or not a participation agreement is required shall be made by the Executive Director of the Agency or his or her designated representative whose decision, subject to an appeal to the Agency Board, shall be final.

Whether or not a potential 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.

**D. (Sec. 407) Cooperation with Public Bodies**

Certain public bodies are authorized by federal or 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 shall 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 and tenant participation if such public body is willing to enter into a participation agreement with the Agency. To the extent permitted by law, the Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan.

**E. (Sec. 408) Property Management; Property Tax Allocation; In Lieu Payments**

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. The Agency may rent or lease, maintain, manage, operate, repair and clear real property of the Agency. The Agency may insure or provide for the insurance of any real property or personal property of the Agency and provide for the insurance of any operations of the Agency against risk of hazards. All such actions shall be pursuant to such policies as the Agency may adopt.

As provided for in Section 33401 of the CCRL, the Agency may in any year during which it owns property in the Project Area that is tax exempt pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

The Agency will comply with the requirements of Section 33607.5 of the CCRL.

**F. (Sec. 409) Relocation of Persons Displaced by the Project**

**1. (Sec. 410) Relocation Housing Requirements**

To the extent required under Article 9 and specifically Section 33411.1 of the CCRL, no persons or families of low and moderate income shall be temporarily or permanently displaced from housing facilities in the Project Area by an Agency project unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy. Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

**2. (Sec. 411) Replacement Housing Plan**

To the extent required by Section 33413.5 of the CCRL, except as otherwise permitted by law, not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units housing persons and families of low or moderate income from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan, pursuant to Section 33413.5 of the CCRL.

Except as otherwise permitted by law, the replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed or constructed pursuant to Section 33413 of the CCRL; (2) an adequate means of financing such rehabilitation, development or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

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

**3. (Sec. 412) Relocation Benefits and Assistance**

In accordance with the provisions of the California Relocation Assistance Act, (Government Code Section 7260 *et seq.*; the "State Act"), the CCRL, the guidelines adopted and promulgated by the California Department of Housing and Community Development to implement and interpret the State Act (Chapter 6 of Title 25 of the California Code of Regulations, beginning with Section 6000 (the "State Guidelines") to the extent consistent with the California Relocation Assistance Act, and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Agency (the "Agency Relocation Guidelines"), the Agency shall provide all relocation benefits and assistance required by law. Such relocation assistance shall be provided in the manner required by Agency Relocation Guidelines as they may be amended from time to time. If and when applicable, the Agency shall provide relocation assistance and benefits in accordance with Federal law, including but not limited to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C., Section 4601 *et seq.*; the "Federal Act") and the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs Regulations (49 Code of Federal Regulations, Part 24, beginning with Section 24.1; the "Federal Guidelines"). The Agency may provide additional benefits or payments as it may deem appropriate from available funds to implement the objectives of this Plan and to alleviate hardship. Relocation shall be conducted in accordance with all applicable CCRL provisions.

**G. (Sec. 413) Demolition, Clearance, Public Improvements, Building and Site Preparation, and Removal of Hazardous Waste**

**1. (Sec. 414) Demolition and Clearance**

The Agency may demolish, clear or move buildings, structures, or other improvements from real property as necessary to carry out the purposes of this Plan.

**2. (Sec. 415) Public Improvements**

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements include, but are not limited to the following: parking lots or structures, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, flood control facilities, natural gas distribution systems, water distribution systems, landscaping, parks, plazas, playgrounds, education facilities, police and fire fighting facilities, and any buildings, structures or improvements necessary and convenient to the full development of any of the above. A list of possible projects is set forth in Attachment D. The list set forth in Attachment D is illustrative but not exhaustive; the location, cost and description of improvements is subject to flexible application to the greatest extent allowable to achieve the greatest public benefit and to best achieve the objectives of this Plan.

As provided for in Section 33445 of the CCRL, the Agency, with the prior public hearing, consent and findings of the City Council and any other public agency that

may own the public improvement, 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 which is publicly owned and located either inside or contiguous to the Project Area upon a determination of the City Council: (1) that such buildings, facilities, structures and other improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area or provide housing for low- or moderate-income persons, (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the City; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements is consistent with the Agency's implementation plan adopted pursuant to Section 33490 of the CCRL.

As provided for in Section 33445.1 of the CCRL, the Agency, with the prior public hearing, consent and findings of the City Council and any other public agency that may own the public improvement, 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 which is publicly owned and located in a portion of the City that is outside and not contiguous to the Project Area if the City Council finds, based upon substantial evidence, all of the following: (1) the acquisition of the land or the installation or construction of the buildings, facilities, structures, or other improvements that are publicly owned are of primary benefit to the Project Area; (2) the acquisition of the land or the installation or construction of the buildings, facilities, structures, or other improvements that are publicly owned benefits the Project Area by helping to eliminate blight within the Project Area, or will directly assist in the provision of housing for low- or moderate-income persons; (3) no other reasonable means of financing the acquisition of the land or the installation or construction of the buildings, facilities, structures, or other improvements that are publicly owned, are available to the City including, but not limited to, general obligation bonds, revenue bonds, special assessment bonds, or bonds issued pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code); (4) the payment of funds for the acquisition of land or the cost of such buildings, facilities, structures, or other improvements is consistent with the implementation plan adopted pursuant to Section 33490 of the CCRL; and (5) the acquisition of land and the installation of each building, facility, structure, or improvement is provided for in the Redevelopment 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 agency, the Agency may enter into a contract with the City or other public agency under which it agrees to reimburse the City or other public agency 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. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out this Plan.

The Agency shall not pay for, either directly or indirectly, with tax increment funds the construction, including land acquisition, site clearance and design costs, or rehabilitation of a building that is, or that will be used as a city hall or county

administration building unless meeting those exceptions prescribed in Section 33445(e)(2) of the CCRL, or unless otherwise permitted by law.

**3. (Sec. 416) Preparation of Building Sites**

The Agency may develop, or cause to be developed, as a building site any real property owned or acquired by it. In connection with such development it may cause, provide or undertake or make provision with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan in the Project Area. The Agency may construct, or cause to be constructed, foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings.

**4. (Sec. 417) Removal of Hazardous Waste; Removal of Graffiti**

As provided for in Chapter 4 Article 12.5 of the CCRL, the Agency may, by following all applicable procedures provided by law, within the Project Area, take any actions which the Agency determines are necessary and which are consistent with other State and federal laws to remedy or remove a release of hazardous substances on, under or from property within the Project Area.

As provided for in Section 33420.2 of the CCRL, the Agency is authorized to take any actions that it determines are necessary to remove graffiti from public or private property upon making a finding that, because of the magnitude and severity of the graffiti within the Project Area, the action is necessary to effectuate the purposes of this Plan, and that the action will assist with the elimination of blight as defined in Sections 33030 and 33031 of the CCRL.

**H. (Sec. 418) Rehabilitation and Moving of Structures by the Agency and Seismic Repairs**

**1. (Sec. 419) Rehabilitation and Conservation**

The Agency is authorized to advise, encourage, and with the consent of the owner, assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, buildings or structures in the Project Area.

The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation and new development in the Project Area shall be subject to the following limitations:

- a) The rehabilitation must be compatible with land uses as provided for in this Plan;

- b) Rehabilitation and conservation activities must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency;
- c) Rehabilitation shall not take place where it would conflict with the expansion of public improvements, facilities, and utilities; and
- d) Rehabilitation shall not take place where it would conflict with the assembly and development of properties in accordance with this Plan.

The Agency may adopt design standards for the rehabilitation of properties in the Project Area. The Agency shall not assist in the rehabilitation or conservation of properties or improvements which, in its opinion, are not economically and/or structurally feasible.

**2. (Sec. 420) 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 substandard structure or building which can be rehabilitated, to a location within or outside the Project Area.

**3. (Sec. 421) Seismic Repairs**

For any project undertaken by the Agency within the Project Area for building rehabilitation or alteration in construction, the Agency may, by following all applicable procedures then provided by law, take those actions which the Agency determines are necessary and which are consistent with local, State, and federal law, to provide for seismic retrofit.

**I. (Sec. 422) Property Disposition and Development**

**1. (Sec. 423) Real Property Disposition and Development**

**a. (Sec. 424) General**

The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber or otherwise dispose of any interest in real or personal property. As more fully provided in Section 33433 of the CCRL, and unless otherwise permitted by law, no real property owned by the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than its fair market value at its highest and best use in accordance with the Plan, or its fair reuse value at the use and with the covenants, and conditions and development costs authorized by the sale or lease, as found and determined by the City Council and/or Agency, as applicable.

In the manner required and to the extent permitted by law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding. Except as otherwise permitted by law, all real property

acquired by the Agency in the Project Area, except property conveyed by it to the City or any other public body, shall be sold or leased to persons or entities for redevelopment and for uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public body in accordance with the CCRL.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan. During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated by 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. In the manner required and to the extent permitted by law, before any property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased for development pursuant to this Plan, such sale, lease or other disposition shall first be approved by the City Council after a public hearing held in accordance with the provisions of Section 33433 of the CCRL.

All development, whether public or private, must conform to this Plan and all applicable federal, State, and local laws, including without limitation the General Plan and Zoning Ordinance, building, environmental and other land use development codes and standards; and must receive the approval of all other appropriate public agencies.

**b. (Sec. 425) Purchase 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 may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

The Agency shall obligate lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as a part of a redevelopment project to refrain from restricting the rental, sale, or lease of the property on any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code. 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 the Project Area shall contain or be subject to such nondiscrimination and non-segregation clauses as are required by law, including Section 33436 of the CCRL.

**c. (Sec. 426) Development of Publicly Owned Improvements**

To the greatest extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement as provided for in Section 415 and/or Attachment D hereto either within or outside the Project Area for itself or for any public body or entity to the extent permitted by Sections 33445 and 33445.1 of the CCRL. 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, contiguous to, or outside the Project Area) to the extent permitted by law.

During the period of redevelopment in the Project Area, the Agency shall ensure that all provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development of the Project Area is proceeding in accordance with development documents and time schedules. All development must conform to this Plan and all applicable federal, State, and local laws, including without limitation, the General Plan, Zoning Ordinance, development code, building, environmental and other land use development standards, and must receive the approval of all other appropriate public agencies.

**2. (Sec. 427) Personal Property Disposition**

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

**J. (Sec. 428) Provision for Low and Moderate Income Housing**

**1. (Sec. 429) Definition of Terms**

The terms "affordable housing cost," "affordable rent," "replacement dwelling unit," "persons and families of low or moderate income" and "lower income households," "very low income households" and "extremely low income households" as used herein shall have the meanings as defined by the CCRL, and other State and local laws and regulations pertaining thereto as may be amended from time to time.

**2. (Sec. 430) Authority Generally**

The Agency may, inside or outside the Project Area, acquire land, donate land, improve sites, construct or rehabilitate structures, or take any other such actions as may be permitted by the CCRL in order to provide housing for persons and families of low- or moderate-income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining affordable housing within the community.

**3. (Sec. 431) Replacement Housing**

To the extent required by Sections 33413 and 33413.5 of the CCRL, except as otherwise permitted by law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the territorial jurisdiction of the Agency, in accordance with the provisions of Sections 33413 and 33413.5 of the CCRL.

**4. (Sec. 432) New or Rehabilitated Dwelling Units Developed Within the Project Area**

To the extent required by Section 33413(b)(1) of the CCRL, except as otherwise permitted by law, and prior to the termination of the effectiveness of this Plan pursuant to the time limit set forth in Section 900 hereof, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to, and occupied by, persons and families of low and moderate income; and of such thirty percent (30%), not less than fifty (50%) thereof shall be available at affordable housing cost to, and occupied by, very low income households.

To the extent required by Section 33413(b)(2)(A)(i) of the CCRL, except as otherwise permitted by law, and prior to the termination of the effectiveness of the Plan pursuant to the time limit set forth in Section 900 hereof, at least fifteen percent (15%) of all new and substantially rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to, and occupied by, very low income households.

To the extent required by Section 33413(b)(3) of the CCRL, except as otherwise permitted by law, the percentage requirements set forth in this Section 433 shall apply in the aggregate to housing developed by the Agency or developed within the Project Area and not to each individual case of rehabilitation, development or construction of dwelling units, unless the Agency determines otherwise.

To the extent required by Section 33411.3 of the CCRL, except as otherwise permitted by law, whenever all or any portion of a redevelopment project is developed with low- or moderate-income housing units and whenever any low- or moderate-income housing units are developed with any Agency assistance, or pursuant to CCRL Section 33413, the Agency shall require, by contract or other appropriate means, that the housing be made available for rent or purchase to the persons of low and moderate income displaced by implementation of the Project. Those persons and families shall be given priority in renting or buying that housing; however, failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed. The Agency shall keep a list of persons and families of low and moderate income displaced by implementation of a redevelopment project who are to be given priority and may establish reasonable rules for determining the order of priority on that list.

To satisfy percentage requirements established in this section, the Agency may purchase, or otherwise acquire or cause by regulation or agreement the purchase or other acquisition of, long-term affordability covenants on multifamily units that restrict the cost of renting or purchasing those units that either: (1) are not presently available at affordable housing cost to persons and families of low or very low income households, as applicable; or (2) are units that are presently available at affordable housing cost to this same group of persons or families, but are units that the Agency finds, based upon substantial evidence, after a public hearing, cannot reasonably be expected to remain affordable to this same group of persons or families. The Agency may also satisfy such requirements by any means legally available that are not expressly prohibited by this Plan.

The Agency may adopt and impose upon individual properties and developments in the Project Area reasonable rules, regulations and procedures to implement the requirements of this Section 432.

**5. (Sec. 433) Duration of Dwelling Unit Availability**

Except as otherwise permitted by law, the Agency shall require that all dwelling units rehabilitated, developed or constructed pursuant to Section 432 shall remain available for persons and families of low and moderate income to the extent and for the period(s) required by Sections 33334.3(f)(1) and 33413 of the CCRL.

**6. (Sec. 434) Relocation Housing**

If insufficient suitable housing units are available in the City for use by persons and families of low and moderate income displaced by the Project, the 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 the Project Area.

**7. (Sec. 435) Tax Increment Funds**

**a. (Sec. 436) Statutory Affordable Housing Set-Aside**

To the extent required by Section 33334.6 of the CCRL, unless certain findings are made, and to the extent required by CCRL Section 33334.2(a),

not less than twenty percent (20%) of all taxes that are allocated to the Agency, pursuant to CCRL Section 33670, shall be used by the Agency for the purpose of increasing, improving and preserving the community's supply of low- and moderate-income housing available at an affordable housing cost to persons and families of lower- or moderate-income, lower-income households, very low-income households and extremely low-income households.

**b. (Sec. 437) Additional Affordable Housing Set-Aside**

In order to meet a primary goal of this Plan: the provision of affordable housing, while helping to remediate impacts to the housing and construction industries that have exacerbated conditions of blight in the community, the Agency shall, as it deems appropriate and necessary in its discretion, allocate a percentage of tax increment greater than twenty percent (20%) of the gross tax increments received by the Agency for the purposes described under Section 436 above.

**V. (Sec. 500) USES PERMITTED IN THE PROJECT AREA**

**A. (Sec. 501) Project Area Map**

Attachment A illustrates the Project Area boundaries, the immediately adjacent streets, and existing public rights-of-way and public easements. Attachment B illustrates land uses and street layouts currently permitted by the General Plan in the Project Area. The land uses permitted by this Plan shall be those permitted by the General Plan and Zoning Ordinance as they each exist now or as they may hereafter be amended from time to time.

**B. (Sec. 502) Public Uses**

**1. (Sec. 503) Public Rights-of-Way**

The public street system in the Project Area shall be developed in accordance with the General Plan as it may be amended from time to time. Streets may be widened, altered, abandoned, repaired, or closed as necessary for property development within the Project Area.

It is contemplated that the Agency will construct, or aid in the construction of, certain streets designated in the Plan which are not now constructed or which may require further widening or improvement. The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public right-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or erected.

**2. (Sec. 504) Other Public Uses**

Parking, open space, public and semi-public uses may be interspersed with other uses in any area.

**C. (Sec. 505) Other Public, Semi-Public, Institutional, and Nonprofit Uses**

The Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, parking facilities, libraries, educational, fraternal, employee, philanthropic, and charitable institutions, utilities, multi-modal transit facilities, and facilities of other similar purposes, associations or organizations. All such uses shall conform to the General Plan, as it may be amended from time to time.

**D. (Sec. 506) General Controls and Limitations**

All real property in the Project Area is hereby made subject to the controls and limitations of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan and all applicable laws, codes and ordinances as each may be amended from time to time. The Agency reserves the right to condition any development which requires a building permit with such conditions as to make the proposed development consistent with the overall purposes of this Plan. The type, size, height, number, and use of buildings within the Project Area shall be controlled by applicable planning and development codes and the

Zoning Ordinance consistent with the General Plan, as each may be amended from time to time.

**1. (Sec. 507) New Construction**

Except as otherwise permitted or required by the Agency, all new construction shall comply with all applicable State and local laws and regulations pertaining thereto as amended from time to time, including without limitation the Building, Electrical, Energy, Heating and Ventilating, Housing and Plumbing Codes of the City and the General Plan and the Zoning Ordinance, as each may be amended from time to time. Off-street parking spaces and loading facilities shall be designated to comply with the Zoning Ordinance, as amended from time to time. The number of off-street parking spaces required shall be regulated by the Zoning Ordinance, as amended from time to time. All off-street parking spaces and loading areas shall be paved, lighted and landscaped in accordance with the Zoning Ordinance, or other applicable regulation, as each may be amended from time to time.

**2. (Sec. 508) Rehabilitation**

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved, buildings and structures in the Project Area. Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will meet the following requirements: (1) be safe and sound in all physical respects, and (2) be attractive in appearance and not detrimental to the surrounding areas. Property rehabilitation standards for the rehabilitation of existing buildings and site improvements may be established by the Agency.

**3. (Sec. 509) Number of Dwelling Units**

There are approximately 764 multi- or single-family dwelling units located within the Project Area. The number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the General Plan, as may be amended from time to time, and as implemented by local codes and ordinances.

**4. (Sec. 510) Open Space and Landscaping**

The approximate amount of open space to be provided in the Project Area will be the total of all areas that will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted through limits on land covered by this Plan to be covered by buildings.

Landscape plant palettes used in the Project Area shall ensure optimum use of drought tolerant and pollution resistant plant material.

**5. (Sec. 511) Land Coverage**

Land coverage permitted in the Project Area shall not exceed coverages permitted by the Zoning Ordinance, as amended from time to time.

**6. (Sec. 512) Light, Air, and Privacy**

In all areas sufficient space shall be maintained between buildings pursuant to the Zoning Ordinance to provide adequate light, air and privacy.

**7. (Sec. 513) Signs**

All signs shall be subject to the provisions of the Zoning Ordinance and applicable municipal codes, as each may be amended from time to time.

**8. (Sec. 514) Utilities**

All utilities shall be placed underground when physically, legally and economically feasible.

**9. (Sec. 515) 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 pursuant to the Zoning Ordinance shall be permitted in any part of the Project Area.

**10. (Sec. 516) Nondiscrimination and Non-segregation**

There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

**11. (Sec. 517) Consistency with General Plan and Zoning Ordinance**

All development within the Project Area shall be consistent with the applicable General Plan and Zoning Ordinance, as each may be amended from time to time.

**E. (Sec. 518) Building Permits**

For a building which is subject to a contract with the Agency, no permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed, unless and until the application for such permit has been approved by City designated officials. Any such permit that is issued must be in conformance with the provisions of this Plan and any applicable disposition and development or participation agreement.



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**VI. (Sec. 600) METHODS FOR FINANCING THE PROJECT**

**A. (Sec. 601) General Description of the Proposed Financing Methods**

Upon adoption of this Plan by the City Council, the Agency is authorized to finance implementation of the Project with property tax increment revenues, interest income, Agency bonds, loans from private institutions, proceeds from the sale or lease of property, financial assistance, including grants and loans, from the City, County, State of California, Federal Government, or any other public agency, or any other legally available source. The City may, in accordance with the law, make advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by any agreement between the City and the Agency.

The Agency is authorized to issue bonds from time to time if appropriate and feasible in an amount sufficient to finance implementation of 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 or other obligations by reason of their issuance. The bonds and other obligations of the Agency are not a debt of the City, nor the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; such bonds and other obligations shall so state on their face. The bonds and other obligations do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

**B. (Sec. 602) Tax Increment**

As provided for in Section 33670 of the CCRL, all taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Riverside, City of Calimesa, any district, or 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 the taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area 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 approving and adopting this Plan, 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 allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of the ordinance approving and adopting this Plan 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 approving and adopting this Plan shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).

- 2) Except as provided in subsection (3) below, 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 Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project and the redevelopment activities described in this Plan. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subsection (1) above, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective taxing agencies. When the 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 Area shall be paid to the respective taxing agencies as taxes on all other property are paid.
- 3) That portion of the taxes in excess of the amount identified in subsection (1) above, 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 approved by the voters of the taxing agency on or after January 1, 1989, 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.
- 4) The portion of tax revenues allocated to the Agency pursuant to subsection (2) above may be irrevocably pledged by the Agency for the payment of the principal 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. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project, or as otherwise permitted by law.

- 5) As provided for in Section 33333.2(a)(1)(A) of the CCRL, no loan, advance or indebtedness to finance in whole or in part the Project and payable in whole or in part from tax increment revenues pursuant to subsection (2) above shall be established or incurred by the Agency after a date twenty (20) years from the effective date of the ordinance approving and adopting this Plan. This limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33333.8 of the CCRL. The loans, advances, or indebtedness may be repaid over a period of time longer than this time limit as provided in this section. Except as provided above, no loans, advances, or indebtedness to be repaid

from the allocation of taxes shall be established or incurred by the Agency beyond this time limitation.

The limits set forth above shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time to repay indebtedness as set forth in subsection (7) below, or as otherwise permitted by law.

- 6) Unless otherwise permitted by law, the time limitation established by subsection (5) above may be extended only by amendment of this Plan after the Agency finds, based on substantial evidence, that (i) significant blight remains within the Project Area, and (ii) this blight cannot be eliminated without the establishment of additional debt. However, unless otherwise permitted by law, this amended time limitation may not exceed 30 years from the effective date of the ordinance approving and adopting this Plan except as necessary to comply with subsection (a) of CCRL Section 33333.8.
- 7) As provided for in CCRL Section 33333.2(a)(3), unless otherwise permitted by law, the Agency shall not repay indebtedness with the proceeds of property taxes received pursuant to CCRL Section 33670 after forty-five (45) years from the effective date of the ordinance approving and adopting this Plan. After the time limit established pursuant to this subsection, unless otherwise permitted by law, the Agency may not receive property taxes pursuant to Section 33670 of the CCRL pursuant to subsection (2) above. This limit shall not prevent the Agency from receiving and using tax increment funds in order to fulfill its housing obligation under CCRL Section 33333.8.
- 8) As provided for in CCRL Section 33334.1, the amount of bonded indebtedness issued pursuant to CCRL Section 33640 *et seq.*, exclusive of other Agency contractual obligations and other forms of indebtedness of the Agency to be repaid in whole or in part from the allocation of taxes pursuant to CCRL Section 33670, pursuant to subdivision 2) above, which can be outstanding at any one time shall not exceed \$75 million in principal amount, except by amendment of this Plan.

**C. (Sec. 603) Other Loans and Grants**

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available and appropriate in carrying out the Project.



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**VII. (Sec. 700) ACTIONS BY THE CITY**

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

- a) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets 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 requirements of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan;
- b) Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Project Area;
- c) Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan;
- d) Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the improvement of the Project Area to be commenced and carried to completion without unnecessary delays; and
- e) The undertaking and completion of any other proceedings necessary to implement the Project.



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**VIII. (Sec. 800) ADMINISTRATION, ENFORCEMENT, AMENDMENT, AND INTERPRETATION OF THE PLAN**

- a) The administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the Agency or the City, as appropriate.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan.

- b) This Plan may be amended by means established in the CCRL or by any other procedure hereinafter established by law. Any amendment to the General Plan affecting any portion of this Plan text and/or Project Area Map shall automatically amend this Plan accordingly to conform thereto.
- c) All provisions of this Plan that impose obligations on the Agency in accordance with the CCRL or other State or federal laws shall be interpreted to bind the Agency only if and to the extent the Agency would be bound under the applicable provision of the CCRL or such other State or federal law.



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**IX. (Sec. 900) EFFECTIVENESS OF THIS PLAN**

Except for the nondiscrimination and non-segregation provisions (which shall run in perpetuity), or the obligation to repay any indebtedness as provided in Sections 601 through 603, and as provided for in Section 33333.2(a)(2) of the CCRL, the effectiveness of this Plan shall be thirty (30) years from the effective date of the ordinance approving and adopting this Plan. Provisions in documents providing for the payment or repayment of indebtedness may be made effective for the longest time legally allowable, as provided for in Sections 33333.2(a)(1)(A), (B) and 33333.2(a)(3) of the CCRL, for the purpose of repaying in full all loans, advances, and indebtedness of the Agency.

After the time limits on the effectiveness of the Redevelopment Plan, and without limitation as to any authority the City may have (including with regard to agreements entered into by and covenants established for the benefit of the Agency), the Agency shall have no authority to act pursuant to the Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to applicable CCRL Sections in which case the Agency shall retain its authority to implement requirements under these Sections, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.



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# ATTACHMENTS

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ATTACHMENT A

PROJECT AREA MAP

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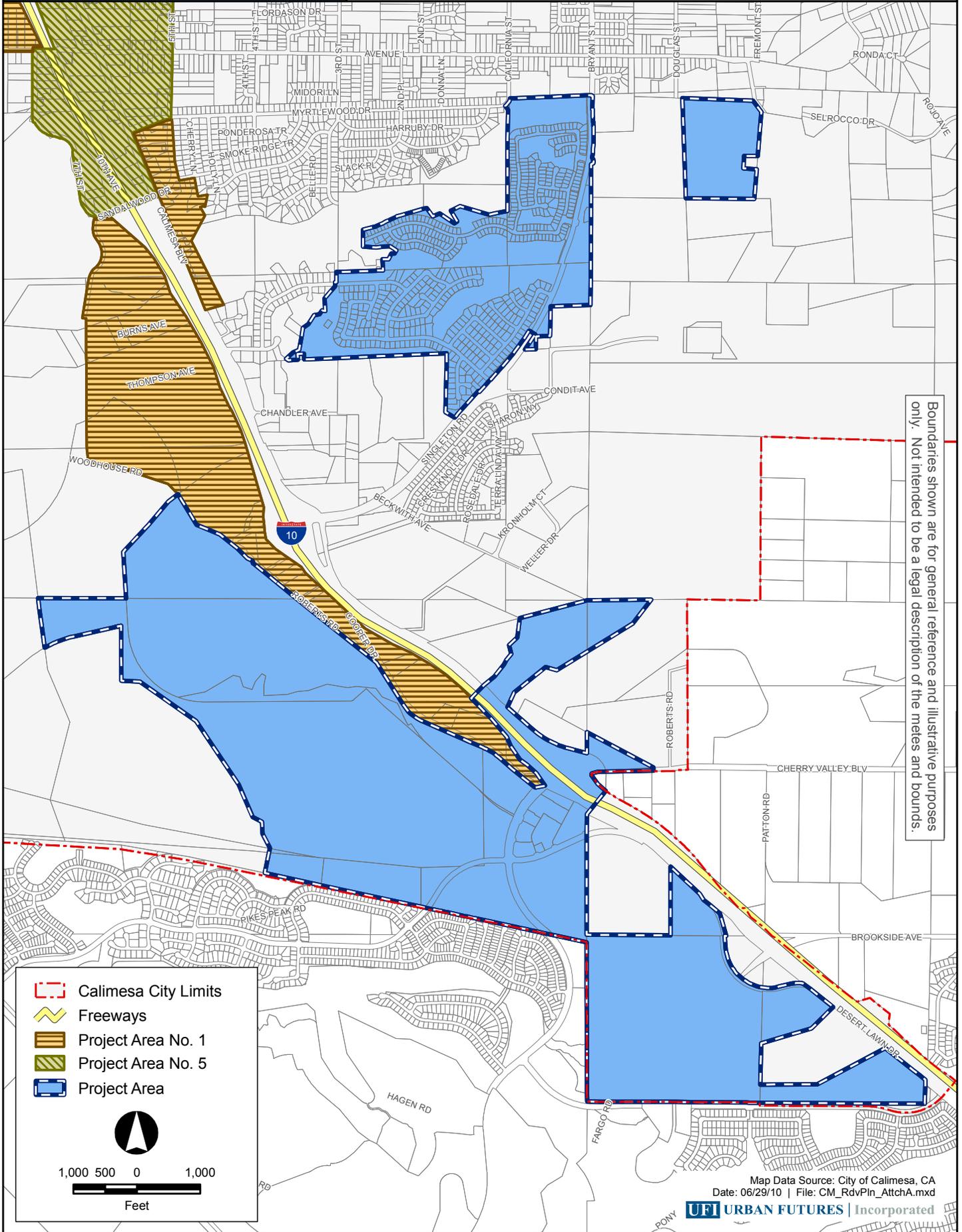


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# ATTACHMENT A PROJECT AREA MAP

# CALIMESA REDEVELOPMENT PROJECT AREA NO. 2 Calimesa Redevelopment Agency





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# ATTACHMENT B

## GENERAL PLAN LAND USE MAP

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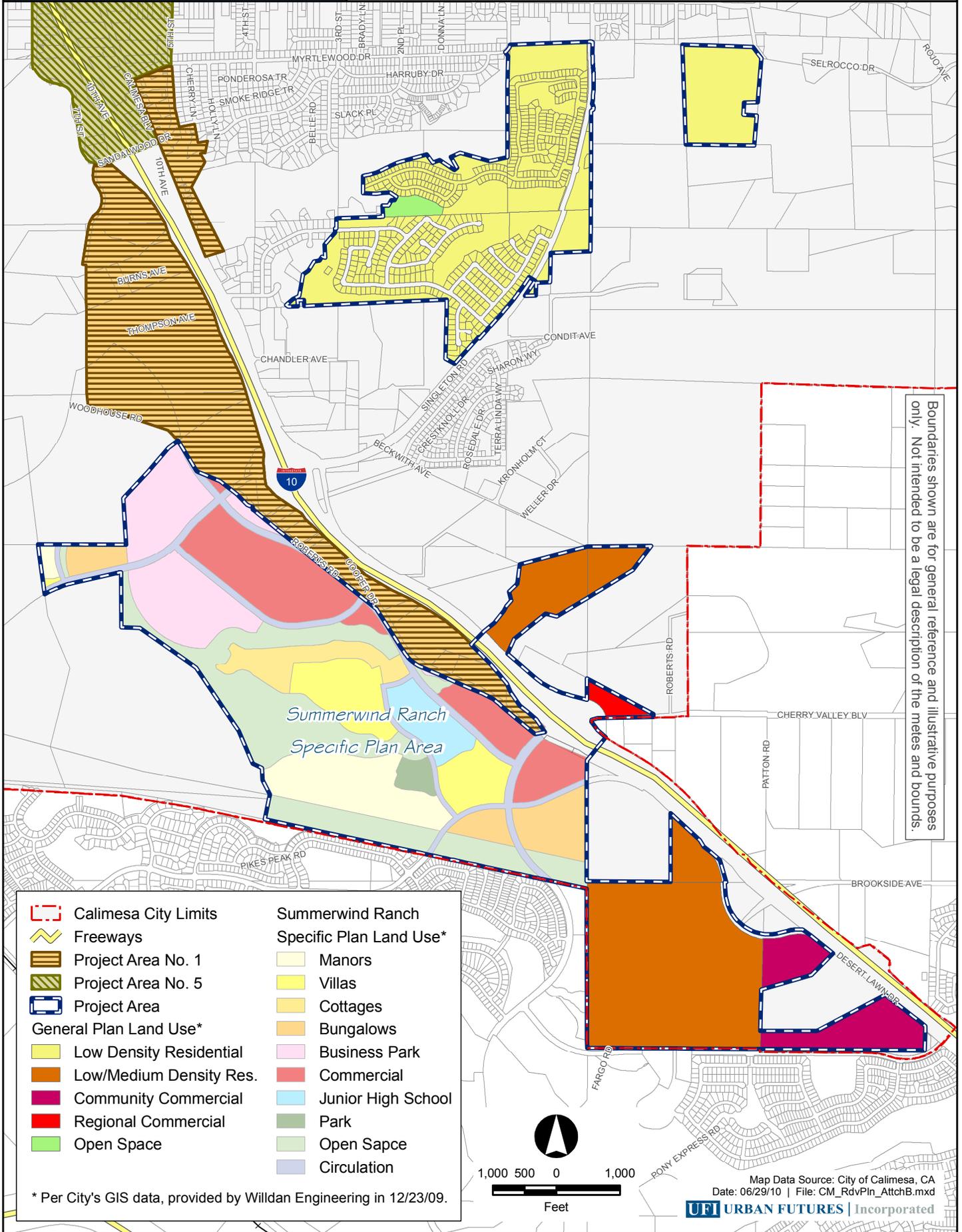


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# ATTACHMENT B GENERAL PLAN LAND USE MAP

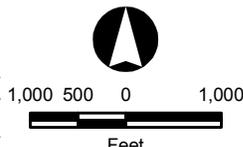
# CALIMESA REDEVELOPMENT PROJECT AREA NO. 2 Calimesa Redevelopment Agency



Boundaries shown are for general reference and illustrative purposes only. Not intended to be a legal description of the metes and bounds.

- |                               |   |
|-------------------------------|---|
| Calimesa City Limits          | <b>Summerwind Ranch Specific Plan Land Use*</b> |
| Freeways                      | Manors  |
| Project Area No. 1            | Villas  |
| Project Area No. 5            | Cottages  |
| Project Area                  | Bungalows                                       |
| <b>General Plan Land Use*</b> | Business Park                                   |
| Low Density Residential       | Commercial                                      |
| Low/Medium Density Res.       | Junior High School                              |
| Community Commercial          | Park  |
| Regional Commercial           | Open Sapce                                      |
| Open Space                    | Circulation                                     |

\* Per City's GIS data, provided by Willdan Engineering in 12/23/09.





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# ATTACHMENT C

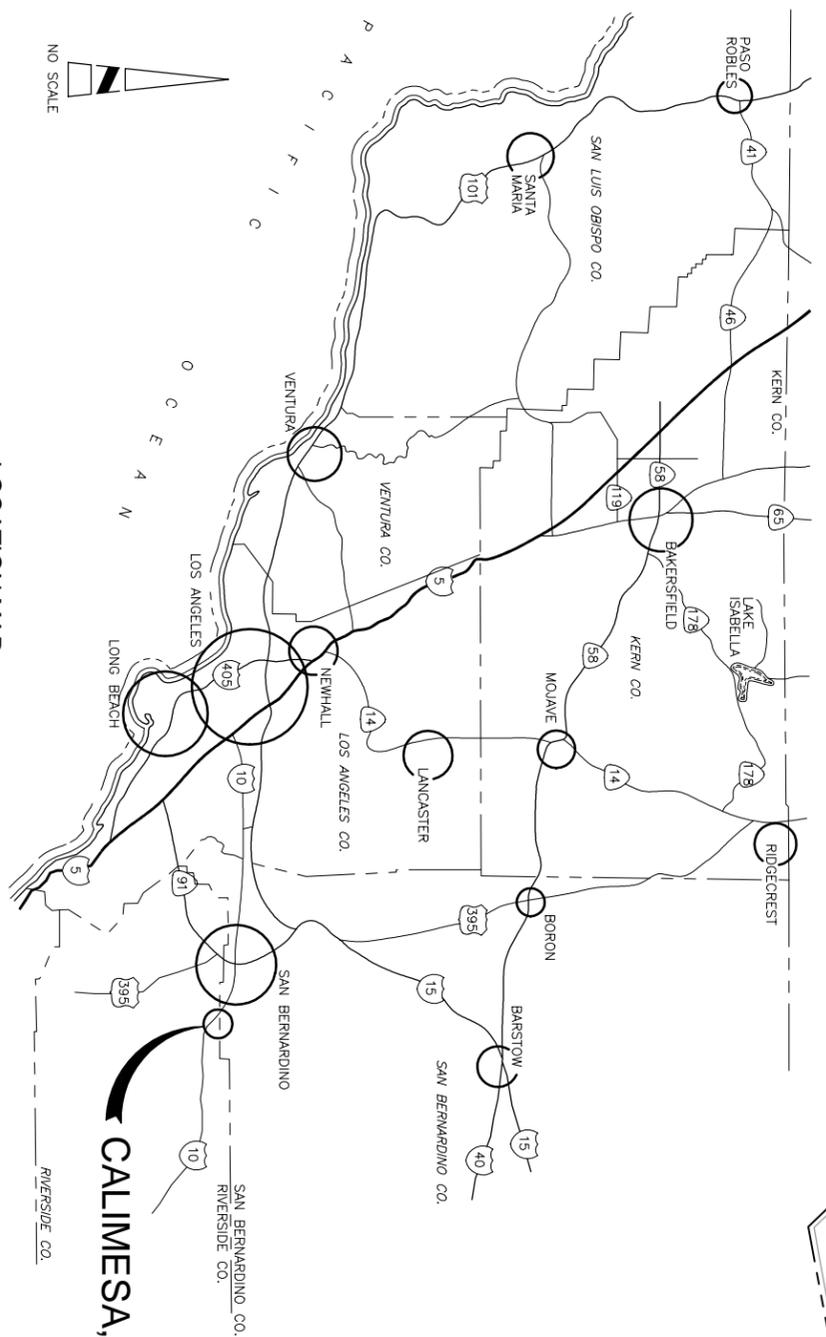
## LEGAL DESCRIPTION

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LOCATION MAP

CALIMESA, CA

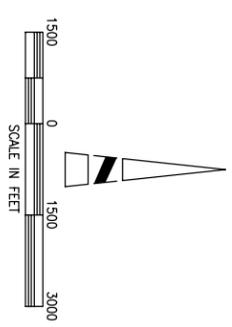
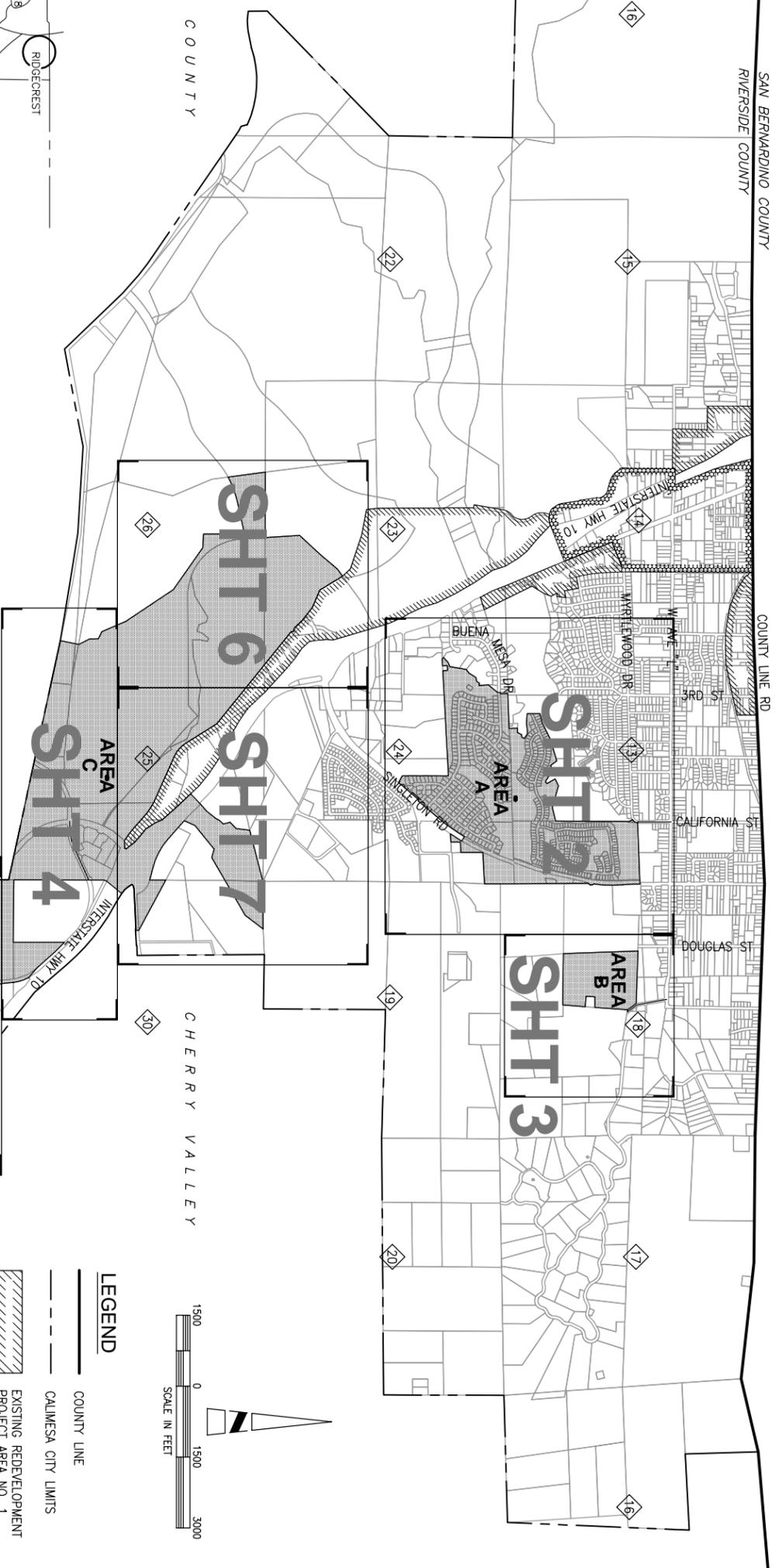


5-6-10  
DATE



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CALIMESA REDEVELOPMENT AGENCY  
**PROPOSED CALIMESA REDEVELOPMENT PROJECT**  
 AREA NO. 2  
 SHEET **1** OF 7 SHEET



- LEGEND**
- COUNTY LINE
  - CALIMESA CITY LIMITS
  - EXISTING REDEVELOPMENT PROJECT AREA NO. 1
  - EXISTING REDEVELOPMENT PROJECT AREA NO. 5
  - PROPOSED REDEVELOPMENT PROJECT AREA NO. 2 (1,143 ACRES)
  - SECTION NUMBER

12S, K2W, S.B.M

12S, R1W, S.B.M



**LEGEND**

- COUNTY LINE
- CALIMESA CITY LIMITS
- EXISTING REDEVELOPMENT PROJECT AREA NO. 1
- EXISTING REDEVELOPMENT PROJECT AREA NO. 5
- PROPOSED REDEVELOPMENT PROJECT AREA NO. 2 (1.143 ACRES)
- COURSE NUMBER
- ASSESSOR'S PARCEL NUMBER

SCALE IN FEET: 0, 300, 600

DATE: 5-6-10

COURSE NUMBER	COURSE	LENGTH	COURSE NUMBER	COURSE	LENGTH
1	N 87°44'13" E	1297.27'	36	N 09°31'31" E	345.00'
2	S 00°01'22" E	137.79'	37	N 53°01'31" E	95.00'
3	CURVE RADIUS DELTA 2560.00' 05°16'06"	235.39'	38	N 33°01'31" E	180.00'
4	CURVE RADIUS DELTA 2560.00' 13°35'10"	607.03'	39	N 79°46'31" E	80.00'
5	S 35°32'15" E	34.29'	40	N 36°01'31" E	75.00'
6	S 15°25'20" W	30.00'	41	S 76°28'29" E	42.88'
7	S 75°57'50" E	12.30'	42	N 03°14'28" E	195.91'
8	S 15°25'20" W	30.00'	43	N 39°16'20" E	250.98'
9	S 59°51'31" W	32.07'	44	N 03°20'59" W	60.00'
10	S 00°17'04" E	1572.72'	45	N 86°41'17" E	32.00'
11	S 00°41'57" W	289.92'	46	N 03°20'59" W	155.05'
12	S 00°16'21" W	334.15'	47	N 87°41'17" E	744.38'
13	S 86°47'15" W	666.81'	48	N 03°21'26" W	175.53'
14	S 00°09'49" W	463.20'	49	N 86°41'15" W	25.36'
15	S 86°53'16" W	220.00'	50	N 89°55'25" E	68.92'
16	S 00°09'49" W	200.00'	51	N 28°51'27" E	99.90'
17	S 86°53'16" E	171.53'	52	N 88°51'09" E	47.96'
18	CURVE RADIUS DELTA 4555.00' 03°35'30"	285.54'	53	N 28°19'20" E	60.71'
19	N 58°53'29" W	110.00'	54	N 55°55'42" W	116.79'
20	CURVE RADIUS DELTA 4445.00' 09°41'06"	751.36'	55	S 88°25'22" W	108.90'
21	S 40°47'37" W	489.35'	56	S 81°48'47" W	112.40'
22	N 49°12'23" W	25.00'	57	N 85°28'56" W	206.91'
23	S 40°47'37" W	500.00'	58	N 00°01'04" E	270.00'
24	S 49°12'23" E	5.00'	59	N 75°31'04" E	205.00'
25	S 40°47'37" W	60.53'	60	N 64°01'04" E	370.00'
26	N 61°29'15" W	166.16'	61	N 73°31'04" E	488.00'
27	N 00°10'16" E	975.54'	62	S 35°58'56" E	160.00'
28	S 86°53'16" W	2229.68'	63	N 69°01'04" E	120.00'
29	N 03°44'00" W	100.00'	64	S 56°28'56" E	275.00'
30	S 86°53'16" W	100.00'	65	N 54°01'04" E	55.00'
31	S 03°06'44" E	100.00'	66	N 29°28'56" W	200.00'
32	S 86°53'16" W	146.00'	67	N 65°01'04" E	160.00'
33	N 53°20'23" W	45.75'	68	S 74°38'56" E	475.00'
34	N 47°51'31" E	146.00'	69	N 76°31'04" E	294.53'
35	N 65°31'31" E	98.00'	70	N 00°19'48" W	1550.10'
			71	N 31°31'17" W	80.36'
			72	CURVE RADIUS DELTA 175.00' 42°24'51"	129.55'
			73	CURVE RADIUS DELTA 175.00' 01°51'40"	5.68'

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CALIMESA REDEVELOPMENT AGENCY

**PROPOSED CALIMESA REDEVELOPMENT PROJECT**

**AREA NO. 2**

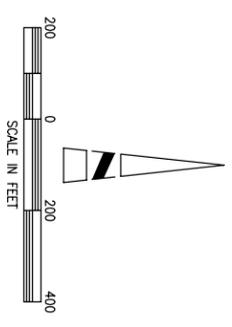
SHEET **2** OF 7 SHEET



COURSES:

P1	S 10°01'32" E	643.55'
P2	S 36°41'49" E	247.99'
P3	N 81°14'14" W	42.77'

1	S 04°17'49" W	690.79'
2	S 89°08'07" W	225.55'
3	S 02°58'55" W	186.87'
4	S 86°21'39" E	220.25'
5	S 04°19'38" W	476.75'
6	N 89°24'04" W	1085.10'
7	N 02°04'50" W	1575.11'
8	S 88°05'20" E	1111.78'
9	S 36°41'49" E	224.62'

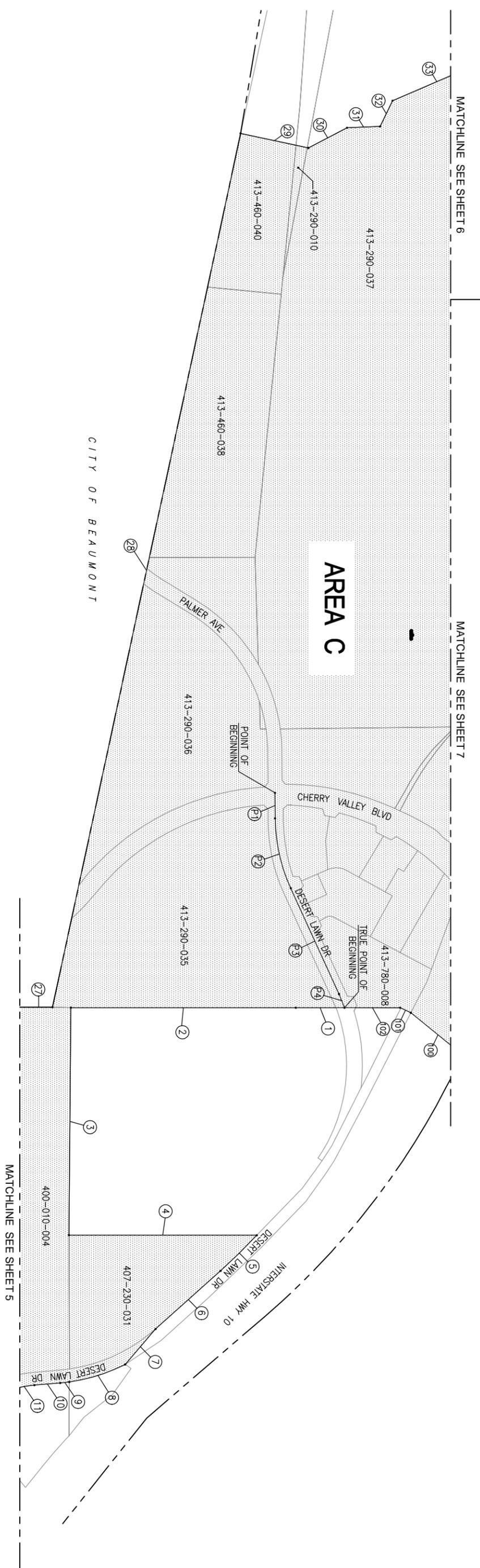


LEGEND

- COUNTY LINE
- CALIMESA CITY LIMITS
- EXISTING REDEVELOPMENT PROJECT AREA NO. 1
- EXISTING REDEVELOPMENT PROJECT AREA NO. 5
- PROPOSED REDEVELOPMENT PROJECT AREA NO. 2 (1.143 ACRES)
- COURSE NUMBER
- 487-330-001 ASSESSOR'S PARCEL NUMBER

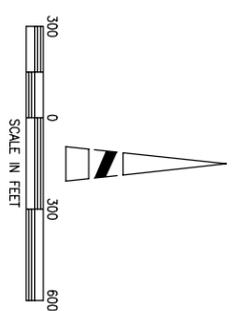


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**COURSES:**

①	S 00°01'15" W	281.07'
②	S 00°01'02" W	1298.84'
③	S 89°29'46" E	1317.70'
④	N 00°01'21" E	1084.89'
⑤	CURVE RADIUS DELTA LENGTH 3456.00' 04°52'01" 293.57'	
⑥	S 41°52'34" E	504.71'
⑦	S 49°31'37" E	269.98'
⑧	CURVE RADIUS DELTA LENGTH 1030.00' 18°53'52" 339.72'	
⑨	CURVE RADIUS DELTA LENGTH 1030.00' 02°57'27" 53.17'	
⑩	S 04°47'50" E	149.72'
⑪	CURVE RADIUS DELTA LENGTH 670.00' 77°44'13" 909.03'	
⑫	N 89°28'51" E	148.02'
⑬	CURVE RADIUS DELTA LENGTH 1000.00' 23°55'44" 417.35'	
⑭	N 65°34'07" E	673.41'
⑮	CURVE RADIUS DELTA LENGTH 1000.00' 04°54'05" 85.55'	
⑯	N 00°01'21" E	2512.80'
⑰	N 77°53'08" W	5176.22'
⑱	N 12°06'52" E	400.00'
⑲	N 27°34'19" W	252.12'
⑳	N 02°23'16" W	191.17'
㉑	N 64°16'39" W	165.03'
㉒	N 23°22'01" W	556.50'
㉓	S 39°09'31" W	405.61'
㉔	S 25°02'03" W	68.00'
㉕	S 00°01'15" W	321.28'

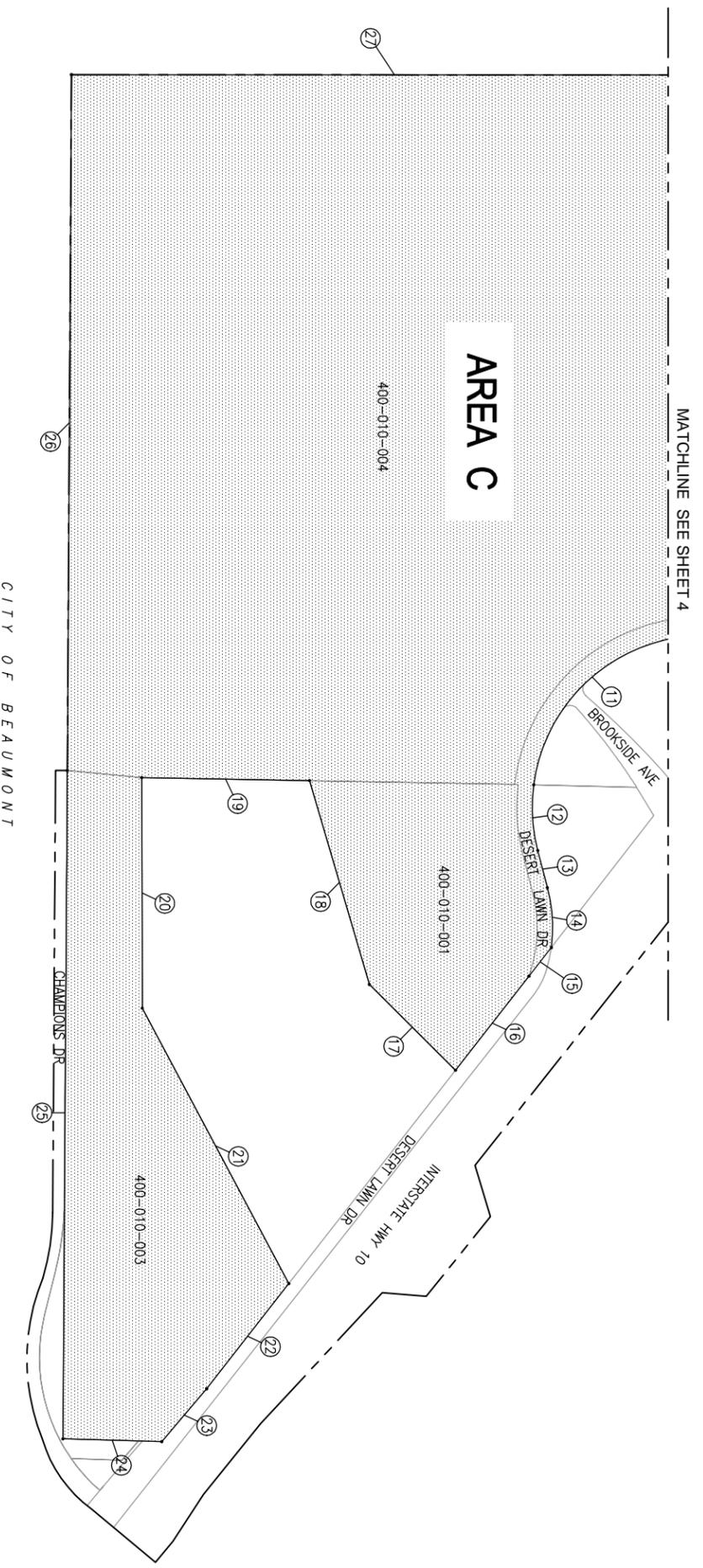


**LEGEND**

- COUNTY LINE
- CALIMESA CITY LIMITS
- EXISTING REDEVELOPMENT PROJECT AREA NO. 1
- EXISTING REDEVELOPMENT PROJECT AREA NO. 5
- PROPOSED REDEVELOPMENT PROJECT AREA NO. 2 (1.143 ACRES)
- ① COURSE NUMBER
- 487-330-001 ASSESSOR'S PARCEL NUMBER

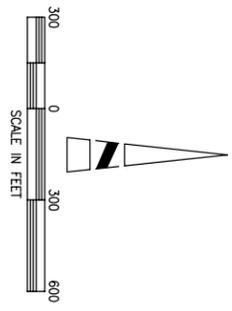


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COURSES:

COURSE	CURVE RADIUS	DELTA	LENGTH
11	670.00'	77°44'13"	909.03'
12	670.00'	22°06'13"	258.47'
13	N 75°28'48" E		149.58'
14	CURVE RADIUS	DELTA	LENGTH
	630.00'	21°25'31"	235.58'
15	S 52°04'00" E		141.83'
16	S 52°04'00" E		465.17'
17	S 44°56'00" W		473.84'
18	S 73°39'37" W		828.45'
19	S 01°03'00" W		652.92'
20	N 89°52'00" E		899.56'
21	N 62°02'35" E		1216.58'
22	S 52°04'00" E		520.61'
23	CURVE RADIUS	DELTA	LENGTH
	9950.00'	01°33'13"	269.80'
24	S 01°33'45" W		385.33'
25	N 89°37'21" W		2607.77'
26	N 89°39'19" W		2714.92'
27	N 00°01'21" E		2512.80'



LEGEND

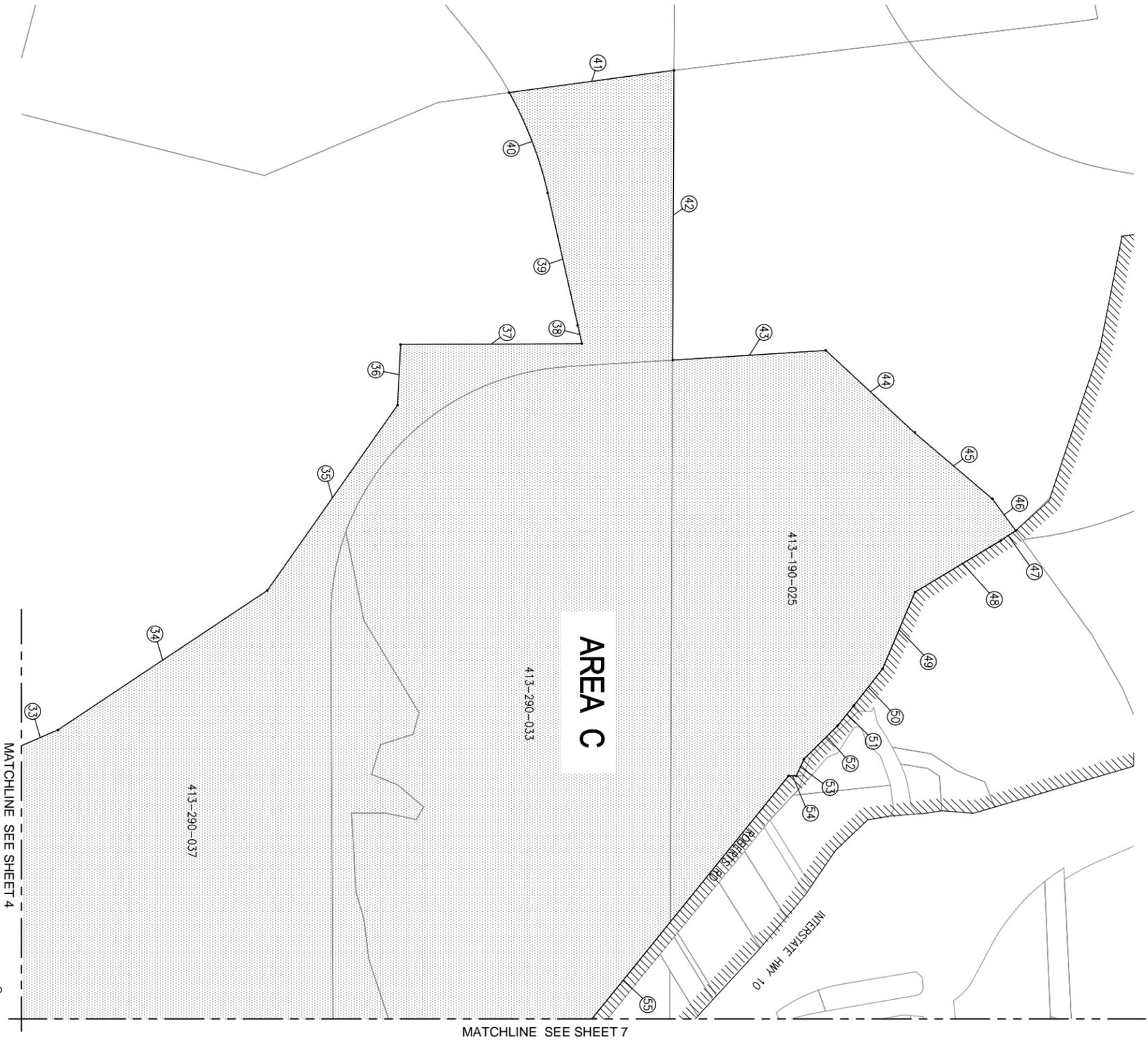
- COUNTY LINE
- CALIMESA CITY LIMITS
- EXISTING REDEVELOPMENT PROJECT AREA NO. 1
- EXISTING REDEVELOPMENT PROJECT AREA NO. 5
- PROPOSED REDEVELOPMENT PROJECT AREA NO. 2 (1.143 ACRES)
- COURSE NUMBER
- 487-330-001 ASSESSOR'S PARCEL NUMBER



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CALIMESA REDEVELOPMENT AGENCY  
**PROPOSED CALIMESA REDEVELOPMENT PROJECT**  
**AREA NO. 2**  
 SHEET **5** OF 7 SHEET

5-6-10  
 DATE

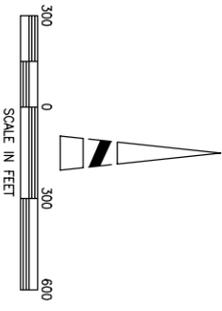


MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 4

COURSES:

33	N 23°22'01" W	556.50'
34	N 33°43'08" W	1201.18'
35	N 55°00'05" W	1082.38'
36	N 87°10'02" W	290.68'
37	N 00°13'59" W	865.56'
38	CURVE RADIUS DELTA 4000.00' 01°17'23"	LENGTH 90.04'
39	S 77°16'54" W	649.31'
40	CURVE RADIUS DELTA 1800.00' 16°25'26"	LENGTH 515.97'
41	N 07°42'00" W	793.71'
42	S 89°45'07" E	1385.75'
43	N 03°35'06" W	731.43'
44	N 42°54'17" E	580.00'
45	N 40°24'34" E	485.74'
46	N 53°50'31" E	188.61'
47	S 33°30'15" E	85.00'
48	S 31°04'00" E	478.00'
49	S 67°06'50" E	397.71'
50	S 52°06'09" E	223.03'
51	S 51°20'51.75" E	121.70'
52	S 44°49'03" E	228.36'
53	S 65°26'59" E	89.00'
54	S 00°04'08" E	36.98'
55	S 51°07'04" E	2504.94'



LEGEND

- COUNTY LINE
- CALIMESA CITY LIMITS
- EXISTING REDEVELOPMENT PROJECT AREA NO. 1
- EXISTING REDEVELOPMENT PROJECT AREA NO. 5
- PROPOSED REDEVELOPMENT PROJECT AREA NO. 2 (1.145 ACRES)
- COURSE NUMBER
- 487-330-001 ASSESSOR'S PARCEL NUMBER



5-6-10  
DATE



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CALIMESA REDEVELOPMENT AGENCY  
**PROPOSED CALIMESA REDEVELOPMENT PROJECT**  
**AREA NO. 2**  
 SHEET **6** OF 7 SHEET



## PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2

CALIMESA REDEVELOPMENT AGENCY  
CITY OF CALIMESA, RIVERSIDE COUNTY, CALIFORNIA  
PROPOSED PROJECT AREA = 1,143 ACRES, MORE OR LESS

### GEOGRAPHIC DESCRIPTION

#### AREA A

CONTAINING APPROXIMATELY 257 ACRES, MORE OR LESS.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN PORTIONS OF SECTIONS 13 AND 24, T2S, R2W, S.B.M., AND SECTION 18, T2S, R1W, S.B.M., IN THE CITY OF CALIMESA, RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF EAST AVENUE "L" AND CALIFORNIA STREET AS SHOWN ON AMENDED RECORD OF SURVEY FILED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER ON APRIL 7, 2006, IN BOOK 121 OF RECORDS OF SURVEY AT PAGES 92 THROUGH 98; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID CALIFORNIA STREET, S 00° 00' 22" E, A DISTANCE OF 713.43 FEET (COURSE P1); THENCE N 87° 44' 13" E, A DISTANCE OF 20.39 FEET (COURSE P2) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CALIFORNIA STREET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING:**

1. THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N 87° 44' 13" E, A DISTANCE OF 1297.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET, THENCE CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 8 COURSES (COURSES 2 THROUGH 9)
2. S 00° 01' 22" E, A DISTANCE OF 137.79 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST;
3. THENCE ALONG SAID CURVE HAVING A RADIUS OF 2560.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 05° 16' 06", AN ARC LENGTH OF 235.39 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;
4. THENCE ALONG SAID CURVE HAVING A RADIUS OF 2560.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 13° 35' 10", AN ARC LENGTH OF 607.03 FEET;

5. THENCE, S 35° 32' 15" E, A DISTANCE OF 34.29 FEET;
6. THENCE, S 15° 25' 20" W, A DISTANCE OF 30.00 FEET;
7. THENCE, S 75° 57' 50" E, A DISTANCE OF 12.30 FEET;
8. THENCE, S 15° 25' 20" W, A DISTANCE OF 30.00 FEET;
9. THENCE, S 59° 51' 31" W, A DISTANCE OF 32.07 FEET;
10. THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET, S 00° 17' 04" E, A DISTANCE OF 1572.72 FEET TO THE NORTHEAST CORNER OF SECTION 24, T2S, R1W, S.B.M.;
11. THENCE ALONG THE EAST LINE OF SAID SECTION 24, S 00° 41' 57" W, A DISTANCE OF 289.92 FEET;
12. THENCE, CONTINUING ALONG SAID EAST LINE OF SECTION 24, S 00° 16' 21" W, A DISTANCE OF 334.15 FEET;
13. THENCE DEPARTING SAID EAST LINE OF SECTION 24, S 86° 47' 15" W, A DISTANCE OF 666.81 FEET ;
14. THENCE, S 00° 09' 49" W, A DISTANCE OF 463.20 FEET;
15. THENCE, S 86° 53' 16" W, A DISTANCE OF 220.00 FEET;
16. THENCE, S 00° 09' 49" W, A DISTANCE OF 200.00 FEET;
17. THENCE, S 86° 53' 16" E, A DISTANCE OF 171.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SINGLETON ROAD, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;
18. THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 4555.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 03° 35' 30", AN ARC LENGTH OF 285.54 FEET;
19. THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N 58° 53' 29" W, A DISTANCE OF 110.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SINGLETON ROAD, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;
20. THENCE ALONG SAID NON-TANGENT WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 4445.00 FEET,

THROUGH A CENTRAL ANGLE (DELTA) OF 09° 41' 06", AN ARC LENGTH OF 751.36 FEET;

21. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 40° 47' 37" W, A DISTANCE OF 489.35 FEET;
22. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 49° 12' 23" W, A DISTANCE OF 25.00 FEET;
23. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 40° 47' 37" W, A DISTANCE OF 500.00 FEET;
24. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 49° 12' 23" E, A DISTANCE OF 5.00 FEET;
25. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 40° 47' 37" W, A DISTANCE OF 60.53 FEET;
26. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SINGLETON ROAD, N 61° 29' 15" W, A DISTANCE OF 166.16 FEET;
27. THENCE, N 00° 10' 16" E, A DISTANCE OF 975.54 FEET;
28. THENCE, S 86° 53' 16" W, A DISTANCE OF 2229.68 FEET;
29. THENCE, N 03° 44' 00" W, A DISTANCE OF 100.00 FEET;
30. THENCE, S 86° 53' 16" W, A DISTANCE OF 100.00 FEET;
31. THENCE, S 03° 06' 44" E, A DISTANCE OF 100.00 FEET;
32. THENCE, S 86° 53' 16" W, A DISTANCE OF 146.00 FEET;
33. THENCE, N 53° 20' 23" W, A DISTANCE OF 45.75 FEET;
34. THENCE, N 47° 51' 31" E, A DISTANCE OF 146.00 FEET;
35. THENCE, N 65° 31' 31" E, A DISTANCE OF 98.00 FEET;
36. THENCE, N 09° 31' 31" E, A DISTANCE OF 345.00 FEET;
37. THENCE, N 53° 01' 31" E, A DISTANCE OF 95.00 FEET;
38. THENCE, N 33° 01' 31" E, A DISTANCE OF 180.00 FEET;
39. THENCE, N 79° 46' 31" E, A DISTANCE OF 80.00 FEET;

40. THENCE, N 38° 01' 31" E, A DISTANCE OF 75.00 FEET;
41. THENCE, S 76° 28' 29" E, A DISTANCE OF 42.88 FEET;
42. THENCE, N 03° 14' 28" E, A DISTANCE OF 195.91 FEET;
43. THENCE, N 39° 16' 20" E, A DISTANCE OF 250.98 FEET;
44. THENCE, N 03° 20' 59" W, A DISTANCE OF 60.00 FEET;
45. THENCE, N 86° 41' 17" E, A DISTANCE OF 32.00 FEET;
46. THENCE, N 03° 20' 59" W, A DISTANCE OF 155.05 FEET;
47. THENCE, N 87° 41' 17" E, A DISTANCE OF 744.38 FEET;
48. THENCE, N 03° 21' 26" W, A DISTANCE OF 175.53 FEET;
49. THENCE, N 86° 41' 15" W, A DISTANCE OF 25.36 FEET;
50. THENCE, N 89° 55' 25" E, A DISTANCE OF 68.92 FEET;
51. THENCE, N 28° 51' 27" E, A DISTANCE OF 99.90 FEET;
52. THENCE, N 88° 51' 09" E, A DISTANCE OF 47.96 FEET;
53. THENCE, N 28° 19' 20" E, A DISTANCE OF 60.71 FEET;
54. THENCE, N 55° 55' 42" W, A DISTANCE OF 116.79 FEET;
55. THENCE, S 88° 25' 22" W, A DISTANCE OF 108.90 FEET;
56. THENCE, S 81° 48' 47" W, A DISTANCE OF 112.40 FEET;
57. THENCE, N 85° 28' 56" W, A DISTANCE OF 206.91 FEET;
58. THENCE, N 00° 01' 04" E, A DISTANCE OF 270.00 FEET;
59. THENCE, N 75° 31' 04" E, A DISTANCE OF 205.00 FEET;
60. THENCE, N 64° 01' 04" E, A DISTANCE OF 370.00 FEET;
61. THENCE, N 73° 31' 04" E, A DISTANCE OF 488.00 FEET;
62. THENCE, S 35° 58' 56" E, A DISTANCE OF 160.00 FEET;
63. THENCE, N 69° 01' 04" E, A DISTANCE OF 120.00 FEET;

64. THENCE, S 56° 28' 56" E, A DISTANCE OF 275.00 FEET;
65. THENCE, N 54° 01' 04" E, A DISTANCE OF 55.00 FEET;
66. THENCE, N 29° 28' 56" W, A DISTANCE OF 200.00 FEET;
67. THENCE, N 65° 01' 04" E, A DISTANCE OF 160.00 FEET;
68. THENCE, S 74° 38' 56" E, A DISTANCE OF 475.00 FEET;
69. THENCE, N 76° 31' 04" E, A DISTANCE OF 294.53 FEET;
70. THENCE, N 00° 19' 48" W, A DISTANCE OF 1550.10 FEET;
71. THENCE, N 31° 31' 17" W, A DISTANCE OF 80.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CALIFORNIA STREET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;
72. THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 42° 24' 51", AN ARC LENGTH OF 129.55 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;
73. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 01° 51' 40", AN ARC LENGTH OF 5.68 FEET TO THE **TRUE POINT OF BEGINNING**.

**AREA A CONTAINS APPROXIMATELY 257 ACRES, MORE OR LESS.**

**AREA B**

CONTAINING APPROXIMATELY 41 ACRES, MORE OR LESS.

ALL THAT CERTAIN REAL PROPERTY, SITUATED IN PORTIONS OF SECTION 18, T2S, R1W, S.B.M., IN THE CITY OF CALIMESA, RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF EAST AVENUE "L" AND FREMONT STREET AS SHOWN ON PARCEL MAP NO. 20336 FILED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER ON FEBRUARY 27, 1985, IN BOOK 127 OF PARCEL MAPS AT PAGES 75 AND 76; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID FREMONT STREET, S 10° 01' 32" E, A DISTANCE OF 643.55 FEET (COURSE P1); THENCE CONTINUING ALONG SAID CENTERLINE, S 36° 41' 49" E, A DISTANCE OF 247.99 FEET (COURSE P2), THENCE DEPARTING SAID CENTERLINE OF FREMONT STREET, N 81° 14' 14" W, A DISTANCE OF 42.77 FEET (COURSE P3) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET; SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**:

1. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 04° 17' 49" W, A DISTANCE OF 690.79 FEET;
2. THENCE, S 89° 08' 07" W, A DISTANCE OF 225.55 FEET;
3. THENCE, S 02° 58' 55" W, A DISTANCE OF 186.87 FEET;
4. THENCE, S 86° 21' 39" E, A DISTANCE OF 220.25 FEET;
5. THENCE, S 04° 19' 38" W, A DISTANCE OF 476.75 FEET;
6. THENCE, N 89° 24' 04" W, A DISTANCE OF 1085.10 FEET;
7. THENCE, N 02° 04' 50" W, A DISTANCE OF 1575.11 FEET;
8. THENCE, S 88° 05' 20" E, A DISTANCE OF 1111.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET;
9. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 36° 41' 49" E, A DISTANCE OF 224.62 FEET TO THE **TRUE POINT OF BEGINNING**.

**AREA B CONTAINS APPROXIMATELY 41 ACRES, MORE OR LESS.**

## AREA C

CONTAINING APPROXIMATELY 845 ACRES, MORE OR LESS.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN PORTIONS OF SECTIONS 30 AND 31, T2S, R1W, S.B.M., AND SECTIONS 23, 24, 25, AND 26, T2S, R2W, S.B.M., IN THE CITY OF CALIMESA, RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF DESERT LAWN DRIVE AND CHERRY VALLEY BOULEVARD AS SHOWN ON PARCEL MAP NO. 34053 FILED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER ON MAY 15, 2007, IN BOOK 221 OF PARCEL MAPS AT PAGES 48 THROUGH 53; THENCE ALONG THE CENTERLINE OF DESERT LAWN DRIVE, N 89° 28' 51" E, A DISTANCE OF 148.02 FEET (COURSE P1) TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 23° 55' 44", AN ARC LENGTH OF 417.35 FEET (COURSE P2); THENCE CONTINUING ALONG SAID DESERT LAWN DRIVE CENTERLINE, N 65° 34' 07" E, A DISTANCE OF 673.41 FEET (COURSE P3) TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) 04° 54' 05", AN ARC LENGTH OF 85.55 FEET (COURSE P4) TO THE **TRUE POINT OF BEGINNING:**

1. THENCE DEPARTING SAID CENTERLINE, S 00° 01' 15" W, A DISTANCE OF 281.07 FEET;
2. THENCE, S 00° 01' 02" W, A DISTANCE OF 1298.84 FEET;
3. THENCE, S 89° 29' 46" E, A DISTANCE OF 1317.70 FEET;
4. THENCE, N 00° 01' 21" E, A DISTANCE OF 1084.89 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF DESERT LAWN DRIVE;
5. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 3456.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 04° 52' 01", AN ARC LENGTH OF 293.57 FEET;
6. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 41° 52' 34" E, A DISTANCE OF 504.71 FEET;

7. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 49° 31' 37" E, A DISTANCE OF 269.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESERT LAWN DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;
8. THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 18° 53' 52", AN ARC LENGTH OF 339.72 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;
9. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 02° 57' 27", AN ARC LENGTH OF 53.17 FEET;
10. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 04° 47' 50" E, A DISTANCE OF 149.72 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST
11. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 670.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 77° 44' 13", AN ARC LENGTH OF 909.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DESERT LAWN DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST;
12. THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 670.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 22° 06' 13", AN ARC LENGTH OF 258.47 FEET;
13. THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 75° 28' 48" E, A DISTANCE OF 149.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST;
14. THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 630.00', THROUGH A CENTRAL ANGLE (DELTA) OF 21° 25' 31", AN ARC LENGTH OF 235.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DESERT LAWN DRIVE;
15. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 52° 04' 00" E, A DISTANCE OF 141.83 FEET;
16. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 52° 04' 00" E, A DISTANCE OF 465.17 FEET;

17. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 44° 56' 00" W, A DISTANCE OF 473.84 FEET;
18. THENCE, S 73° 39' 37" W, A DISTANCE OF 828.45 FEET;
19. THENCE, S 01° 03' 00" W, A DISTANCE OF 652.92 FEET;
20. THENCE, N 89° 52' 00" E, A DISTANCE OF 899.56 FEET;
21. THENCE, N 62° 02' 35" E, A DISTANCE OF 1216.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DESERT LAWN DRIVE;
22. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 52° 04' 00" E, A DISTANCE OF 520.61 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST;
23. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 9950.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 01° 33' 13", AN ARC LENGTH OF 269.80 FEET;
24. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 01° 33' 45" W, A DISTANCE OF 385.33 FEET;
25. THENCE, N 89° 37' 21" W, A DISTANCE OF 2607.77 FEET TO A POINT ON THE BOUNDARY OF THE CITY OF CALIMESA;
26. THENCE CONTINUING ALONG SAID CITY BOUNDARY, N 89° 39' 19" W, A DISTANCE OF 2714.92 FEET;
27. THENCE CONTINUING ALONG SAID CITY BOUNDARY, N 00° 01' 21" E, A DISTANCE OF 2512.80 FEET;
28. THENCE CONTINUING ALONG SAID CITY BOUNDARY, N 77° 53' 08" W, A DISTANCE OF 5176.22 FEET;
29. THENCE DEPARTING SAID CITY BOUNDARY, N 12° 06' 52" E, A DISTANCE OF 400.00 FEET;
30. THENCE, N 27° 34' 19" W, A DISTANCE OF 252.12 FEET;
31. THENCE, N 02° 23' 16" W, A DISTANCE OF 191.17 FEET;
32. THENCE, N 64° 16' 39" W, A DISTANCE OF 165.03 FEET;
33. THENCE, N 23° 22' 01" W, A DISTANCE OF 556.50 FEET;

34. THENCE, N 33° 43' 08" W, A DISTANCE OF 1201.18 FEET;
35. THENCE, N 55° 00' 05" W, A DISTANCE OF 1082.38 FEET;
36. THENCE, N 87° 10' 02" W, A DISTANCE OF 290.68 FEET;
37. THENCE, N 00° 13' 59" W, A DISTANCE OF 865.56 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;
38. THENCE ALONG SAID CURVE HAVING A RADIUS OF 4000.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 01° 17' 23", AN ARC LENGTH OF 90.04 FEET;
39. THENCE, S 77° 16' 54" W, A DISTANCE OF 649.31 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST;
40. THENCE ALONG SAID CURVE HAVING A RADIUS OF 1800.00', THROUGH A CENTRAL ANGLE (DELTA) OF 16° 25' 26", AN ARC LENGTH OF 515.97 FEET;
41. THENCE, N 07° 42' 00" W, A DISTANCE OF 793.71 FEET;
42. THENCE, S 89° 45' 07" E, A DISTANCE OF 1385.75 FEET;
43. THENCE, N 03° 35' 06" W, A DISTANCE OF 731.43 FEET;
44. THENCE, N 42° 54' 17" E, A DISTANCE OF 580.00 FEET;
45. THENCE, N 40° 24' 34" E, A DISTANCE OF 485.74 FEET;
46. THENCE, N 53° 50' 31" E, A DISTANCE OF 188.61 FEET;
47. THENCE, S 33° 30' 15" E, A DISTANCE OF 85.00 FEET;
48. THENCE, S 31° 04' 00" E, A DISTANCE OF 478.00 FEET;
49. THENCE, S 67° 06' 50" E, A DISTANCE OF 397.71 FEET;
50. THENCE, S 52° 06' 09" E, A DISTANCE OF 223.03 FEET;
51. THENCE, S 51° 20' 51.75" E, A DISTANCE OF 121.70 FEET;
52. THENCE, S 44° 49' 03" E, A DISTANCE OF 228.36 FEET;
53. THENCE, S 65° 26' 59" E, A DISTANCE OF 89.00 FEET;

54. THENCE, S 00° 04' 08" E, A DISTANCE OF 36.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTS ROAD;
55. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 51° 07' 04" E, A DISTANCE OF 2504.94 FEET;
56. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 32° 18' 26" E, A DISTANCE OF 773.85 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST;
57. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 33° 40' 55", AN ARC LENGTH OF 370.35 FEET;
58. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 65° 59' 21" E, A DISTANCE OF 1071.03 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;
59. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 1950.00', THROUGH A CENTRAL ANGLE (DELTA) OF 12° 49' 32", AN ARC LENGTH OF 436.50 FEET;
60. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 47° 58' 26" E, A DISTANCE OF 217.26 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST;
61. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 2050.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 10° 17' 18", AN ARC LENGTH OF 368.11 FEET;
62. THENCE, N 87° 29' 18" E, A DISTANCE OF 153.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROBERTS ROAD;
63. THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N 20° 55' 28" E, A DISTANCE OF 36.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT COURSES (COURSES 64 THROUGH 71)
64. N 37° 52' 42" W, A DISTANCE OF 140.00 FEET;
65. N 35° 16' 53" W, A DISTANCE OF 80.00 FEET;

66. N 50° 26' 29" W, A DISTANCE OF 300.00 FEET;
67. N 50° 17' 58" W, A DISTANCE OF 68.00 FEET;
68. N 33° 22' 41" W, A DISTANCE OF 249.00 FEET;
69. N 22° 51' 48" W, A DISTANCE OF 152.09 FEET;
70. N 41° 24' 49" W, A DISTANCE OF 437.18 FEET;
71. N 44° 02' 09" W, A DISTANCE OF 379.45 FEET;
72. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE,  
N 47° 11' 49.45" E, A DISTANCE OF 283.59 FEET TO A POINT ON THE  
EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;
73. THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE,  
N 48° 32' 35" E, A DISTANCE OF 220.00 FEET;
74. THENCE, N 38° 08' 38" E, A DISTANCE OF 249.51 FEET;
75. THENCE, N 27° 54' 26" E, A DISTANCE OF 83.11 FEET;
76. THENCE, N 41° 56' 58" E, A DISTANCE OF 113.83 FEET;
77. THENCE, N 16° 37' 20" W, A DISTANCE OF 144.72 FEET;
78. THENCE, N 47° 30' 59" E, A DISTANCE OF 188.12 FEET;
79. THENCE, N 06° 23' 08" E, A DISTANCE OF 289.36 FEET;
80. THENCE, N 75° 35' 00" E, A DISTANCE OF 1118.88 FEET;
81. THENCE, N 89° 50' 00" E, A DISTANCE OF 1004.78 FEET;
82. THENCE, S 37° 28' 00" W, A DISTANCE OF 475.82 FEET;
83. THENCE, S 60° 03' 00" W, A DISTANCE OF 1408.99 FEET;
84. THENCE, N 74° 53' 03" W, A DISTANCE OF 184.42 FEET;
85. THENCE, S 50° 49' 00" W, A DISTANCE OF 641.50 FEET;
86. THENCE, S 24° 44' 37" W, A DISTANCE OF 247.28 FEET TO A POINT ON  
THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;

87. THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 48° 45' 31" E, A DISTANCE OF 195.22 FEET;
88. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 48° 45' 31" E, A DISTANCE OF 318.95 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST;
89. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 1500.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 27° 20' 11.80", AN ARC LENGTH OF 715.67 FEET;
90. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 76° 05' 42.80" E, A DISTANCE OF 220.94 FEET TO A POINT ON THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;
91. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE (DELTA) OF 03° 16' 44.57", AN ARC LENGTH OF 28.62 FEET;
92. THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N 00° 01' 15" E, A DISTANCE OF 337.86 FEET;
93. THENCE, S 61° 56' 00" E, A DISTANCE OF 1208.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHERRY VALLEY BOULEVARD;
94. THENCE, S 02° 35' 00" E, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CHERRY VALLEY BOULEVARD;
95. THENCE, S 87° 25' 00" W, A DISTANCE OF 880.00 FEET TO A POINT ON THE BOUNDARY OF THE CITY OF CALIMESA;
96. THENCE ALONG SAID CITY BOUNDARY, S 74° 08' 42" W, A DISTANCE OF 95.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;
97. THENCE CONTINUING ALONG SAID CITY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 10° 35' 31" W, A DISTANCE OF 30.00 FEET;
98. THENCE CONTINUING ALONG SAID CITY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 37° 15' 00" E, A DISTANCE OF 170.00 FEET;

99. THENCE CONTINUING ALONG SAID CITY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 50° 50' 29" E, A DISTANCE OF 111.11 FEET;
100. THENCE DEPARTING SAID CITY BOUNDARY AND SAID EASTERLY RIGHT-OF-WAY LINE, S 39° 09' 31" W, A DISTANCE OF 405.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESERT LAWN DRIVE;
101. THENCE, S 25° 02' 03" W, A DISTANCE OF 68.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DESERT LAWN DRIVE;
102. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 00° 01' 15" W, A DISTANCE OF 321.28 FEET TO THE **TRUE POINT OF BEGINNING.**

**AREA C CONTAINS APPROXIMATELY 845 ACRES, MORE OR LESS.**

**THE PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2 CONTAINS APPROXIMATELY 1,143 ACRES, MORE OR LESS.**



5/6/10  
**DATE**

**DISCLAIMER:**

THE ABOVE GEOGRAPHIC DESCRIPTION OF LAND IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT.



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# ATTACHMENT D

## PROPOSED PUBLIC IMPROVEMENTS, PROJECTS AND PROGRAMS

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## ATTACHMENT D

### LIST OF POTENTIAL PUBLIC IMPROVEMENTS, PROJECTS AND PROGRAMS TO BE COMPLETED WITHIN CALIMESA REDEVELOPMENT PROJECT AREA NO. 2

#### Infrastructure Improvements

- Street Improvements, including construction, widening, reconstruction and resurfacing (all categories of street);
- Freeway improvements (including interchanges, on/off ramps, and related improvements);
- Storm drain facilities and systems;
- Extension of utilities and/or utilities undergrounding;
- Water systems;
- Sanitary systems;
- Traffic signal controls, signals and transportation management strategies;
- Any projects included within the City's adopted General Plan Circulation Element or Water, Sewer, and Stormwater Master Plans which would benefit the Project Area and which have not yet been completed; and
- Other miscellaneous infrastructure projects.

#### Community Facilities Improvements

- Public facilities improvements (fire, police, library, community center, recreation and parks, County and other permissible government facilities);
- Street lighting standards, landscaping, street trees and furniture and other various pedestrian improvements and amenities;
- Various curb, gutter, and sidewalk improvements (including all appurtenances); and
- Other miscellaneous programs and improvements.

#### Housing Programs

- The Agency will use no less than twenty percent (20%) of gross tax increment received to increase, preserve and improve the community's supply of low- and moderate-income housing (statutory affordable housing set-aside); and

- In order to meet a primary goal of this Plan: the provision of affordable housing, while helping to remediate impacts to the housing and construction industries that have exacerbated conditions of blight in the community, the Agency shall, as it deems appropriate and necessary in its discretion, allocate a percentage of tax increment greater than twenty percent (20%) of the gross tax increments received by the Agency for the purposes described above.
- Other miscellaneous affordable housing programs and improvements.

#### Community Development Programs

- Land write-down "pool" and infrastructure construction assistance for residential and commercial development;
- Soil remediation;
- Code enforcement activities;
- Consultant services, economic development strategies, contract engineering, planning, design and fiscal advisory services, and Agency administration costs; and
- Other miscellaneous community development and improvement programs.