

REDEVELOPMENT PLAN  
FOR THE  
MORENO VALLEY REDEVELOPMENT PROJECT

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MORENO VALLEY COMMUNITY REDEVELOPMENT AGENCY  
MORENO VALLEY, CALIFORNIA

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REDEVELOPMENT PLAN  
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I. [Section 100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Moreno Valley Redevelopment Project Area (the "Project") in the City of Moreno Valley (the "City"), County of Riverside, State of California. This Plan consists of text (Sections 100 through 900), the Redevelopment Plan Map (Exhibit "A-1"), the Redevelopment Plan Map - Alternative Uses (Exhibit "A-2"), a Legal Description of the Project Area (Exhibit "B"), the Proposed Public Improvements and Facilities Projects (Exhibit "C"), a Diagram Illustrating Limitations on Type, Size and Height of Buildings (Exhibit "D"), a Diagram Illustrating Approximate Amount of Open Space (Exhibit "E"), a listing of Residential Areas Exempted from Eminent Domain (Exhibit "F"), and a description of Warner Ranch (Exhibit "G"). This Plan was prepared by the Moreno Valley Community Redevelopment Agency (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable local codes and ordinances.

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

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

The proposed redevelopment of the Project Area as described in this Plan conforms to the existing General Plan for the City of Moreno Valley, as applied in accord with local codes and ordinances.

This Redevelopment Plan is based upon the Preliminary Plan formulated and adopted by the Planning Commission of the City of Moreno Valley (the "Planning Commission") on January 29, 1987, and as amended on August 13, 1987.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The overall goal of the Redevelopment Project is to create a balanced City including housing, industry and open space.

Instances involving eminent domain should be first reviewed by the PAC. Every effort should be made, when changes are proposed within the Project Area, to involve residents and businesses both within and outside the Project Area who are affected.

In general, the goals and objectives of a redevelopment program in the Project Area are as follows:

1. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, the Redevelopment Plan and local codes, ordinances following exactly the State and Federal Redevelopment Laws.
2. The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activity. An important objective will be the development of a regional mall within the Project Area and the creation of a regional public transportation center and facilities, auto center and freeway frontage roads.
3. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for both business and residential areas to help achieve the objectives of the Redevelopment Plan by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area. Undue hardships resulting from new conditions and restrictions shall be first reviewed by the Project Area Committee (PAC) before any final action can be taken.
4. Consideration must be given to maximizing the tax base provided by the locational advantages of freeways. Interchanges should be added and upgraded to meet the new demands placed upon them by the new business corridors and surface streets.
5. Consideration must be given to the retention and/or expansion of as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area. Undue hardships resulting from the above stated conditions shall be first reviewed by the existing Project Area Committee before final action can be taken.

6. The Redevelopment Plan shall make provisions for increased revenues to the City of Moreno Valley. These plans shall not negatively impact the fiscal solvency of the City.
7. The Redevelopment Plan shall make provisions for the creation and development of local job opportunities and the preservation and expansion of the City's existing employment base.
8. Consideration must be given to: the improvement of certain environmental deficiencies, such as substandard traffic circulation patterns to have all streets, roads and intersections to be the best possible level of service; inadequate water, sewer and storm drainage systems; and insufficient off-street commercial parking, and utility deficiencies adversely affecting the Project Area.
9. Consideration must be given to the improvement of the community's supply of housing (inside the Project Area), including opportunities for low and moderate-income households. One objective would be the development of housing for senior citizens, and a second objective would offer centers for child care of all ages. Useable and improved park land should be easily, and safely accessible to these residents.
10. Consideration must be given, to provide increased revenues for adequate public services and facilities, including but not limited to, fire protection, parks and recreation, libraries, bike and equestrian trails.
11. Consideration must be given to: the Redevelopment Plan shall not adopt land uses incompatible with the surrounding areas.

Redevelopment of the Project Area pursuant to this Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) eliminating areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installing new or replacing existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5) other means as determined appropriate by the Agency.

II. [Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Exhibits "A-1" and "A-2", and is described in the Legal Description of the Project Area attached as Exhibit "B".

III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by:

1. Promoting and encouraging participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property subject to the limitations contained in Section 308;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired in the Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

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

B. [Section 302] Owner Participation and Business Re-Entry Preferences

1. [Section 303] Opportunities for Owner Participation

The Agency shall encourage and promote and is authorized to permit persons who are owners of real property in the Project Area to be given the opportunity to participate in the redevelopment of the project by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent properties from the Agency, by purchasing other properties in the Project Area, by participating with developers in the redevelopment of all or a portion of their properties, or by other suitable means.

Persons and firms who own property within the Project Area shall be afforded the opportunity to participate in the redevelopment of their properties consistent with the objectives and proposals of this Plan and implementation rules adopted by the Agency.

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

Participation opportunities shall necessarily be subject to and limited by factors including but not restricted to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable laws and regulations of the City of Moreno Valley; (11) any Design Guide adopted by the Agency pursuant to Section 421 hereof; and (12) the feasibility of the participant's proposal.

2. [Section 304] Preferences for Persons Engaged in Business in the Project Area

The Agency shall encourage and promote persons who are engaged in business in the Project Area to remain or re-enter in business within the redeveloped area.

### 3. [Section 305] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 422 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as are necessary to make the provisions of this Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop, or use and maintain, its real property pursuant to this Plan and such participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

### 4. [Section 306] Implementing Rules

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

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

##### 1. [Section 308] Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, or any other lawful method.

If it is in the public interest and is necessary in order to execute this Plan, eminent domain may also be used to acquire property within the Project Area, except the following:

(a) Detached single family dwelling units. No eminent domain shall be used by the Agency to acquire detached single-family dwelling units. This prohibition on the use of eminent domain shall apply throughout the Project Area, regardless of any future changes in the General Plan or the zoning of the City, regardless of whether the property has been sold after the Redevelopment Plan has been adopted, and regardless of whether the property is owner-occupied or rented.

(b) Real property which is a single family dwelling or condominium unit located in the areas described in Exhibit "F"; and

(c) Real property, except vacant land in the areas described in Exhibit "G".

Notwithstanding the above exceptions, the Agency may exercise the power of eminent domain for the purposes of installing, constructing, expanding, adding, reconstructing, providing extraordinary maintenance, or causing the installation, construction, expansion, addition, reconstruction, or the provision of extraordinary maintenance of public improvements, including but not limited to streets, utilities, parks, or other publicly-owned facilities and improvements.

The Agency shall use eminent domain only after all reasonable efforts to acquire the property by negotiation have failed.

Any person who has received an offer to acquire property by the Agency, unless the possible use of eminent domain is expressly excluded, may, at his or her option, make a request of the Project Area Committee to provide an advisory recommendation to the Agency on the possible use of eminent domain. Such request shall be in writing and made within forty-five (45) days of receipt of the Agency's offer. A copy of the request shall also be sent to the Agency. The Project Area Committee shall prepare its advisory recommendation within forty-five (45) days after receipt such request from a property owner. The Agency shall forebear from adopting a Resolution of Necessity authorizing the use of eminent domain with respect to such property until it has received and considered the PAC's advisory recommendation, if any, but failure of the PAC to adopt a recommendation within forty-five (45) days as specified herein shall not prevent the Agency from considering the matter thereafter, in accordance with law, without a PAC advisory recommendation.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in

conformance with any such Design Guide by executing a participation agreement.

2. [Section 309] Personal Property

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

D. [Section 310] Property Management

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

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

1. [Section 312] Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such 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. [Section 313] Replacement Housing Plan

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

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters

pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

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

### 3. [Section 314] Assistance in Finding Other Locations

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

### 4. [Section 315] Relocation Payments

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

### F. [Section 316] Payments to Taxing Agencies for In Lieu Taxes and to Alleviate Financial Burden

Subject to the provisions of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 316. In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to 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 such property had it not been exempt, an amount of money in lieu of taxes. The Agency may also pay to any taxing agency with

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

G. [Section 317] Demolition, Clearance, Public Improvements,  
Building and Site Preparation

1. [Section 318] Demolition and Clearance

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

2. [Section 319] Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; (10) street lighting; and (11) flood control improvements and facilities.

3. [Section 320] Preparation of Building Sites

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

H. [Section 321] Property Disposition and Development

1. [Section 322] Real Property Disposition and  
Development

a. [Section 323] General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing. Disposition of real property by the Agency without public bidding shall be done only after three (3) weeks notice of said disposition has been made to the PAC.

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

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the 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.

b. [Section 324]      **Disposition and Development Documents**

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

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

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease,

contract may be made with, and such reimbursement may be made payable to, the City.

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

d. [Section 326] Development Plans

All plans for any type of development (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the Project Area must conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 421 hereof.

2. [Section 327] Personal Property Disposition

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

I. [Section 328] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

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

J. [Section 329] Rehabilitation, Conservation and Moving  
of Structures

1. [Section 330] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the 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 in the Project Area shall be subject to the following limitations:

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

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area.

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

2. [Section 331] Moving of Structures

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

K. [Section 332] Low or Moderate Income Housing

1. [Section 333] Authority Generally

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Moreno Valley Housing Authority and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 335 hereinbelow.

2. [Section 334] Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project, 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 all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law.

3. [Section 335] Increased and Improved Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of low and moderate income housing available at affordable housing cost, as defined by Section 50052.5 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the Health & Safety Code, and very low income households, as defined in Section 50105 of the Health & Safety Code, unless one or more of the following findings are made: (1) that no need exists in the City to improve or increase the supply of low and moderate income housing in a manner which would benefit the Project Area; or (2) that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 502 is sufficient to meet such housing need; or (3) that a substantial effort to meet low and moderate

income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from state, local, and federal sources for low and moderate income housing alone or in combination with the taxes allocated under Section 33334.2, is equivalent in impact to the funds otherwise required to be set aside pursuant to said Section.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

1. Acquire land or building sites;
2. Improve land or building sites with on-site or off-site improvements;
3. Donate land to private or public persons or entities;
4. Construct buildings or structures;
5. Acquire buildings or structures;
6. Rehabilitate buildings or structures;
7. Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and
8. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 334 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

4. [Section 336] New or Rehabilitated Dwelling Units  
Developed Within Project Area

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

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

The percentage requirements set forth in this Section shall apply independently of the requirements of Section 334 and in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, of this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units.

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

#### 5. [Section 337] Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 334 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for not less than the period set forth in Section 800 for the duration of this Plan's development controls.

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map

The Redevelopment Plan Map ("Map"), attached hereto as Exhibit "A-1" and "A-2" illustrate the Project boundary, identify the major streets within the Project Area, and, subject to the provisions of Section 402 below, designate the major and alternative major land uses permitted within the Project Area.

B. [Section 402] Major Land Uses and Alternative Major Land Uses

Major land uses permitted within the Project Area shall include: Residential (Single-Family and Multiple-Family); Mixed Use Commercial/Light Industrial; Specific Plan; Open Space; and Commercial. The areas shown on the Redevelopment Plan Map (Exhibit "A-1") for such uses may be used for any of the various kinds of uses specified for or permitted within such areas by the then current General Plan and local codes and ordinances.

Certain areas are shown on the Redevelopment Plan Map (Exhibit "A-2") for alternative major land uses. Any such area, or any portion of any such area, may be used for the designated alternative land use, subject to a General Plan amendment providing for such use.

C. [Section 403] Other Land Uses

1. [Section 404] Public Rights of Way

Major public streets within the Project Area are generally described as Day Street, Ellsworth Street, Frederick Street, Graham Street, Heacock Street, Indian Street, Perris Boulevard, Kitching Street, Lasselle Street, Morrison Street, Nason Street, Moreno Beach Drive, Box Springs Road, Ironwood Avenue, Highway 60, Sunnymead Boulevard, Eucalyptus Avenue, Cottonwood Avenue, Alessandro Boulevard, Cactus Avenue, John F. Kennedy Drive, Gentian Avenue, and Interstate 215.

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

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

1. A balancing of the needs of proposed and potential new development for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs

of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the participation and preference rules adopted by the Agency for the Project, and any participation agreements executed thereunder;

2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way and equestrian and bike trails. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained, amended or created.

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

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

D. [Section 406] Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Project Area.

E. [Section 407] Interim Uses

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

F. [Section 408] Nonconforming Uses

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

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

G. [Section 409] General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [Section 410] Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect at such time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area, including property rehabilitation standards adopted pursuant to Section 330 hereof, and one or more Design Guides adopted pursuant to Section 421 thereof.

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

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

3. [Section 412] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances. The number of dwelling units permitted in the Project will be approximately 25,000 under the existing land use plan (Exhibit "A-1") and 17,000 under the alternative land use plan (Exhibit "A-2"), if the alternative land uses are activated by a General Plan amendment.

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

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes, ordinances and regulations, and as generally diagrammed in Exhibit "D" of this Plan.

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

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings, as generally diagrammed in Exhibit "E" of this Plan. Landscaping shall be developed in the Project Area to insure optimum use of living plant material.

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

6. [Section 415] Signs

All signs shall conform to City and Agency requirements. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by Section 421 of this Plan. New signs must contribute to a reduction in sign blight currently existing in the Project Area.

7. [Section 416] Utilities

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

8. [Section 417] Incompatible Uses

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

9. [Section 418] Non-Discrimination and Non-Segregation

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

10. [Section 419] Subdivision of Parcels

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

11. [Section 420] Minor Variations

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

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

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

12. [Section 421] Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development of both private and public areas within the Project Area. These may be established by the approval of specific developments.

by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved by the Agency pursuant to the procedures of Section 422 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and otherwise architectural quality of the Project Area. The Agency and Planning Commission shall not approve any plans that do not comply with this Plan, including without limitation any applicable Design Guides adopted pursuant hereto.

### 13. [Section 422] Building Permits

No permit shall be issued for any work pertaining to the erection, construction, moving, conversion, alteration, or addition to any building, structure, or paving until application for such permit has been made by the owner or his agent and processed in a manner consistent with all City requirements including without limitations City building and safety regulations.

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

V. [Section 500] METHODS OF FINANCING THE PROJECT

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

The Agency is authorized to finance the Project with tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, participation in development, sales taxes advanced or paid to the Agency in accordance with applicable provisions of law, or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Project may be provided by the City until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

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

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

B. [Section 502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Riverside, the City of Moreno Valley, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid

(for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project 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 subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies 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.

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

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

The portion of taxes divided and allocated to the Agency pursuant to subdivision (2) of this section shall not exceed a cumulative total of \$821,200,000, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and Section 316 of this Plan; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

#### C. [Section 503] Agency Bonds

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

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

The bonds and other obligations of the Agency are not a debt of the City, or 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; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivisions (2) of Section 502 above which can be outstanding at any one time shall not exceed \$247,800,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Section 33401 of the Community Redevelopment Law and Section 316 of this Plan to alleviate financial burden; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

D. [Section 504] Time Limit on Establishment of Indebtedness

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond 35 years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only by amendment of this Plan.

E. [Section 505] Other Loans and Grants

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

VI. [Section 600]      ACTIONS OF THE CITY

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

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

VII. [Section 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

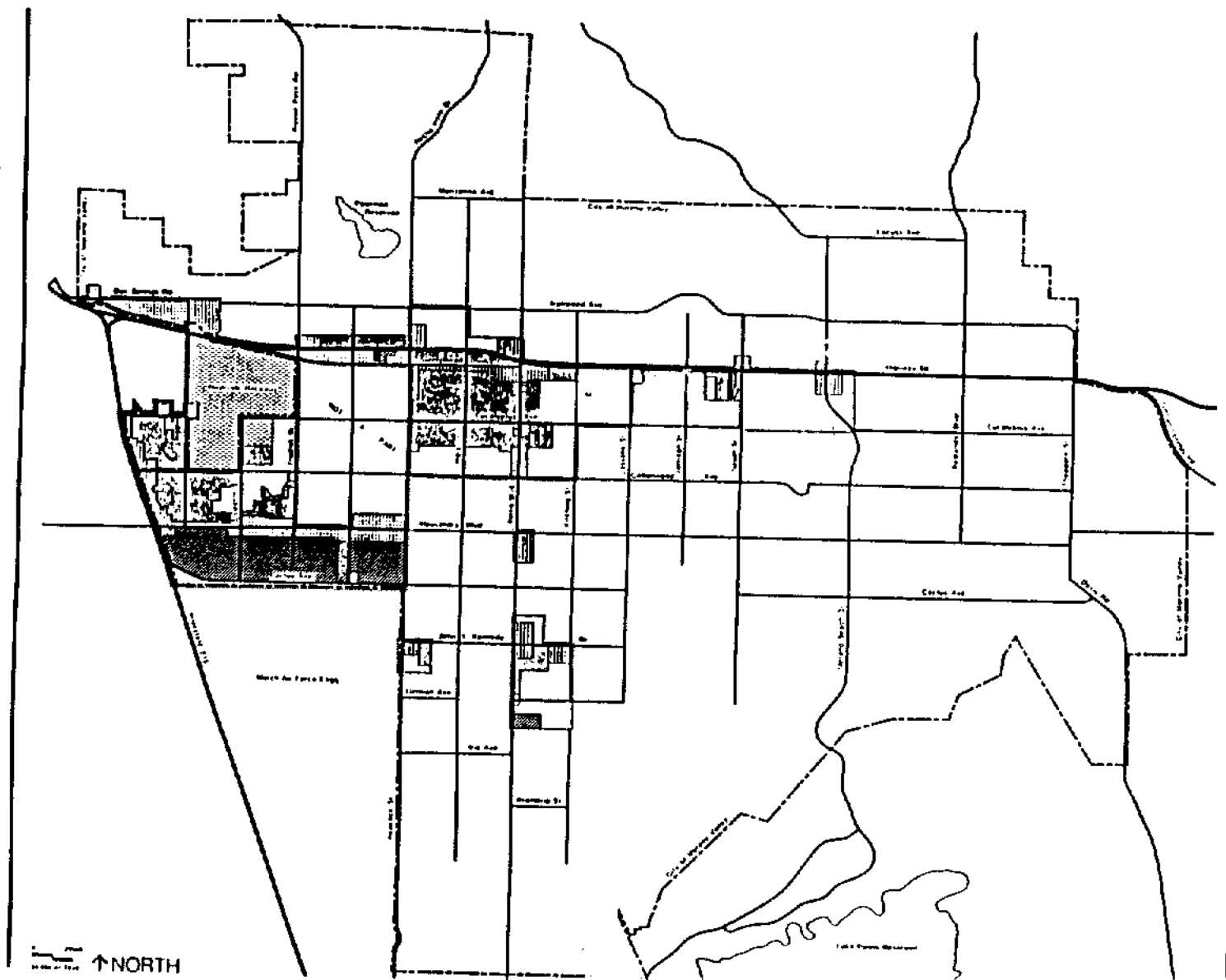
The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [Section 800]            DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 35 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations, as determined by the City Council.

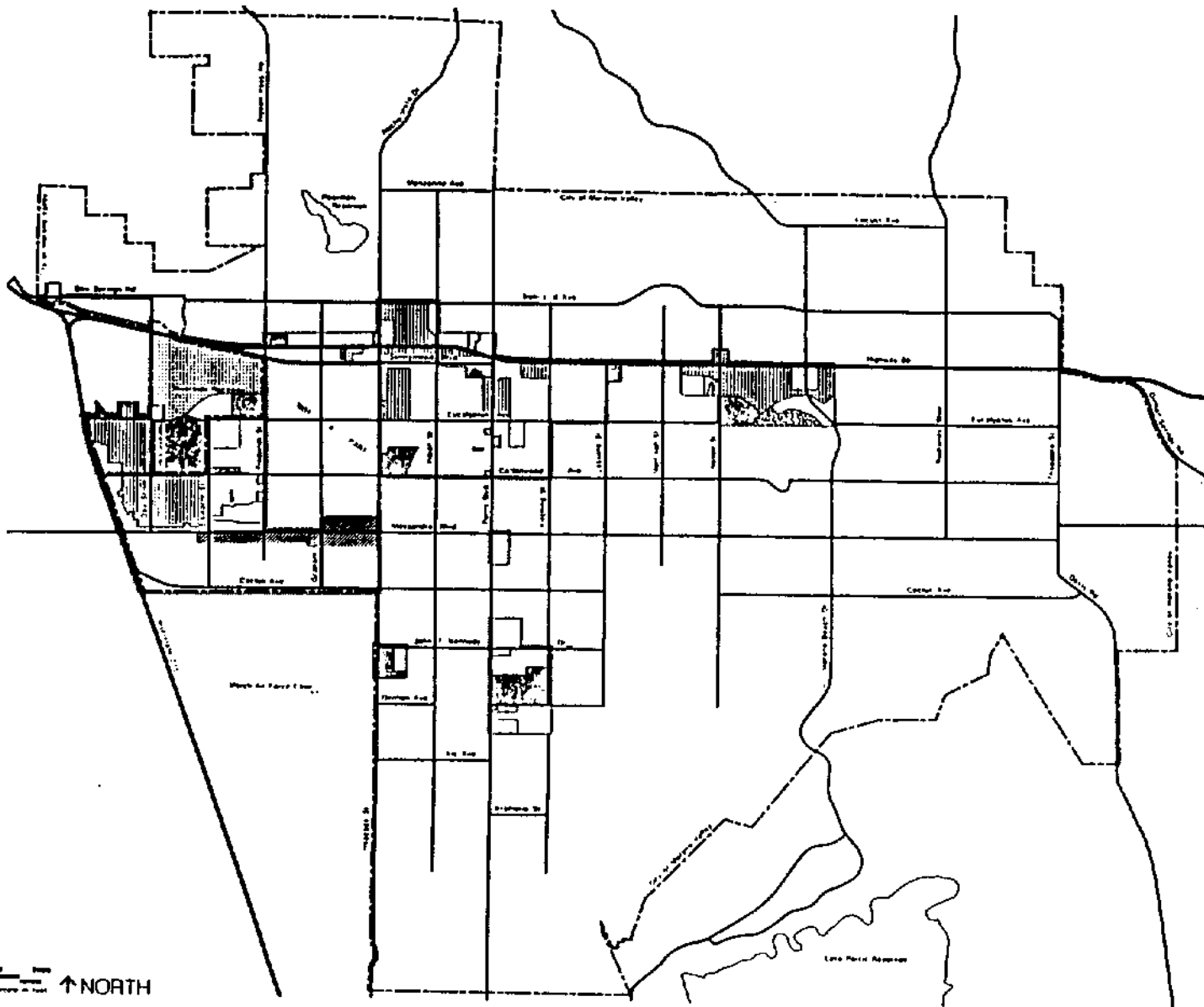
IX. [Section 900] PROCEDURE FOR AMENDMENT

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



-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Mixed Use Commercial/Light Industrial
-  Specific Plan
-  Open Space

**EXHIBIT A-1  
REDEVELOPMENT PLAN MAP**



- Single-Family Residential
- Multi-Family Residential
- ▨ Commercial
- ▩ Mixed Use Commercial/Light Industrial
- ░ Open Space

EXHIBIT A-2  
REDEVELOPMENT PLAN MAP  
ALTERNATIVE USES

EXHIBIT "B"

LEGAL DESCRIPTION OF PROJECT AREA

Moreno Valley Redevelopment Project

PARCEL 1

That certain parcel of land lying within a portion of Section 34, Township 2 South, Range 4 West; and Section 11 and a portion of Section 1, 2, 3, 10, 12, 13, 14, and 15 Township 3 South, Range 4 West; and a portion of Sections 3, 4, 5, 6, 7 and 8, Township 3 South, Range 3 West all in San Bernardino Base and Meridian, described as follows:

Beginning at the East quarter corner of Section 13, Township 3 South, Range 4 West, also being an angle point in the City Boundary of Moreno Valley;

THENCE Westerly and Southerly along the City boundary of Moreno Valley to its Intersection with the Easterly right-of-way line of State Highway 1-215;

THENCE Northerly and Northwesterly along the Easterly and North-easterly right-of-way line of the North bound lanes of State Highway 1-215 to a point of intersection with the Southerly line of Section 3, Township 3 South, Range 4 West;

THENCE Easterly along the South line of said Section 3, also being along the centerline of Eucalyptus Avenue, to the South quarter corner of said Section 3, also being the centerline intersection with Clark Street;

THENCE North  $89^{\circ} 35' 00''$  East, along said centerline of Eucalyptus Avenue, a distance of 140 feet to the Southerly prolongation of the Westerly boundary of Sherwood Highlands Unit No. 1 as shown by map on file in Book 38, Page 88 of maps, Records of said Riverside County;

THENCE North  $00^{\circ} 38' 00''$  West, along said Westerly tract boundary a distance of 197.56 feet to an angle point on said tract;

THENCE South  $58^{\circ} 42' 27''$  East, 206.30 feet to the Westerly right-of-way line of Charing Road;

THENCE South  $72^{\circ} 50' 09''$  East, 30 feet to the centerline of said Charing Road, also being the beginning of a tangent curve with a radius of 100 feet and concaving Southeasterly;

THENCE Northeasterly along said curve an arc length of 46.15 feet through a central angle of  $26^{\circ} 26' 39''$ ;

THENCE North  $43^{\circ} 36' 30''$  East, along said centerline, a distance of 47.00 feet to an intersection with said tract boundary;

THENCE South  $46^{\circ} 23' 30''$  East, a distance of 120 feet to an angle point in said tract;

THENCE North  $53^{\circ} 22' 50''$  East, a distance of 118.59 feet to an angle point therein;

THENCE North  $89^{\circ} 36' 30''$  East, a distance of 732.03 feet to the Northeast corner of said tract;

THENCE North  $00^{\circ} 35' 00''$  West, a distance of 520 feet to the Northwest corner of Lot 29 of Tract Number Twelve as shown in Book 10, Pages 7-8 of Maps, Records of Riverside County;

THENCE North  $89^{\circ} 35' 00''$  East, a distance of 660 feet to the Northeast corner of said Lot 29;

THENCE South  $00^{\circ} 35' 00''$  East, a distance of 660 feet to an intersection with the centerline of said Eucalyptus Avenue;

THENCE North  $89^{\circ} 35' 00''$  East, along said centerline of Eucalyptus Avenue, a distance of 682.60 feet, to an intersection with the centerline of Day Street, also being the Southwest corner of said Section 2, Township 3 South, Range 4 West;

THENCE North  $00^{\circ} 34' 40''$  West along the centerline of Day Street being North  $00^{\circ} 34' 40''$  West a distance of 3198.99 feet from the Southwest corner of said Section 2;

THENCE North  $89^{\circ} 25' 20''$  East, 44.00 feet to the Easterly line of said Day Street, also being a point on the State Highway 60 as shown on said Right-of-Way Map No. 419572;

THENCE North  $00^{\circ} 34' 00''$  West, 252.50 feet to the beginning of a tangent curve concave to the Southwest having a radius of 275.00 feet;

THENCE Northeasterly along said curve through a central angle of  $82^{\circ} 49' 40''$  an arc length of 397.54 feet;

THENCE North  $82^{\circ} 15' 00''$  East, 318.46 feet;

THENCE South  $85^{\circ} 01' 10''$  East, 455.16 feet;

THENCE South  $78^{\circ} 21' 40''$  East, 176.00 feet;

THENCE North  $11^{\circ} 38' 20''$  East, 210.00 feet;

THENCE North  $71^{\circ} 02' 41''$  West, 408.32 feet;

THENCE North  $76^{\circ} 15' 58''$  West, 115.67 feet; to the beginning of a tangent curve concave to the Northeast and having a radius of 275.00 feet;

THENCE Northwesterly, along said curve, through a central angle of  $43^{\circ} 41' 06''$  an arc length of 209.47 feet;

THENCE North  $32^{\circ} 34' 52''$  West, 198.56 feet;

THENCE North  $30^{\circ} 17' 00''$  West, 83.58 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 220.00 feet;

THENCE Northwesterly, along said curve, through a central angle of  $43^{\circ} 23' 00''$  an arc length of 166.58 feet;

THENCE North  $73^{\circ} 40' 00''$  West, 126.11 feet to the beginning of a tangent curve concave to the Northwest having a radius of 230.00 feet;

THENCE Northeasterly along said curve through a central angle of  $57^{\circ} 10' 00''$  an arc length of 229.48 feet, a radial line to said point bears North  $73^{\circ} 30' 00''$  East;

THENCE North  $95^{\circ} 10' 40''$  West, 240.26 feet;

THENCE North  $14^{\circ} 04' 27''$  West, 51.42 feet to a point in the Easterly line of Day Street;

THENCE South  $89^{\circ} 25' 20''$  West, 30.00 feet to a point on the centerline of said Day Street;

THENCE South  $00^{\circ} 34' 40''$  East, along the centerline of Day Street 88.00 feet;

THENCE South  $89^{\circ} 25' 20''$  West, 30.00 feet to a point on the Westerly line of Day Street;

THENCE South  $05^{\circ} 07' 59''$  West, 351.75 feet;

THENCE South  $00^{\circ} 15' 55''$  West, 381.71 feet to the Northerly right-of-way of said State Highway 60;

THENCE along the Northerly right-of-way of said State Highway 60 the following courses;

THENCE North  $78^{\circ} 21' 40''$  West 613.84 feet;

THENCE North  $80^{\circ} 21' 56''$  West 400.24 feet;

THENCE North  $78^{\circ} 21' 40''$  West 2047.55 to the beginning of a non-tangent curve concave to the Northeast and having a radius of 9950.00 feet;

THENCE Northwesterly along said curve, through a central angle of  $00^{\circ} 30' 11''$  an arc length of 87.36 feet;

THENCE North  $74^{\circ} 35' 06''$  West, 502.02 feet to the beginning of a tangent curve, concave to the Northeast and having a radius of 897.00 feet;

THENCE Northwesterly along said curve through a central angle of  $12^{\circ} 03' 44''$  an arc length of 188.84 feet;

THENCE North  $62^{\circ} 31' 22''$  West 293.93 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 550.00 feet;

THENCE Northwesterly and Westerly along said curve through a central angle of  $37^{\circ} 53' 50''$  an arc length of 363.79 feet to the beginning of a reverse curve concave Northeasterly and having a radius of 1000.00 feet, the radial line to said point of reverse curve bears, South  $10^{\circ} 25' 12''$  East;

THENCE Westerly and Northwesterly along said curve through a central angle of  $31^{\circ} 14' 46''$  an arc length of 545.35 feet;

THENCE North  $69^{\circ} 10' 26''$  West, 374.05 feet to a point on the Westerly line of Section 3, Township 3 South, Range 4 West;

THENCE North  $00^{\circ} 35' 04''$  West along said Westerly line of said Section 3, 119.25 feet to the Northwest corner of said Section 3; said point also being the centerline intersection of Morton Road and Box Spring Road;

THENCE North  $89^{\circ} 41' 51''$  East, 663.18 feet;

THENCE Northerly 660.00 feet to the Northeast corner of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 34, Township 3 South, Range 4 West;

THENCE North  $89^{\circ} 55' 19''$  East, 663.06 feet;

THENCE Southerly, 660.00 feet to the centerline of Box Springs Road also being the North line of said Section 3;

THENCE Northerly to the northerly right-of-way line of Box Springs Road;

THENCE Easterly along the northerly right-of-way of Box Springs Road to its intersection with the Easterly right-of-way of Day Street;

THENCE Southerly to the North line of Section 2;

THENCE continuing Easterly along the North line of Section 2 1544.57 feet;

THENCE South  $00^{\circ} 07' 47''$  East, 196.44 feet;

THENCE South  $17^{\circ} 07' 47''$  East, 118.99 feet;

THENCE South  $72^{\circ} 52' 13''$  West, 27.38 feet;

THENCE South  $17^{\circ} 07' 47''$  East, 1036.78 feet;

THENCE South  $11^{\circ} 36' 36''$  West, 224.23 feet;

THENCE North  $76^{\circ} 23' 24''$  West, 25.00 feet;

THENCE South  $11^{\circ} 36' 36''$  West, 160.00 feet to the Northerly right-of-way line of State Highway 60;

THENCE South  $78^{\circ} 21' 40''$  West, 1110.42 feet to the beginning of a curve concave to the Northeast having a radius of 5110.00 feet;

THENCE Northwesterly along said curve through a central angle of  $11^{\circ} 10' 54''$  an arc distance of 997.25 feet;

THENCE South  $78^{\circ} 21' 40''$  East, 1480.64 feet;

THENCE South  $14^{\circ} 32' 05''$  East, 168.50 feet to a point on the Westerly right-of-way line of Frederick Street (From this point Northerly, Frederick Street is called Pigeon Pass Road).

THENCE Northerly along the Westerly right-of-way line of Pigeon Pass Road in all its varying widths to its intersection with the prolongation of the Northerly right-of-way line of Hemlock Avenue;

THENCE Easterly along the Northerly right-of-way line of Hemlock Avenue, in all its varying widths, to its intersection with the Westerly right-of-way line of Heacock Street;

THENCE Northerly along the Westerly right-of-way line of Heacock Street, in all its varying widths, to its intersection with the Northerly right-of-way of Ironwood Avenue;

THENCE Easterly along the Northerly right-of-way line of Ironwood Avenue, in all its varying widths, to its intersection with the Easterly right-of-way line of Indian Avenue;

THENCE Southerly along the Easterly right-of-way line of Indian Avenue, in all its varying widths, to its intersection with the Northerly right-of-way line of Hemlock Avenue;

THENCE Easterly along the Northerly right-of-way line of Hemlock Avenue, in all its varying widths, to its intersection with the Easterly right-of-way line of Perris Boulevard;

THENCE Southerly along the Easterly right-of-way line of Perris Boulevard, to its intersection with the Northerly right-of-way line of State Highway 60;

THENCE Easterly along the Northerly right-of-way of State Highway 60 (including on and off ramps) to its intersection with the Easterly right-of-way line of Pettit Street;

THENCE Southerly along the Easterly right-of-way line of Pettit Street to its intersection with the Southerly right-of-way line of Eucalyptus Avenue;

THENCE Westerly along the Southerly right-of-way line of Eucalyptus Avenue in all its varying widths, to its intersection with the Westerly right-of-way line of Wason Street;

THENCE Northerly along the Westerly right-of-way line of Nason Street, in all its varying widths, to its intersection with the Southerly right-of-way line of Fir Avenue;

THENCE Westerly along the Southerly right-of-way line of Fir Avenue 1602.79 feet;

THENCE Northerly to the Southerly right-of-way line of State Highway 60;

THENCE Westerly along the Southerly right-of-way of State Highway 60 to its intersection with the East line of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 4, Township 3 South, Ranch 3 West;

THENCE Southerly to the Southeast corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 4;

THENCE Westerly to the Easterly right-of-way line of Lasselle Street;

THENCE Southerly along the Easterly right-of-way line of Lasselle Street, in all its varying widths, to its intersection with the Southerly right-of-way line of Eucalyptus Avenue;

THENCE Westerly along the Southerly right-of-way line of Eucalyptus Avenue, in all its varying widths, to its intersection with the Easterly right-of-way line of Kitching Street;

THENCE Southerly along the Easterly right-of-way line of Kitching Street, in all its varying widths, to its intersection with the Southerly right-of-way line of Cottonwood Avenue;

THENCE Westerly along the Southerly right-of-way line of Cottonwood Avenue, in all its varying widths, to its intersection with the Easterly right-of-way line of Heacock Street;

THENCE Southerly along the Easterly right-of-way line of Heacock Street in all its varying widths, to its intersection with the Southerly line of the Northwest quarter of Section 16, Township 3 South, Range 3 West;

THENCE Westerly along the Southerly line of the Northwest quarter of Section 16, to the East quarter corner of said Section 13, said point also being the true point of beginning;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL;

Beginning at the Southwest corner of Section 12, Township 3 South, Range 4 West; being also the centerline of Frederick Street;

THENCE Northerly along the centerline of Frederick Street to its intersection with the centerline of Sunnymead Boulevard;

THENCE Easterly along the centerline of Sunnymead Boulevard to its intersection with the East line of Section 1, Township 3 South, Range 4 West;

THENCE Southerly along the East line of Section 1 and Section 12 to a point 660.00 feet North of the Southeast corner of Section 12;

THENCE Westerly parallel with the South line of Section 12 to a point on the centerline of Section 12;

THENCE Southerly 660.00 feet to the South quarter corner of Section 12;

THENCE Westerly along the Southerly line of Section 12 to the Southwest corner thereof and the point of beginning.

Said Parcel 1 Contains 4336 ± Acres.

PARCEL 2

Being that portion of Sections 18 and 19, Township 3 South, Range 3 West, described as follows:

Beginning at the intersection of the Northerly right-of-way line of John F. Kennedy Drive and the Easterly line of March Air Force Base, said point also being on the City limit line of the City of Moreno Valley;

THENCE Easterly along the Northerly right-of-way line of John F. Kennedy Drive, in all its varying widths, to its intersection with the prolongation of the East line of the Northwest quarter of the Northwest quarter of Section 19, Township 3, South, Range 3 West;

THENCE Southerly to the Southeast quarter corner of the Northwest quarter of the Northwest quarter of Section 19;

THENCE Easterly along the Southerly line of the Northwest quarter of the Northwest quarter of Section 19 to its intersection with the Easterly boundary of March Air Force Base and the City Limit line;

THENCE Northerly along the Easterly boundary of March Air Force Base and the City limits to the point of Beginning.

Said Parcel 2 Contains 2 Contains 40 ± Acres.

PARCEL 3

Being that portion of Sections 17, 18, 19, and 20 of Township 3 South, Range 4 West, described as follows:

Beginning at the intersection of the Northerly right-of-way line of Delphinium Avenue and the Westerly right-of-way line of Perris Boulevard;

THENCE Easterly along the Northerly right-of-way line of Delphinium Avenue to its intersection with the prolongation of the East line of the Southwest quarter of the Southwest quarter of Section 17;

THENCE Southerly along the East line of the Southwest quarter of the Southwest quarter of Section 17 to its intersection with the Northerly right-of-way line of John F. Kennedy Drive;

THENCE Easterly along the Northerly right-of-way line of John F. Kennedy Drive, in all its varying widths, to the Easterly right-of-way line of Kitching Street;

THENCE Southerly along the Easterly right-of-way line of Kitching Street, in all its varying widths, to its intersection with the Southerly right-of-way line of Santiago Drive;

THENCE Westerly along the Southerly right-of-way line of Santiago Drive, in all its varying widths to the intersection with the Westerly right-of-way line of Perris Boulevard;

THENCE Northerly along the Westerly right-of-way line of Perris Boulevard, in all its varying widths, to the point of beginning.

Said Parcel 3 Contains 260 ± Acres.

PARCEL 4

Being that portion of Sections 7, 8, 17, and 18 of Township 3 South, Range 4 West, described as follows:

Beginning at the intersection of the Northerly right-of-way line of Alessandro Boulevard at the Westerly right-of-way line of Ferris Boulevard;

THENCE Easterly along the Northerly right-of-way of Alessandro Boulevard, in all its varying widths, to its intersection with the prolongation of the East line of the West half of the Northwest quarter of the Northwest quarter of Section 17;

THENCE Southerly along the East line of the West half of the Northwest quarter of the Northwest quarter of Section 17, to its intersection with the Southerly right-of-way line of Brodiaea Avenue;

THENCE Westerly along the Southerly right-of-way line of Brodiaea Avenue, in all its varying widths, to its intersection with the Westerly right-of-way line of Perris Boulevard;

THENCE Northerly along the Westerly right-of-way line of Perris Boulevard to the point of beginning.

Said Parcel 4 Contains 20± Acres.

EXHIBIT "C"

Moreno Valley Community Redevelopment Agency  
Moreno Valley Redevelopment Project  
PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

I. STREET IMPROVEMENT PROJECTS

Installation/construction/reconstruction of curbs, gutters, sidewalks, paving, driveway approaches, traffic signalization and street lighting:

1. Edgemont St. from Eucalyptus Av. to Bay Av. (1)
2. Cottonwood Av. from I-215 to Frederick St.
3. Ellsworth St. from Eucalyptus Av. to Alessandro Bl. (1)
4. Eucalyptus Av. from I-215 to Day St.
5. Heacock Av. from Ironwood Av. to Dracaea Av.
6. Indian Av. from Ironwood Av. to Cottonwood Av. (1)
7. Perris Bl. from Sunnymead Bl. to Bay Av. (1)
8. Dracaea Av. from I-215 to Day St.
9. Fir Av. from Heacock Av. to Perris Bl.
10. Dracaea Av. from Heacock Av. to Perris Bl.
11. Atwood Av. from Heacock Av. to Perris Bl.
12. Eucalyptus Av. from Heacock Av. to Perris Bl.
13. Myers Av. from Heacock Av. to Perris Bl.
14. Webster Av. from Heacock Av. to Sunnymead Park.
15. Elm Court so. of J.F. Kennedy Dr. and Clover Av. east of Elm Court.
16. Pepper St. so. of J.F. Kennedy Dr. to Clover Av.
17. Street widening @ Day St - from Eucalyptus to Alessandro Av.
18. Street extension and upgrade - Day St.

(1) Will include some land acquisition.

19. Reconstruction of streets in Warner Ranch development including sidewalks and street lights for 3 street centerline miles long.
20. Street realignment - Bay Av. and Brill Rd between I-215 and Day St.
21. Traffic signals and street lights-Sunnymead Bl. from Frederick St. to Perris Bl.
22. All connecting streets within the Project Area are eligible for improvements as needed.
23. Realignment of Nason Street.

II. TRAFFIC AND CIRCULATION:  
FREEWAY WIDENING AND INTERCHANGE IMPROVEMENTS

1. Upgrade freeway interchanges to diamond and/or hook ramps-Route 60 interchanges @ Pigeon Rd, Nason St, Moreno Bch Dr., Redlands Bl. and Theodore St.
2. Freeway widening-third travel lanes and Auxillary lanes where required - Route 60 between westerly & easterly city limits.
3. Construction of full diamond interchange, signalization, and connecting local streets - Lasselle St. @ Route 60.

III. STORM DRAINAGE AND RELATED IMPROVEMENTS

1. Bridge construction over storm channel - Cactus Av. adjacent to Kitching St.
2. Master plan storm drain construction - Sunnymead Bl., Indian Av., Webster Av., Fir Av, Myers Av., Eucalyptus Av., and Atwood Av. in old Sunnymead area.
3. Storm drain facilities including storm drain channels, pipes & appurtenances - Project Area-wide.
4. Storm drain facility and appurtenance - Edgemont area between I-215 to the west and Route 60 to the north.
5. Reconstruction of Street and installation of storm drain - Postal Av. from Heacock Av. to easterly terminus.

**IV. WATER SYSTEM IMPROVEMENTS**

1. Replacement of undersized lines; installation/upgrade of distribution system; improvement of water source; addition of reservoir capacity - Sunnymead area.
2. Replacement of undersized lines; installation/upgrade of distribution system; improvement of water source; addition of reservoir capacity - Edgemont area, I-215 to Frederick St. and Highway 60 to Cactus.

**V. SEWER SYSTEM IMPROVEMENTS**

1. Install sewer systems; replace undersized lines; improve capacity of existing system for future projected needs - Edgemont area, Highway 60 to Cactus.
2. Replace & improve existing sewer system and additional sizing Sunnymead area, Highway 60 to Cottonwood Av. and Heacock Av. to Perris Bl.
3. Installation of sewer system, water backbone improvements, water and sewer mains - Between Alessandro Bl. on north, Cactus Av. on south, I-215 on West, and Heacock St. on East.

**VI. PUBLIC FACILITIES IMPROVEMENTS**

1. Parking: Public parking facilities - Sunnymead Bl.
2. Schools: Contributions toward development/replacement of school facilities - Edgemont and old Sunnymead, the junior college facility at location to be determined, and Moreno Valley High School.
3. Parks: The Redevelopment Agency shall make a reasonable effort to develop a minimum of 5 acres of parks per 1,000 residents within all residential sub-areas of the Project.
4. Cultural and Human Services Facilities: New branch library in Edgemont area, museum, performing arts center, senior center and day care facilities.
5. Fire Stations: New fire station facilities - Edgemont St. @ Day St. and Cottonwood Av. and Sunnymead Bl. between Frederick St. and Perris Bl.
6. Hospital: Contribution toward development of publicly owned hospital facility at location to be determined.

7. Regional Transportation Center: Development of a regional bus terminal and other transportation facilities as needed.

**VII. MISCELLANEOUS IMPROVEMENTS**

Contribution toward installation of street, storm drain, sewer and water improvements including curbs, gutters, sidewalks, asphaltic concrete paving, street lighting, traffic signals, water mains, sewer mains and other utilities necessary to facilitate commercial development within the area bounded by Route 60 on the north, Cottonwood Avenue on the south, Day Street on the west, and Frederick Street on the east.

Note: This listing of projects is set forth for planning purposes and shall not be deemed as a limitation on the Agency's authority to implement the Redevelopment Plan.

EXHIBIT "D"

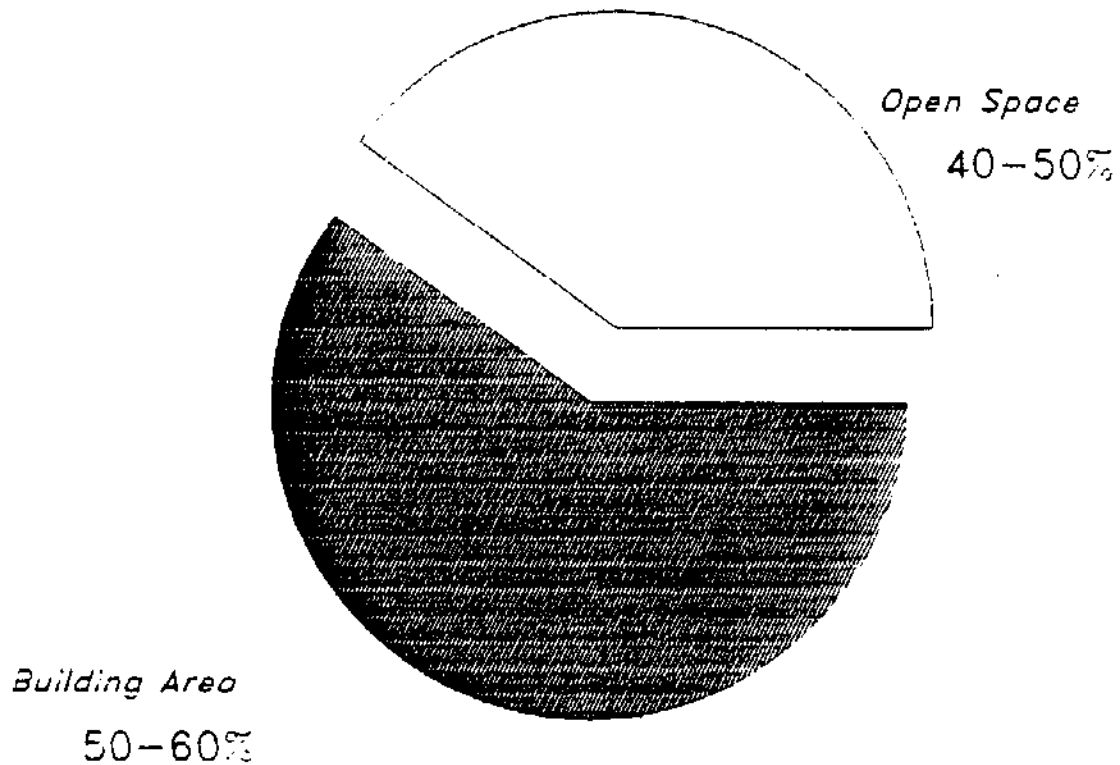
DIAGRAM ILLUSTRATING  
Limitations on Type, Size and Height of Buildings  
Moreno Valley Redevelopment Project

BUILDING CHARACTERISTIC	PROPOSED REGULATORY LIMITATION*
TYPE	Zoning Code, Building Code, Fire Code
SIZE	General Plan, Zoning Code
HEIGHT	General Plan, Zoning Code, F.A.A. Regulations

\* In addition to the specific limitations noted, all applicable Federal, State, and Local ordinances and regulations shall apply to developments proposed in the Project Area. Within the limits, restrictions, and controls established under the Plan, the Agency is authorized to establish additional development and design controls pursuant to Section 421 of the Plan.

Exhibit "E"

DIAGRAM ILLUSTRATING  
Approximate Amount of Open Space  
MORENO VALLEY REDEVELOPMENT PROJECT



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NOTES:

1. Percentages are approximate.
2. "OPEN SPACE" means the total area which will be the public grounds, spaces around buildings and all other outdoor areas not permitted to be covered by buildings
3. "BUILDING AREA" means Land area devoted to buildings.

EXHIBIT "F"  
RESIDENTIAL AREAS EXEMPTED FROM EMINENT DOMAIN  
Moreno Valley Redevelopment Project

AREA 1:

Includes all residential parcels within an area described as beginning at a point along Eucalyptus Avenue which follows the rear lot lines of those parcels fronting Kiowa Drive south to the the north side of Cottonwood Avenue, then going west on Cottonwood Avenue to the parcels on the east side of Elsworth Street, then east to the parcels on the north side of Republic, then north to the parcels on both sides of Pan-Am, directly north to the parcels on the north side of Bay Avenue, going east then north along the Bay Avenue alignment to parcels on the west side of Frederick, then north to the parcels on the south side of Eucalyptus to western terminus of Eucalyptus.

Area 1 includes all or a portion of the following tracts:

TRACT	18930	TRACT	10895
TRACT	3809	TRACT	3879
TRACT	2795	TRACT	11467
TRACT	3016	TRACT	2556
TRACT	4159		

AREA 2:

Includes the residential parcels within an area described as those parcels along the southern side of Dracaea Street west to the parcels along the east side of Heacock Street, going south to the parcels along the north side of Cottonwood Avenue, then going west to the parcels along the western side of Cavandish Street, then going northeast along the west side of the flood control channel to the parcels along the south side of Dracaea Avenue again.

Area 2 includes all of a portion of the following tracts:

TRACT	18453	TRACT	18152-4
TRACT	18152	TRACT	18152-3
TRACT	18152-1		

AREA 3:

Includes all residential parcels within an area described as beginning at the southeast corner of Marilyn Street and Dilbeck Drive south along the east side of Dilbeck Drive to the northeast corner of Cottonwood Avenue and Dilbeck Drive then east to the northwest corner of Cottonwood Avenue and Indian Street then north to the southwest corner of Indian Street and Marilyn Street and west to the beginning point.

Area 3 includes all or a portion of the following tracts:

TRACT	4068	TRACT	10161
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AREA 4:

Includes all residential parcels within an area described as beginning on the southwest corner of Hemlock Avenue and Obispo Street then west to the parcels along the north side of Pace Drive then east to the intersection of Pace Drive and Lamos Street and then north along the west side of Lamos Street to the southwest corner of Lamos Street and Hemlock Avenue then west along Hemlock Avenue to the beginning point.

Area 4 includes all or a portion of the following tracts:

TRACT 10004      TRACT 9979

AREA 5:

Includes all residential parcels within an area described as beginning on the southeast corner of Sunnymead Boulevard and Kitching Street south of the north side of Todd Drive and continuing west to the intersection of Todd Drive and Shiray Ranch Road then south along both sides of Shiray Road to the corner of Bridle Trail Road on the east along Bridle Trail Road to those parcels along the north side of Eucalyptus Avenue. Then going east to the parcels along the north side of Eucalyptus Avenue to the corner of Eucalyptus Avenue and Lasselle Street going north to the parcels west of Lasselle Street then west again to the parcels along the south side of Sunnymead to the beginning point.

Area 5 includes all or a portion of the following tracts:

TRACT	12608-1	TRACT	10658	TRACT	19799
TRACT	12608-2	TRACT	8030	TRACT	11410
TRACT	12608	TRACT	8030-1	TRACT	16768
TRACT	17815	TRACT	10055-1	TRACT	1590
TRACT	15979	TRACT	10655-2	TRACT	2470
TRACT	16767-1	TRACT	10102		
TRACT	16767	TRACT	8977		
TRACT	17226				
TRACT	17226-1				

AREA 6:

Includes the residential parcels along Shirebourne Street and Riverdell Street and brook Drive all of Tract 8628 going south to the parcels along Shirebourne Street, then going east to the parcels along the north side of Dracaea Avenue then south again to the parcels on both sides of Silver and Gold Lane to the parcels on the north side of Cottonwood Avenue, to the corner of Cottonwood Avenue and Kitching Street, then going north to the parcels on the west side of Kitching Street to the northern most portion of Tract 19500 and then west to the beginning point.

An area described as those parcels of Tract 8628 which are directly south of Eucalyptus Avenue and front on Riverdell Terrace starting from the northeast corner of Shirebourn Street going west and then south along Riverdell Terrace to

a point which is approximately 400 feet south of Eucalytus and including one irregularly shaped residential parcel near the southwest corner of Eucalyptus Avenue and Shirebourn Street.

Area 6 includes all or a portion of the following tracts:

TRACT	8268	TRACT	19500
TRACT	7755	TRACT	7755-1

**AREA 7:**

Includes the residential parcels between, and along both sides of Wendy and Dana Drive, going east to Patricia Street, then from the corner of Gentian Avenue and Patricia Street going south to the parcels on both sides of Patricia, terminating at Santiago Drive.

Area 7 includes all or a portion of the following tracts:

TRACT	18722-2	TRACT	18722
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**AREA 8:**

Includes all residential parcels within an area described as beginning at the southwest corner of Ironwood Avenue and Nita Drive including all of Tract 11175 south to the parcels along the north side of Hemlock Avenue west to Indian Street and to include the irregular residential parcel at the southwest corner of Indian Street and Hemlock Avenue then north along the west side of Indian to the southeast corner of Ironwood Avenue and Indian Street west to the beginning point.

Area 8 includes all or a portion of the following tracts:

TRACT	11175	Sunnymead Terrace No. 1
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**AREA 9:**

Includes all residential parcels within an area described as beginning at the southwest corner of Birchwood Drive and Dracaea Avenue including all of the Reynolds Subdivision south to Cottonwood Avenue east including three residential parcels along the northside of Cottonwood Avenue then directly north including all residential parcels along the east side of Birchwood Drive to Dracaea Avenue west to the beginning point.

Area 9 includes all or a portion of the following tracts:

Reynolds Subdivision

EXHIBIT "G"  
CITY OF MORENO VALLEY REDEVELOPMENT PLAN

Warner Ranch is described as being that portion of Sections 17, 18, 19, and 20 of Township 3 South, Range 4 West, described as follows: Beginning at the intersection of the Northerly right-of-way line of Delphinium Avenue and the Westerly right-of-way line of Perris Boulevard; thence Easterly along the Northerly right-of-way line of Delphinium Avenue to its intersection with the prolongation of the East line of the Southwest quarter of the Southwest quarter of Section 17; thence Southerly along the East line of the Southwest quarter of the Southwest quarter of Section 17 to its intersection with the Northerly right-of-way line of John F. Kennedy Drive; thence Easterly along the Northerly right-of-way line of John F. Kennedy Drive, in all its varying widths, to the Easterly right-of-way line of Kitching Street; thence Southerly along the Easterly right-of-way line of Kitching Street, in all its varying widths, to its intersection with the Southerly right-of-way line of Santiago Drive, thence Westerly along the Southerly right-of-way line of Santiago Drive, in all its varying widths to the intersection with the Westerly right-of-way line of Perris Boulevard; thence Northerly along the Westerly right-of-way line of Perris Boulevard, in all its varying widths, to the point of beginning. Said Parcel 3 contains 280 Acres.

