SAN
DIEGO
COUNTY

RE: DEVELOPMENT PLAN for the UPPER SAN DIEGO RIVER IMPROVEMENT PROJECT

Amended March 17, 1995
Board of Supervisors Minute Order #39
Ordinance #8508

REDEVELOPMENT PLAN

FOR THE

UPPER SAN DIEGO RIVER IMPROVEMENT PROJECT

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EXECUTIVE SUMMARY

The following is the Redevelopment Plan ("Plan") for the Upper San Diego River Improvement Project and Project Area. The Project Area is located adjacent to the San Diego River in the Community of Lakeside. The purpose of this Plan is to establish a redevelopment program that will facilitate the redevelopment and revitalization of a 592.4 acre Project Area. Development of this Plan has been a cooperative effort between project area property owners, the Community of Lakeside, and the County Redevelopment Agency, and is designed to address economic blight through the construction of needed infrastructure improvements.

The Plan establishes the legal and financial framework within which redevelopment implementation activities will take place. It serves as the constitution by which the Agency shall provide for participation by owners and tenants, cooperate with public bodies, provide for relocation benefits for persons displaced by the project, and provide for affordable housing opportunities. The Plan also provides that the Agency may oversee the land use and development activities within the Project Area. Finally, the Plan provides that the Agency may use tax increment financing, as provided for by the California Constitution and the Community Redevelopment Law, as the primary means to finance the redevelopment implementation activities.

Exhibit C sets forth the public agency redevelopment projects that the Agency proposes to implement. These projects include: the channelization of the San Diego River; the rehabilitation and reconstruction of the adjoining riparian habitat, especially as it relates to promoting the recovery of a Federally-endangered songbird; the development of additional recreational opportunities; the construction of street, and sewer and water utility infrastructure; and the provision of affordable housing opportunities. Project implementation activities are anticipated to span a forty (40) year period.

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REDEVELOPMENT PLAN

FOR THE

UPPER SAN DIEGO RIVER IMPROVEMENT PROJECT

SECTION I. (100) INTRODUCTION

This is the Redevelopment Plan ("Plan") for the Upper San Diego River Improvement Project and Redevelopment Project Area ("Project Area") located in the Community of Lakeside, County of San Diego, State of California. This Plan consists of the text (Sections 100 through 1100), the Project Area Map (Exhibit A), the legal description of the Project Area Boundaries (Exhibit B) and a listing of the proposed public agency redevelopment projects (Exhibit C).

This Plan has been prepared by the Redevelopment Agency of the County of San Diego ("Agency") pursuant to the California Redevelopment Law (Health and Safety Code Section 33000, et seq.), the California Constitution and all applicable laws and ordinances. It provides the Agency with powers, duties and obligations to implement and further the program generally formulated for the redevelopment, rehabilitation and revitalization of the Project Area. This Plan does not present a Specific Plan for the redevelopment, rehabilitation and revitalization of any area within the Project Area. Instead, it establishes a process and framework for implementation of the Upper San Diego River Improvement Project.

This Plan is based upon the Preliminary Plan formulated and adopted by the County of San Diego Planning Commission on January 6, 1989 and by the Agency on February 14, 1989.

SECTION II. (200) GENERAL DEFINITIONS

The following definitions will be used generally in the context of this Plan unless otherwise specified herein:

A. "Agency" means the Redevelopment Agency of the County of San Diego.

B. "Agency Board" means the governing body of the Redevelopment Agency of the County of San Diego.

C. "Community" means the Community of Lakeside.

D. "County" means the County of San Diego, California.

E. "Board of Supervisors" means the Board of Supervisors of the County of San Diego, California.

F. "Disposition and Development Agreement" means the contractual agreement between the owner participant and/or developer that sets forth terms and conditions for redevelopment.

G. "Map" means the Redevelopment Plan Map, attached hereto as Exhibit A.

H. "Person" means an individual(s), or any public or private entities.

I. "Plan" means the Redevelopment Plan for the Upper San Diego River Improvement Project and Redevelopment Project Area.

J. "Planning Commission" means the Planning Commission of the County of San Diego, California.

K. "Public Facilities Financing Plan" means the plan prepared by the County that coordinates the overall funding of the construction of needed public facilities and improvements.

L. "Project" means the Upper San Diego River Improvement Project.

M. "Project Area" means the territory this Plan applies to as shown on Exhibit A.

N. "Redevelopment Law" means the Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et seq.) as it now exists or is hereafter amended.

O. "Specific Plan" means the plan entitled "Upper San Diego River Specific Land Uses" prepared by the County for the Project Area.

P. "State" means the State of California.

SECTION III. (300) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the map attached hereto and incorporated herein as Exhibit A. The legal description of the boundaries of the Project Area is as described in Exhibit B, attached hereto and incorporated herein.

SECTION IV. (400) REDEVELOPMENT PLAN GOALS

Implementation of this Plan is intended to achieve the following goals:

- To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Plan.
- To provide employment opportunities for the residents of the Community.
- To encourage the cooperation and participation of residents, business persons, public agencies and Community organizations in the revitalization of the Project Area.
- To encourage the private sector investment in the development of the Project Area.
- To improve the San Diego River Channel and eliminate flood hazards that constrain the development of various parcels in the Project Area, the cost of which cannot be borne by private enterprise acting alone.
- To facilitate the recycling of existing sand and gravel extraction activities to uses that are more environmentally sensitive and compatible with the riparian habitats in the Project Area.
- To implement a San Diego River Flood Control and Environmental Rehabilitation Plan that is consistent with the goals of the Army Corps of Engineers, the California Department of Fish and Game, the County of San Diego, Project Area property owners and the community.
- To provide for the enhancement and rehabilitation of the riparian habitat, especially as it relates to promoting recovery of the Least Bell's vireo, a Federally protected songbird.
- To provide additional recreation opportunities of the Community within the constraints imposed by Federal and State environmental agencies.
- To provide needed improvements to the Community's educational and other facilities to better serve the Project Area.
- To promote public improvements and facilities which are sensitive to the unique environmental characteristics of the Project Area.
- To facilitate, if necessary, re-parcelization of land into reasonably sized and shaped parcels served by an improved public infrastructure and public facilities.
- To expand the resource of developable land by obtaining, if necessary, underutilized land and making it available for development.

- To control unplanned growth by guiding new development to meet the needs of the Community.

- To alleviate certain environmental deficiencies, including substandard vehicular and pedestrian circulation systems, insufficient off-street parking and other similar public improvements.

- To achieve an environment reflecting a high level of concern for architectural, landscape, and suburban design principles appropriate to the goals of this Plan and applicable Community plans.

- To make provisions for housing as is required by the Redevelopment Law to satisfy the needs and desires of the various age, income, and ethnic groups of the Community, maximizing the opportunity for individual choice.

- To develop safeguards against noise and pollution to enhance future industrial/commercial activity in the Project Area.

- To coordinate revitalization efforts in the Project Area with other public programs of the County and surrounding Community.

SECTION V. (500) REDEVELOPMENT ACTIONS

A. (501) General

The Agency proposes to eliminate and prevent the spread of blighting influences, and to strengthen the economic base of the Project Area and the Community through:

1. The installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices and other public improvements.

2. The installation of flood control and other required improvements to the San Diego River Channel.

3. The restoration and development of the degraded riparian habitat adjacent to the San Diego River Channel.

4. The development of recreation areas to Project Area and Community residents.

5. The rehabilitation, remodeling, demolition or removal of buildings, structures and improvements.

6. The rehabilitation, development or construction of affordable housing in compliance with State law.

7. Providing the opportunity for participation by owners and tenants presently located in the Project Area and the extension of preferences to occupants desiring to remain or relocate within the redeveloped Project Area.

8. Providing relocation assistance to displaced residential and non-residential occupants.

9. The development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Plan.

10. Managing of any property acquired by the Agency.

11. Assisting in providing financing for the construction of industrial and commercial buildings to increase the industrial and commercial base of the Community, and the number of temporary and permanent jobs in the Community and the East County region.

To accomplish these actions and to implement this Plan, the Agency is authorized to use all the powers provided in this Plan and all powers now or hereafter permitted by law.

B. (502) Property Acquisition

1. (503) Acquisition of Real Property

The Agency may acquire real property by any means authorized by law, including by gift, grant, exchange, purchase, cooperative negotiations, lease or any other means authorized by law including eminent domain.

The Agency may acquire structures without acquiring the land upon which those structures are located. The Agency may acquire any interest in real property.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standard restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Except as otherwise provided herein, or otherwise provided by law, 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.

2. (504) Acquisition of Personal Property

Where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

C. (505) Participation by Owners and Tenants

1. (506) Owner and Tenant Participation

The Agency shall promulgate rules for owner and tenant participation which may be amended from time to time. The Agency shall extend reasonable preference to persons who are owners or tenants in the Project Area to continue in or re-enter the redeveloped area if they otherwise meet the requirements prescribed by this Plan and the Agency's rules governing owner participation and re-entry; such rules allow for "Owner Participation Agreements" with the Agency.

The Agency desires participation in redevelopment by as many owners and business tenants as possible. However, participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of the Agency and/or owners to finance acquisition and development in accordance with this Plan; and any reduction in the total number of individual parcels in the Project Area.

2. (507) Participation Agreements

Under a participation agreement the participant shall agree to rehabilitate, develop, or use the property in conformance with the Plan and be subject to the provisions hereof. In the agreement, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event a participant breaches the terms of a participation agreement, the Agency shall declare the agreement terminated and may acquire the real property or any interest therein.

Where the Agency determines that a proposal for participation is not feasible, is not in the best interests of the Agency or County, or that redevelopment can best be accomplished without affording an owner or tenant an opportunity to execute a participation agreement, the Agency shall not be required to execute such an agreement with that owner or tenant.

D. (508) Certificates of Conformance

The Agency is authorized to make determinations of those properties which conform to this Plan. If such a determination is made by the Agency, the Agency may issue a Certificate of Conformance to qualifying properties

and such property will not be subject to acquisition by eminent domain under this Plan so long as the property continues to conform to this Plan and to such further terms and conditions as the Agency may require, by conditioning the issuance of a Certificate of Conformance as necessary or appropriate to carry out this Plan.

E. (509) Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate with or without consideration in the planning and implementation activities authorized by this Plan. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate Plan implementation activities 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 consent of such public bodies. The Agency, however, shall seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. 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 the 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.

F. (510) 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 final disposition for redevelopment.

As provided for in the Redevelopment Law Section 33401, the Agency may pay an amount of money in lieu of taxes in any year during which it owns property in the Project Area. Such payment shall be made directly to the County or special 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.

G. (511) Payments to Taxing Agencies to Alleviate Financial Burden

As provided for in Health and Safety Code Section 33401, the Agency may pay an amount in lieu of taxes in any year which it owns property in the Project Area. Such payment shall be made directly to a taxing agency for whose benefit a tax would have been levied upon such property had it not been exempt. A proportionate share of any amount of money paid by the Agency to any taxing agency pursuant to this subdivision shall be disbursed by the taxing agency to any school district with territory located within the Project Area. "Proportionate share", as used in this section, means the ratio of the school district tax rate, which is included in the total tax rate of the taxing agency.

The Agency may also pay to any taxing agency with territory located within the Project Area other than the County, any amounts of money which the Agency has found are necessary and appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project. The payments to a taxing agency in any single year shall not exceed the amount of property tax revenues which would have been received by that taxing agency if all the property tax revenues from the Project Area had been allocated to all the affected taxing agencies without regard to the division of taxes required by Section 33670 of the Redevelopment Law, except that a greater payment may be established by agreement between the Agency and one or more taxing agencies, except a school district, if the other taxing agencies agree to defer payments of one or more years in order to accomplish the purposes of the Project at an earlier time than would otherwise be the case. The amount of any greater payments shall not exceed the amount of payment deferred. The payments shall be approved by a resolution adopted by the Agency, which shall contain findings supported by substantial evidence, that the Project will cause or has caused a financial burden or detriment to the taxing agency and that the payments are necessary to alleviate the financial burden or detriment.

The requirement that the Agency may make payments to a taxing entity only to alleviate a financial burden or detriment as defined in Section 33012 of the Redevelopment Law, and only after approval by a resolution which contains specified findings shall apply only to payments made by the Agency pursuant to an agreement between the Agency and a taxing entity which is executed by the Agency on or after the effective date of amendments to Section 33401 of the Redevelopment Law enacted by the Statutes of 1984.

H. (512) Relocation of Persons Displaced by a Redevelopment Project

1. (513) Relocation Program

In accordance with the provisions of the California Relocation Assistance Act (Government Code Section 7260 et seq.), the guidelines adopted and promulgated by the California Department of Housing and Community Development (the "Relocation Guidelines"), and the Relocations Rules, procedures and guidelines adopted by the

Agency, the Agency shall provide relocation benefits and assistance to all persons (including families, business concerns and others) displaced by Agency acquisition of property in the Project Area. Such relocation assistance shall be provided in the manner required by the Relocation Guidelines. In order to carry out a redevelopment project with a minimum of hardship, the Agency will assist displaced households in finding decent, safe and sanitary housing within their financial means and otherwise suitable to their needs. The Agency shall make a reasonable effort to relocate displaced individuals, families, and commercial and industrial establishments within the Project Area. The Agency is also authorized to provide relocation for displaced persons outside the Project Area.

2. (514) Relocation Benefits and Assistance

The Agency shall provide all relocation benefits required by law and in conformance with the Relocation Guidelines, the California Relocation Assistance Act, and the Redevelopment Law.

I. (515) Demolition, Clearance, Public Improvements, and Site Preparation

1. (516) Demolition and Clearance

The Agency is authorized, for property acquired by the Agency or with the approval of the owner thereof, to demolish, clear or move buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. (517) Public Improvements

To the extent permitted by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan. Such public improvements include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, river channel improvements, habitat improvements, trails, traffic signals, electrical distribution systems, natural gas distribution systems, cable TV systems, water distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, schools, recreational facilities and pedestrian improvements. A list of public agency redevelopment projects is set forth in Exhibit C.

The Agency, with the prior consent of the Board of Supervisors, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, or other improvements which is publicly owned either within or outside the Project Area, upon a determination by resolution of the Agency Board and the Board of Supervisors: (1) that such buildings, facilities, structures and other improvements are of benefit to the Project Area

or the immediate neighborhood in which the Project Area is located; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the County.

When the value of such land or the cost of the installation and construction of such building, facility or other improvement, or both has been or will be paid or provided for initially by the Community or other public corporation, the Agency may enter into a contract with the County or other public corporation under which it agrees to reimburse the County or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility or other improvements, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purposes of carrying out this Plan.

3. (518) Preparation of Building Sites

The Agency may develop as a building site any real property owned or acquired by it. In connection with such development it may cause, provide, undertake or make provisions with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, playgrounds and other public improvements necessary for carrying out the Plan in the Project Area.

J. (519) Rehabilitation and Moving of Structures by the Agency

1. (520) 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 County.

c. The expansion of public improvements, facilities and utilities.

d. The assembly and development of properties 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. (521) 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 which can be rehabilitated to a location within or outside the Project Area owned by the Agency.

K. (522) Property Disposition and Development

1. (523) Real Property Disposition and Development

a. (524) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sale without public bidding. 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 Board of Supervisors and Agency Board after public hearing.

Except as permitted by law, no real or personal property owned by the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than

its fair market value, unless the Agency determines that such lesser consideration is necessary to effectuate the purposes of the Plan.

The real property acquired by the Agency in the Project Area except property conveyed to it by the County, shall be sold or leased to public or private persons or entities for redevelopment and use of the property in conformance with this Plan. Real property may be conveyed by the Agency to the County and, where beneficial to the Project Area, to any other public body without charge or for amount less than fair market value.

All purchasers or lessors of property shall be obligated to use the property for the purposes designated in this Plan, to begin and complete redevelopment of such 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 insure that all provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development of the Project Area is proceeding in accordance with applicable development documents and time schedules.

All development whether public or private must conform to this Plan and all applicable federal, state, and local laws, including without limitation to the County's planning and zoning ordinances, building, environmental and other land use development standards; and must receive the approval of all other appropriate public agencies.

b. (525) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the planning and zoning ordinances of the County, 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.

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

The Agency shall reserve such powers and controls in Disposition and Development Agreements as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that redevelopment is carried out pursuant to this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, ancestry, sex, or marital status in the sale, lease, sub-lease, transfer, use occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to Disposition and Development agreements shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sub-lease or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. (526) Development of Publicly Owned Improvements

To the extent now or hereafter permitted by law, the Agency, with the consent of the Board of Supervisors is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or entity to the extent that such improvement would be of benefit to the Project Area.

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) to the extent permitted by law.

2. (527) Personal Property Disposition

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

L. (528) Provision for Low and Moderate Income Housing

1. (529) Definition of Terms

The terms "affordable rent", "replacement dwelling unit", "persons and families of low or moderate income" and "very low income households" as used herein shall have the meanings as defined by the Redevelopment Law and other State and local laws and regulations pertaining thereto.

2. (530) Authority Generally

The Agency may inside or outside the Project Area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income.

3. (531) Replacement Housing

Whenever dwelling units, housing, persons and families of low or moderate income, as defined by the Redevelopment Law, 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 and/or the Agency may replace destroyed or removed dwelling units housing persons and families of low or moderate income with a fewer number of dwelling units if the units have a greater or equal number of bedrooms and are available to the same low and moderate income groups.

4. (532) New or Rehabilitated Dwelling Units Developed Within the Project Area

At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing costs for persons and families of low and moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this section shall apply independently of the requirements of Section 531 and in the aggregate to the supply of housing to be made available pursuant to this section and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the

case may be, to persons and families of low and moderate income displaced by a redevelopment project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

5. (533) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 531 and 532 of this Plan shall remain for persons and families of low and moderate income and very low income households, respectively, for not less than the period set forth in Section 1000 of this Plan for the duration of this Plan.

6. (534) Relocation Housing

If insufficient suitable housing units are available in the Community for use by persons and families of low and moderate income displaced by a redevelopment project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the Community, both inside and outside the Project Area.

7. (535) Increased and Improved Supply

Pursuant to Section 33334.2 of the Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Redevelopment Law and Section 702(2) of this Plan shall be used by the Agency for the purposes of increasing and improving the Community's supply of low and moderate income housing available at affordable housing cost, as defined by Section 50052.5 of the California Health and Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the California Health and Safety Code, and very low income households, as defined in Section 50105 of the California Health and Safety Code, unless one or more of the following findings are made annually by resolution: (1) that no need exists in the Community to improve or increase the supply of low and moderate income housing in a manner which would benefit the Project Area and that this finding is consistent with the Housing Element of the County's General Plan; or (2) that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 702(2) of this Plan is sufficient to meet such housing need of the community and that this finding is consistent with the housing element of the County's General Plan; or (3) that the County is making a substantial effort to meet the Community's existing and projected low and moderate income housing needs, particularly very low income housing needs, including its share of the regional needs as identified in the housing element of the County's General Plan and that this effort consisting of direct financial contributions of local funds is used to increase and

improve the supply of housing affordable to families of low to moderate income and very low income households and is equivalent in impact to the funds otherwise required to be set aside pursuant to Section 33334.2 of the Redevelopment Law.

In carrying out the purposes of Section 33334.2 of the Redevelopment Law, 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, but only if the improvements directly and specifically improve or increase the Community's supply of low or moderate income housing;

3. Finance insurance premiums pursuant to Section 33136 of the Redevelopment Law;

4. Donate land to private or public persons or entities;

5. Construct buildings or structures;

6. Acquire buildings or structures;

7. Rehabilitate buildings or structures;

8. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies. Subsidies for the purpose of this paragraph include any costs or reduced income resulting from below-market-rate sale or lease, grant, or donation of land to private for-profit and non-profit organizations for the purpose of providing low and moderate income housing, if at least half the units provided as a result of each transfer are affordable to lower income households;

9. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness or pay financing or carrying charges;

10. Maintain the Community's supply of mobilehomes;

11. Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 531 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 Area are made as required by Section 33334.2 of the 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.

SECTION VI. (600) USES PERMITTED IN THE PROJECT AREA

A. (601) Map and Uses Permitted

The Map attached hereto as Exhibit A and incorporated herein illustrates the location of the Project Area boundaries, the immediately adjacent streets, and existing public rights-of-way and public easements. The land uses permitted by this Plan shall be those permitted by the Lakeside Community Plan and the Specific Plan, as they now exist or may hereafter be amended.

B. (602) Major Land Uses

Major land uses in the Project Area include: Business Park, Industrial, Recreation, Impact Sensitive/Flood Plain, Commercial, Service Commercial, Planned Residential and Institutional uses.

C. (603) Public Uses

1. (604) Public Street Layout, Rights-of-Way and Easements

The public street system for the Project Area is illustrated on the Map. The street system in the Project Area shall be developed in accordance with the Circulation Element of the Lakeside Community Plan and the Specific Plan. Primary streets in the Project Area include State Highway 67, Riverford Road, El Nopal, Riverside Drive, Channel Road and Woodside Avenue.

Certain streets and rights-of-way may be widened, altered, abandoned, vacated, or closed by the County as necessary for proper development of the Project Area. Additional public streets, alleys and easements may be created by the Agency and County in the Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, hiking and equestrian trails, and activities

typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (605) Other Public, Quasi-Public and Open Space Uses

Both within and where appropriate outside of the Project Area, the Agency is authorized to permit, establish, or enlarge public, quasi-public, institutional, or non-profit uses, including schools, park and recreational facilities, open space, parking facilities, transit facilities, libraries, hospitals, and educational, fraternal, philanthropic and charitable institutions or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Plan provided that such uses conform with all other applicable laws and ordinances and that such uses are approved by the County. The Agency may impose such other reasonable restrictions as are necessary to protect development and uses in the Project Area.

D. (606) 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 used 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. (607) Non-conforming Uses

The Agency is authorized but not required to permit an existing use to remain in an existing building in good condition if the 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.

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 Area where, and in the determination of the Agency, such improvements would be compatible with surrounding Project Area uses and development.

F. (608) 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, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of the Plan except in conformance with the provisions of this Plan. The land use controls of this Plan shall apply for a period of forty (40) years. The type, size, height, number and use of buildings within the Project Area will be controlled by applicable County planning and zoning ordinances, and the Specific Plan, as they now exist or may hereafter amended from time to time.

1. (609) New Construction

All construction in the Project Area shall comply with all applicable State and local laws in effect from time to 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.

2. (610) Rehabilitation

Any existing structures within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will meet the following requirements: be safe and sound in all physical respects, be attractive in appearance and not detrimental to the surrounding uses.

3. (611) Number of Buildings and Dwelling Units

The total number of buildings in the Project Area shall be regulated by the Lakeside Community Plan and the Specific Plan. The Project Area currently includes approximately 92 dwelling units.

4. (612) Open Spaces and Landscaping

The approximate amount of open space to be provided in the Project Area is the total of all areas so designated in the Lakeside Community Plan and the Specific Plan, and those areas in the public rights-of-way or provided through site coverage limitations on new development as established by this Plan. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material in conformance with County standards.

5. (613) Limitations on Type, Size and Height of Buildings

Except as may be 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.

6. (614) Signs

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

7. (615) Utilities

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

8. (616) Incompatible Uses

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

9. (617) Non-discrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, 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. (618) 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 County body, and, if necessary for purposes of this Plan, the Agency.

11. (619) 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 purposes 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 County codes and ordinances.

G. (620) Design for Development

Within the limits, restrictions, and controls established in the Plan and subject to the provisions of Sections 601 and 608, herein, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area, provided these standards exceed existing or future applicable County codes and development standards.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls and architectural, landscape and site plans submitted to and approved in writing by the Agency. Additionally, in the case of property which is the subject of a Disposition and Development or participation agreement with the Agency, such property shall be developed in accordance with the provisions of such agreement. 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 quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

H. (621) Building Permits

Any building permit that is issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan must be in conformance with the provisions of this Plan, any Design for Development adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreements.

The Agency is authorized to establish permit procedures and approvals required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the County and the Agency at the time of application.

SECTION VII. (700) METHODS FOR FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Methods

Upon adoption of this Plan by the Board of Supervisors, the Agency is authorized to finance this Plan with assistance from local sources, the State of California and/or the Federal Government, property tax increments, interest income, Agency bonds, donations, loans from private financial institutions or any other legally available source.

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 Plan may be provided by the County until adequate tax increment or other funds are available to repay the advances and loans. The County or other public agency as it is able may also supply additional assistance through issuance of bonds, loans and grants, and in-kind assistance. Any assistances shall be at terms established by an agreement between the Agency, County and/or other public agency.

As available, gas tax funds from the State of California and the County may be used for the street system.

The Agency may issue bonds and expend their proceeds to carry out the Plan. The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of Plan implementation activities. The Agency shall pay the principal and interest on bonds of the Agency as it becomes due and payable.

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

B. (702) Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County or other public corporation (hereinafter called "taxing agencies") after the effective date of the ordinance of the County 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

into 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 in the Project Area on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of 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, moneys advanced to, or indebtedness (whether funded, assumed, or otherwise) incurred by the Agency to finance or refinance in whole or in part, this Plan. 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 paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Areas shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which are attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective shall be allocated to such affected taxing agency to the extent that the affected taxing agency has elected in the manner required by law to receive such allocation.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the Agency pursuant to subparagraph (2) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance in whole or in part the redevelopment program for the Project Area for a period not to exceed ten years beyond the life of this Redevelopment Plan.

The number of dollars of taxes which may be divided and allocated to the Agency annually pursuant to Section 33670 of the Redevelopment Law shall not exceed $300 million dollars adjusted annually in accordance with the Consumer Price Index (CPI), (CPI-U) for San Diego as measured in March of each year or an acceptable replacement index in the event the CPI ceases to be published 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 Redevelopment Law and Section 511 of this Plan;

2. Any funds required by Section 33334.2 of the Redevelopment Law and Section 535 of this Plan to be deposited by the Agency in a Low and Moderate Housing Fund as a result of such payments to taxing agencies.

No loan, advance of indebtedness to be repaid from such allocation of taxes established or incurred by the Agency to finance in whole or in part the Plan shall be established or incurred after twenty (20) years following the date of adoption of the ordinance approving and adopting this Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended for up to ten (10) years by amendment of this Plan if the Agency finds that significant blight remains in the Project Area that cannot be eliminated without incurring additional debt.

The deadline for incurring debt does not apply to debt incurred that will be paid from the Agency's Housing Fund or to debts incurred to satisfy the Agency's replacement housing and Project Area affordable housing production obligations under Health and Safety Code Section 33413.

C. (703) 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 Plan implementations activities.

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 County, 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 in part from such allocation of taxes which can be outstanding at one time shall not exceed $100 million adjusted annually in accordance with the CPI, or an acceptable replacement index in the event the CPI ceases to be published without an amendment of this Plan. Such limitation is exclusive of (1) any payments to the taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Redevelopment Law and Section 511 of this Plan and (2) any funds required by Section 33334.2 of the

Redevelopment Law and Section 535 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. (704) Other Loans and Grants

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

E. (705) Rehabilitation Loans, Grants, and Rebates

The Agency and the County may commit funds from any source to programs of residential and commercial rehabilitation for the purposes of loans, grants, or rebate payments for self-financed rehabilitation work. The rules and regulations for such programs shall be those which may already exist or may be developed in the future. The Agency and the County shall seek to acquire grant funds and direct loan allocations from State and Federal sources as they may be available from time to time for the carrying out of such programs.

SECTION VIII. (800) ACTIONS BY THE COUNTY

The County 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 County may include but shall not be limited to the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the County shall include the requirement of abandonment 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 considered 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 publicly owned Project Area.

3. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

4. Imposition whenever necessary of appropriate design controls within the limits of this Plan in the Project Area to ensure their proper development and use.

5. Provisions for administration/enforcement of this Plan by the County after development.

6. The undertaking and completion of any other proceedings necessary to carry out the Project.

7. The expenditure of any County funds in connection with redevelopment of the Project Area pursuant to the Plan.

SECTION IX. (900) ADMINISTRATION AND ENFORCEMENT

Upon adoption, the administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the County or the Agency as appropriate.

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

SECTION X. (1000) DURATION OF THIS PLAN

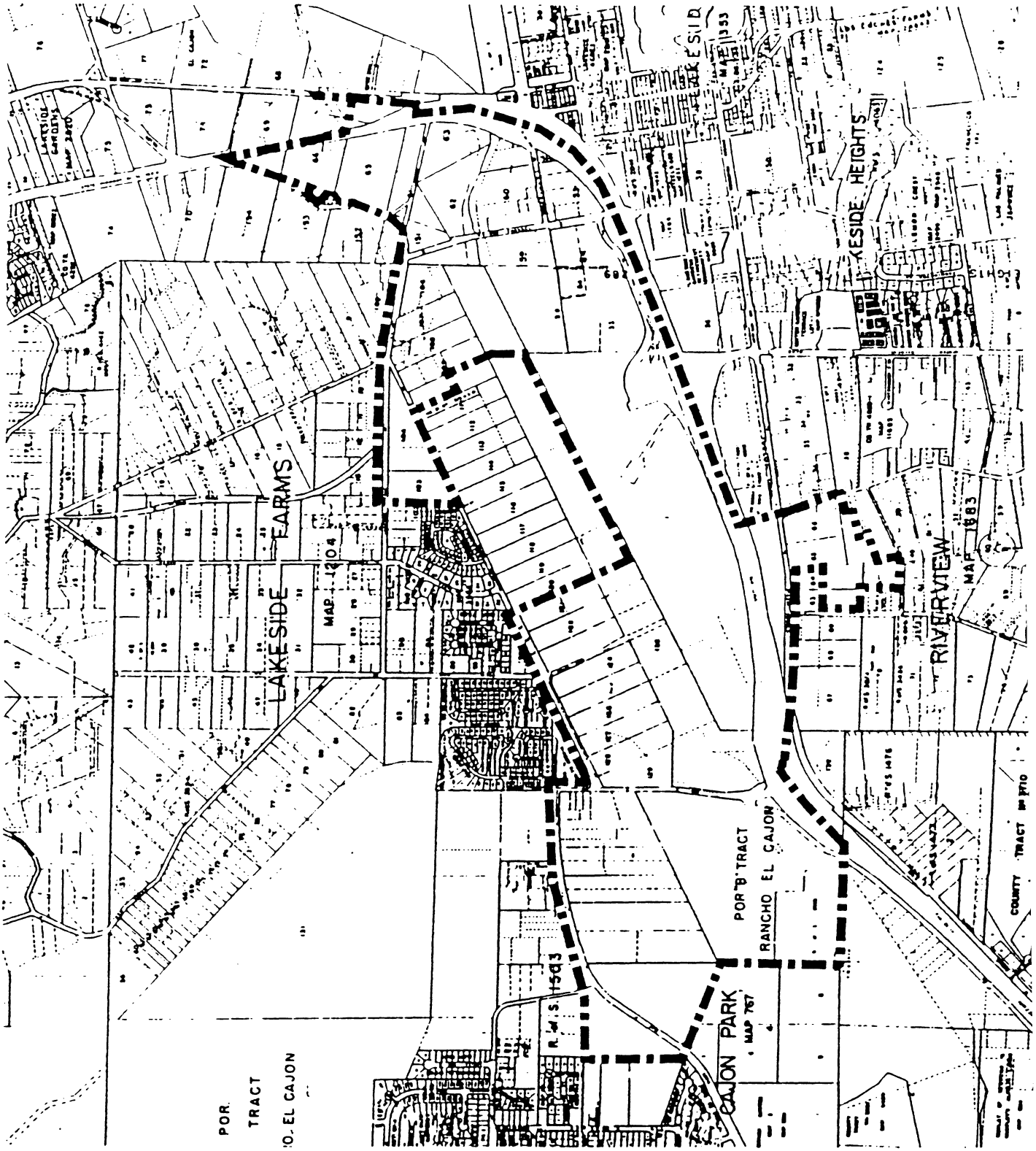
Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 40 years from the effective date of adoption of this Plan by the Board of Supervisors; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend as much as ten (10) years beyond the termination date, and in such event this Plan shall continue in effect for the purpose of repaying such bonds or other obligations as determined by the Board of Supervisors.

SECTION XI. (1100) PROCEDURE FOR AMENDMENT

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

EXHIBIT A

PROJECT AREA MAP



Upper San Diego River Redevelopment Project (USDRIP)

Project Area Boundary

EXHIBIT A

EXHIBIT B

LEGAL DESCRIPTION

FREQUENT\USDRIP\RDVPLAN.124;jcr

LEGAL DESCRIPTION EXHIBIT "A"

PROJECT TITLE UPPER SAN DIEGO RIVER REDEVELOPMENT PROJECT

AUTHORIZED GEORGE REAM **APN** 379-000-00

LOG NO. 87-0513-A-2 **W.O. NO.** TE3149/PM0200 **W/P FILE** UPSDRIV.JA

UPPER SAN DIEGO RIVER REDEVELOPMENT PROJECT BOUNDARY

All that territory in the County of San Diego, State of California, lying within the following described boundaries:

1) BEGINNING at the Northwesterly corner of Lot 129 of Lakeside Farms, according to Map thereof No. 1204, filed in the Office of the County Recorder of said County;

2) Thence along the Northwesterly line of said Lot 129 and the Northeasterly prolongation thereof to the Northeasterly corner of Lot 121 of said Map No. 1204;

3) Thence Southeasterly along the Northeasterly line of said Lot 121 and the Southeasterly prolongation thereof to the Southeasterly line of Lot 130 of said Map No. 1204;

4) Thence Northeasterly along said Southeasterly line to the Westerly line of land described in deed to Tri Way Materials Co. Inc., recorded April 4, 1974 as File/Page No. 74-084193 in the Office of said County Recorder;

5) Thence Northerly along said Westerly line to the Northwesterly line of said Lot 130;

6) Thence Southwesterly along said Northwesterly line to the Northeasterly line of Lot 110, Map No. 1204;

7) Thence Northwesterly along said Northeasterly line to the Northwesterly line of the Southeasterly 427.25 feet of said Lot 110;

8) Thence Southwesterly along said Northwesterly line of said Southeasterly 427.25 feet to the Southwesterly line of said Lot 110;

9) Thence Northwesterly along said Southwesterly line to the Northwesterly corner thereof;

10) Thence Southwesterly along the Northwesterly lines of Lots 111 through 114 and portion of Lot 115 to the Southerly extension of the Westerly line of Lot 103 of said Map No. 1204;

11) Thence Northerly along said Southerly extension and said Westerly line to the Southerly right-of-way line of Lakeside Avenue as shown on said Map No. 1204;

12) Thence Easterly along said Southerly right-of-way line AND the Southwesterly right-of-way line of Road Survey No. 287-A, filed in the Office of the County Engineer of said County AND the Easterly right-of-way line of the Relocation of portion of Julian Road No. 3-A as shown on Record of Survey No. 7592, filed in the Office of said County Recorder, to a line that bears South 76°19'00" West, 112.76 feet from the Southeasterly corner of land described in deed to Stanley J. Anderson, recorded January 9, 1981 at File/Page No. 81-007832 in the Office of the said County Recorder;

13) Thence North 76°19'00" East, 112.76 feet along said Southeasterly line to the Southeasterly corner of said Anderson's land;

14) Thence North 47°13'00" West along the Southwesterly line of said Anderson's land to the Easterly right-of-way line of said Relocation of Julian Road 3-A;

15) Thence Northerly and Northeasterly along said Southeasterly right-of-way line of said Relocation of Julian Road 3-A to the Northeasterly line of said Anderson's land;

16) Thence South 48°14'00" East along said Northeasterly line of said Anderson's land to the centerline of Santa Maria Avenue, closed, as shown on Record of Survey No. 2739, filed in the Office of said County Recorder;

17) Thence Northeasterly along said centerline to the Southeasterly right-of-way line of said Relocation of Julian Road 3-A;

18) Thence along said Southeasterly right-of-way line Northeasterly and Northerly to the Westerly line of State Highway 67, 100.00 feet wide as shown on Record of Survey No. 7592, filed in the Office of said County Recorder;

19) Thence along said Westerly right-of-way line of said State Highway 67, Southeasterly to the Northerly line of Lot 65 of El Cajon Valley Co.'s Lands, according to Map thereof No. 289, filed in the Office of said County Recorder;

20) Thence Easterly along the Northerly lines of said Lot 65 and 64 to the Westerly line of the San Diego Cuyamaca and Eastern Railway as shown on Record of Survey No. 7592, filed in the Office of said County Recorder;

20A) Thence Northerly along said Westerly line to the centerline of a 70.00 foot easement to the State of California, as shown on Parcel Map No. 14791, filed in the Office of said County Recorder;

20B) Thence Northeasterly along said centerline to the Westerly line of Vine Street vacated by the Board of Supervisors, Item No. 16, dated August, 11, 1976 and shown on said Parcel Map No. 14791;

20C) Thence Southerly along said Westerly line of Vine Street vacated to the Northerly line of a cul-de-sac being the Northerly line of Vine Street granted to the County of San Diego , recorded April 29, 1987 at File/Page No. 87-234298 in said County Recorder's Office;

21) Thence Westerly along said cul-de-sac and Southerly along the Westerly line of said Vine Street to a line indicated as "South 86°13'39" East, 24.41 feet" in said deed at File/Page No. 87-234298;

22) Thence along said line North 86°13'39" West to the Westerly right-of-way line of said State Highway XI-SD-67, a copy of which is filed in the Office of the County Engineer of said County;

23) Thence Southerly and Southwesterly to the Northerly extension of the Westerly line of County of San Diego Tract No. 3867, Map No. 9912, filed in the Office of said County Recorder;

24) Thence Southerly along said Northerly extension AND the Westerly line of said Map No. 9912 AND the Westerly lines of Lot 37 and a portion of Lot 38 of Riverview Farms, Map No. 1683, filed in the Office of said County Recorder to the Easterly extension of the Northerly line of land described in deed to the Creative Management Associates, recorded December 31, 1985 as File/Page No. 85-495132 in said County Recorder's Office;

25) Thence Southwesterly along said Easterly extension and the Northerly line of said Creative Management Associates land South 81°03'00" West, 256.10 feet; thence South 12°46'00" East, 123.16 feet; thence South 71°42'12" West, 159.69 feet; thence South 12°46'00" East, 52.00 feet to the Northwesterly corner thereof;

26) Thence South 71°42'12" West, 72.52 feet; thence North 06°50'00" West, 3.48 feet; AND South 71°07'12" West, 356.34 feet to the Westerly line of Lot 48 of said Map No. 1683;

27) Thence Southerly along said Westerly line to the Northerly right-of-way line of Waterhill Road as shown on Record of Survey No. 11570, filed in the Office of said County Recorder;

28) Thence Westerly along said Northerly right-of-way line to a line that is 250.00 feet Easterly, measured along said Northerly line, from the Westerly line of Lot 62 of said Map No. 1683, as shown on said Record of Survey Map No. 11570;

29) Thence Northerly and parallel with said Westerly line of Lot 62 to the Northerly line of said Lot 62;

30) Thence Westerly along said Northerly line to the Easterly right-of-way line of Marilla Drive, 60.00 feet wide, as shown on said Record of Survey Map No. 11570;

31) Thence Northerly along said Easterly right-of-way line to a line that is 361.00 feet Southerly of and parallel with the Northerly line of Lot 63 of said Map No. 1683;

32) Thence Easterly along said parallel line to the Easterly line of Lot 64 of said Map No. 1683;

33) Thence Northerly along said Easterly line to the Southerly right-of-way line of Woodside Avenue as on said Map No. 1683;

34) Thence Westerly along said Southerly right-of-way line to a point that is distant thereon 200.00 feet Westerly from the Northeasterly corner of Lot 132 of said Map No. 1683;

35) Thence leaving said Southerly right-of-way line to the intersection of the Northerly line of Block 1 of Lots "H" & "O" of Rancho El Cajon, Map No. 817, filed in the Office of the County Recorder of said County AND the Northwesterly right-of-way line of said State Highway 67;

36) Thence Westerly along said Northerly line to the Easterly line of Block 4 of Cajon Park, Map No. 767, filed in the Office of said County Recorder;

37) Thence Northerly along said Easterly line to the Northeasterly corner of Lot 7 of said Block 4 of said Map No. 767;

38) Thence Northwesterly along the Northeasterly line of said Block 4, North 72°25'00" West, 1113.50 feet to the Northeasterly extension of the Northwesterly line of Mast Boulevard;

38A) Thence along said Northwesterly line, being the arc of a 949.00 foot radius curve concave Northwesterly, a distance of 27.34 feet;

38B) Thence North 72°25'14" West, 8.92 feet to the Westerly line of that land marked "Not a part of this survey" on Record of Survey No. 1503, filed in the Office of said County Recorder;

39) Thence Northerly along said Westerly line 1052.79 feet, to the Northerly line of said land marked "Not a part of this survey";

40) Thence Easterly along said Northerly line to a line marked "North 09°39'00" West" in land described in deed to Martin and Enid Gleich, recorded October 19, 1987 at File/Page No. 87-586433 in said County Recorder's Office;

40A) Thence North 09°39'00" West to the Southwesterly right-of-way line of Road Survey No. 368 (El Nopal) as shown on said Record of Survey No. 1503;

41) Thence Southeasterly and Easterly along the Southerly right-of-way line of Road Survey No. 368, as shown on Record of Survey No. 1503 to the Westerly line of Riverford Road (formerly Cottonwood Road);

42) Thence Southerly along said Westerly right-of-way line to the Southwesterly extension of the Northwesterly line of said Lot 129 of Lakeside Farms, Map No. 1204;

43) Thence Northeasterly along said Southwesterly extension to the POINT OF BEGINNING.

The Upper San Diego River Redevelopment Project consists of approximately 592.40 acres±.

EXHIBIT C

PUBLIC AGENCY REDEVELOPMENT PROJECTS

Flood Control Improvements

Upper San Diego River Floodway

Improve river channel and construct necessary flood control facilities; rebuild adjacent riparian habitat to satisfy state and local environmental concerns.

Park and Recreation Improvements

Develop Community-serving recreation improvements to include equestrian and hiking trails along the river channel. Other appropriate improvements may include fishing, picnic areas, and natural habitat interpretive sites.

Water System Improvements

Water Line and Storage Facilities

Construct a 10- or 12-inch water line from Channel Road to Riverford Road. Additionally, develop a storage reservoir tank to satisfy fire flow requirements resulting from development within the Project Area.

Sewer Line Improvements

Construct a 24-inch trunk sewer line from Channel Road to Riverford Road. This line will generally parallel Route 67.

Road Improvements

Internal Road System

Assist in constructing an internal road system to service development within the Project Area. Specific alignments and roadway needs to be determined when site specific development proposals are submitted.

Mast Boulevard

From Santee City Limit to Riverford Road -- 102-foot ROW with 82-foot roadbed.

Mapleview Street

From Highway 67 to Channel Road -- widen to 4-lane major road.

From Channel Road to Riverford Road -- construct new industrial street -- 72-foot ROW with 52-foot roadbed.

Channel Road

From Lakeside Avenue to Highway 67 underpass -- widen to 102' ROW (possibly 88") includes a 70-foot wide bridge for 340 lineal feet and possible realignment near Lakeside Avenue.

Lakeside Avenue

From Highway 67 to Channel Road -- improve to light collector standard of 60-foot ROW with a 40-foot roadbed and curb, gutter, and sidewalk on one side.

From Channel Road to Riverside Drive -- improve to collector standard of 84-foot ROW with 64-feet of roadbed.

Riverside Drive

From Lakeside Avenue to Riverford Road -- improve as needed to collector standard of 84-foot ROW and 64-foot roadbed (improvements will vary depending on existing conditions).

Riverford Road

From Riverside Drive to Highway 67 -- improve to major road standards of 102-foot ROW and 82-foot roadbed.

Woodside Avenue

From 1,000 feet east of Riverford to 2,000 feet west of Winter Gardens Boulevard -- improve to major road standards of 102-foot ROW and 82-foot roadbed.

Industry Road

From Channel Road to Winter Gardens Boulevard (existing) and continuing to Riverford Road (proposed) -- improve to industrial collector standard of 88-foot ROW and 68-foot roadbed.

Highway 67 Interchanges

Make fair share contributions to improvements at the following interchanges:

Riverford Road
Winter Gardens Boulevard
Mapleview Street
Lakeside Avenue

Signalized Intersections

Install or make fair share contributions to the installation of signals at various intersections.

Housing Programs

Utilizing 20 percent of available tax increment revenue, fund programs that provide and enhance affordable housing opportunities.