

91-65

446751

ORDINANCE NO. 1440

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING AND ADOPTING REDEVELOPMENT PLAN ENTITLED THE "COMMUNITY DEVELOPMENT PLAN FOR THE CITY OF HEMET/HEMET UNIFIED SCHOOL DISTRICT COMMUNITY DEVELOPMENT PROJECT AREA."

RECEIVED FOR RECORD AT 8:30 O'CLOCK A.M. AT REQUEST OF FIRST AMERICAN TITLE COMPANY OF RIVERSIDE DEC 27 1991

Recorded in Official Records of Riverside County, California. [Signature]

DEC 27 1991

DEC 27 1991

The City Council of the City of Hemet, California, does hereby ordain as follows:

Section 1. RECITALS. The City Council of the City of Hemet ("City") does hereby find, determine and declare as follows:

- (a) The Hemet Redevelopment Agency (the "Agency") has formulated and prepared a proposed redevelopment plan, entitled "Community Development Plan for the City of Hemet/Hemet Unified School District - Community Development Project Area", (the "Plan"), pursuant to the California Redevelopment act (\$ 33000 et seq. of the Health and Safety Code; "Act"); and
(b) The Planning Commission of the City of Hemet has submitted its report and recommendation on the Plan, finding that the Plan is in conformity with the City's General Plan, and has recommended the approval of the Plan; and
(c) The Agency has adopted Rules Governing Participation and Re-Entry Preferences for Property Owners, operators of Businesses, and Tenants relating to the Plan; and
(d) The Agency has submitted the Plan and its Report thereon to the City Council; and
(e) The Agency has consulted with taxing agencies which levy taxes, or for which taxes are levied, on property included within the Project Area; and
(f) Final Environmental Impact Report relating to the adoption of the Plan has been prepared, noticed and certified in accordance with the California Environmental Quality Act of 1970 and the state and local guidelines and regulations adopted pursuant thereto and a Notice of Determination has been issued and posted in connection therewith; and
(g) A duly noticed joint public hearing was held by the Agency and the City Council on November 14, 1991, as provided by the Act; all objections presented thereat

First American Title Company has recorded this instrument by request as an action of record and has not examined it for accuracy and sufficiency or as to its effect upon the title to any real property that may be described herein.

FULTON CS

ORDINANCE NO. 1440

have been heard and are presently overruled; the Agency and City Council have received written and oral testimony concerning the proposed Plan; the Agency and City Council members have duly considered all evidence presented; and the proceedings for the adoption of the proposed Plan have been duly conducted and completed as provided by law; and

- (h) That the Agency Board and the City Council have determined that the public interest, convenience and necessity require the adoption of the Redevelopment Plan.

Section 2. PURPOSE. The purposes and intent of this City Council in adopting the Redevelopment plan are:

- (a) To eliminate the conditions of blight existing in the Project Area;
- (b) To prevent recurrence of blighting conditions within the Project Area; and
- (c) To provide for participation by owners and tenants and preferences to persons engaged in business within the Project Area to participate in the redevelopment of the Project Area; to encourage and ensure the redevelopment of the Project Area in the manner set forth in the proposed Plan; and to provide for the relocation of residents, if any, displaced by the implementation of the proposed Plan; and
- (d) To construct or provide for the construction of public facilities, roads, and other public improvements and to improve the quality of the environment in the Project Area to the benefit of the Project Area and the general public as a whole; and
- (e) To encourage and foster the economic revitalization of the Project Area by protecting and promoting the sound development and utilization of the Project Area which is stagnant or improperly utilized because of the lack of adequate facilities, utilities and other causes; and
- (f) To provide housing as required to satisfy the needs and desires of the various age, income and ethnic groups of the community.

Section 3. ADOPTION OF PLAN. The Plan be, and is hereby, approved, adopted and designated as the official redevelopment plan for the project area therein described. The Plan is incorporated herein by this reference and made a part hereof as if fully set forth at length herein. Three copies of said plan shall be maintained on file by the City Clerk, available for public

4-3-2017-57-11

DEC. 27, 1991

ORDINANCE NO. 1440

inspection.

Section 4. FINDINGS. Pursuant to the Act based upon the evidence presented, the City Council does hereby find and determine as follows:

- (a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Act in that:
- (b) The Plan will effectively cause the redevelopment of the Project Area in conformity with the Act, and such redevelopment will further the public peace, health, safety and welfare; and
- (c) The adoption and carrying out of the Plan is economically sound and feasible; and
- (d) The Plan conforms to the Hemet General Plan; and
- (e) The carrying out of the Plan will, by the process of redevelopment, promote the public peace, health, safety and welfare of the City and will effectuate the purposes and policies of the Act; and
- (f) Inclusion within the Project Area of any lands, building or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; and any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Act, without other substantial justification for its inclusion; and
- (g) The elimination of blight and redevelopment of the Project Area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency; and
- (h) The adoption of the Plan, which includes tax increment financing, will not cause any significant effect or detriment to any taxing agency, defined as such in the Act.

Section 5. CITY ACTIONS. In order to implement and facilitate the effectuation of the Plan hereby approved and adopted, certain official actions must be taken by the City with reference, among other things, to the vacating and removal of the streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action and,

7-7-2017-11-11

DEC 27 1991

ORDINANCE NO. 1440

accordingly, the City Council hereby:

- (a) Declares its intention to undertake and complete any proceedings necessary to be carried out by the City under the provisions of the Plan; and
- (b) Directs the various officials, departments, boards, commissions and agencies of the City having administrative responsibilities with respect to the Project likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Plan.

Section 6. CITY CLERK DUTIES. The City Clerk is hereby directed to forward a certified copy of this ordinance to the Executive Director of the Agency. The City Clerk is hereby directed to transmit a copy of the description and statement recorded pursuant to Section 8 of this Ordinance, a copy of this ordinance, and a map or plat indicating the boundaries of the Project Area to the Auditor-Controller and Tax Assessor of Riverside County, and to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area and to the State Board of Equalization.

Section 7. AGENCY DUTIES. The Agency is hereby vested with the duty and responsibility to carry out and implement the Plan, subject to the provisions of the Plan.

Section 8. RECORDATION. The City Clerk is hereby directed to record within thirty (30) days from the adoption of this ordinance with the County Recorder of Riverside County a description of the land within the Project Area and a statement that the proceedings for the redevelopment of the Project Area has been instituted under the Act. The City Clerk is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 9. BUILDING DEPARTMENT DUTIES. The Building Department of the City is hereby directed for a period of two (2) years after the effective date of this ordinance to advise all applicants for building permits relating to real property located within the Project Area, that the site for which a building permit is sought for the construction of buildings or other improvements is within a redevelopment project area.

Section 10. PASSAGE OF ORDINANCE. The City Clerk shall certify to the passage of this ordinance and cause a copy thereof to be published as required by law. This ordinance shall be in effect after its passage in the time provided by law.

4-3-2017-5-1

DEC 27 1991

ORDINANCE NO. 1440

INTRODUCED at an adjourned regular meeting of the City Council
duly held the 17th day of December, 1991.


MOVED, PASSED, and ADOPTED this 23rd day of December
1991.

AYES: Council Members Quinn, Wolford and Jennings

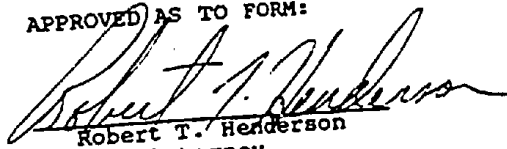
NOES: Council Member Almanrode

ABSENT: Council Member Garrett


ABSTAIN: None


Gaila Jennings, Mayor

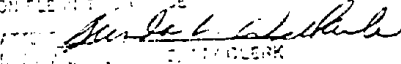
APPROVED AS TO FORM:


Robert T. Henderson
City Attorney

ATTEST:


Brenda L. Weckerle
City Clerk

THE FOREGOING INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THE OFFICE


Brenda L. Weckerle
City Clerk

12-26-91

4
7
20
7
23
1

DEC 27 1991