



Cedar Glen Disaster Recovery Redevelopment Project

Owner Participation Rules

September 2004

County of San Bernardino Redevelopment Agency
215 North "D" Street, Suite 301
San Bernardino, California 92415-0121

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**OWNER PARTICIPATION RULES FOR
THE CEDAR GLEN DISASTER RECOVERY REDEVELOPMENT PROJECT
(RULES GOVERNING PARTICIPATION AND
REENTRY PREFERENCES FOR PROPERTY OWNERS,
OPERATORS OF BUSINESSES, AND BUSINESS TENANTS)**

SECTION I. (100) BACKGROUND

The primary purpose of the Cedar Glen Disaster Recovery Redevelopment Project is to help rebuild homes and businesses in the Cedar Glen community which were destroyed in the October 2003 wildfires, and to improve the local infrastructure (streets, water systems, etc.) so that emergency crews can better fight potential disasters in the future.

The Project can accomplish its goals without raising taxes or creating new fees by using “tax increment.” Tax increment re-directs property tax revenues so that a higher percentage of the tax dollar returns to the redevelopment project area from which it came. This is an important “tool” of redevelopment, which is made possible by State law to address serious physical and economic problems resulting from natural disasters.

The entire Project Area includes a predominantly urbanized area with existing land uses comprising of residential, retail and open lot uses. Exhibits A attached reflect the boundaries of the Proposed Project Area. Physical and economic blighting conditions that will be addressed through redevelopment include structural deterioration, depressed property values, incompatible residential and industrial land uses, inadequate commercial and employment opportunities, and lack of certain public improvements. Redevelopment of the Project Area would attain the goal of the County by alleviating blighting conditions that the private sector and/or agencies of government, acting alone, cannot remedy.

SECTION II. (200) INTRODUCTION

California Community Redevelopment Law, Health and Safety Code Sections 33000 et seq. (“CRL”) and Section 33345 requires that redevelopment agencies establish and make known to property owners, businesses, and business tenants within redevelopment project areas rules and guidelines for implementing owner participation opportunities within project areas, subject to redevelopment plans.

These are the Rules Governing Participation and Reentry Preferences for Property Owners, Operators of Businesses, and Business Tenants for the Project Area (the “Rules”). After the adoption of the Plan, the County of San Bernardino Redevelopment Agency (“CoRDA”) would be responsible for the implementation of the Rules within the Project Area. See “SECTION XI. [1100] ADMINISTRATION OF PARTICIPATION RULES,” for additional information regarding the administration and implementation of these Rules.

In accordance with the proposed Plan for the Project Area, and notwithstanding any other provision of these Rules, the CoRDA shall not acquire land or improvements in any manner not authorized by the adopted Plan. These Rules are based upon the following objectives:

1. The CoRDA's commitment to afford participation to existing property owners and tenants who will be affected by the redevelopment activities within the Project Area, and

2. The CoRDA's commitment to extend reasonable preferences to existing property owners and persons who are engaged in business within the Project Area, in the redevelopment, rental, or ownership of new or rehabilitated commercial, industrial or residential uses within the Project Area.

These Rules set forth the process for owner participation in the Project Area.

SECTION III. (300) GENERAL DEFINITIONS

The following definitions will be used generally in the context of these Rules Governing Participation and Reentry Preferences for Property Owners, Operators of Businesses, and Business Tenants, unless otherwise specified herein:

- A. "Business" means a business lawfully operated in the Project Area.
- B. "Business Owner" means the owner of any business.
- C. "County" means the County of San Bernardino, California.
- D. "CoRDA" means the County of San Bernardino Redevelopment Agency.
- E. "County Board of Supervisors or Board of Supervisors" means the legislative body of the County of San Bernardino.
- F. "County Clerk of the Board" means the person or persons responsible for and the maintenance of the official records and the recordation of actions of the County's legislative body, commissions, boards, committee, and agencies.
- G. "Displaced Business" means any business displaced as a direct result of redevelopment programs or projects.
- H. "Executive Director" means the person designated by the CoRDA to administer and manage the affairs of the CoRDA.
- I. "Non-Owner" means any person or entity other than an Owner.

- J. "Owner" means any person or entity holding fee title of record to real property in the Project Area.
- K. "Owner Participation Agreement" means an agreement entered into between the CoRDA and an owner of real property, persons engaged in business, or a tenant doing business within the Project Area, in accordance with the provisions of the Plan and the Rules as described herein which contains the specific responsibilities and obligations of each party regarding a specific implementation of property improvements and land use.
- L. "Project" means the Cedar Glen Disaster Recovery Redevelopment Project.
- M. "Project Area" means the land within the territorial boundaries of the Project.
- N. "Redevelopment Law or the CRL" means the California Community Redevelopment Law (Health and Safety Code Sections 33000 et. seq.).
- O. "Redevelopment Plan or Plan" means the Cedar Glen Disaster Recovery Redevelopment Plan as may be amended and/or restated, from time to time, by the Board of Supervisors of the County.
- P. "Rules" mean the Rules Governing Participation and Reentry Preferences for Property Owners, Operators of Businesses, and Business Tenants in the Project Area.
- Q. "Tenant" means any person or entity holding a leasehold interest in real property in the Project Area.

SECTION IV. (400) GENERAL

These Rules have been adopted by the CoRDA specifically to implement the provisions of the Plan and the CRL regarding participation and the exercise of reentry preferences for Owners, Tenants, and Businesses located in the County portion of the Project Area. Persons and businesses desiring to exercise their owner participation rights and preferences shall abide by these Rules.

The CoRDA would prefer that all Owners, Tenants, and Businesses in the Project Area become actively involved in the improvement and revitalization of the Project Area. Therefore, the CoRDA shall extend preference to such Owners, Tenants and Businesses to: 1) continue in place; or 2) to reenter the Project Area if any such owner or such person otherwise meets the best interest of the Project Area, meets the requirements prescribed in the Plan and these Rules, and is deemed feasible by the CoRDA.

Owners of real property in the Project Area shall be given, when feasible and otherwise permitted under the Rules, the opportunity to participate in the Project by retaining all or a portion of their properties, by purchasing adjacent or other properties in the Project Area, or by selling their properties to the CoRDA (as permitted under the Plan).

The CoRDA desires and urges participation in the growth, development, and redevelopment of each of the parcels encompassed within the Project Area by as many Owners, Tenants, and Business Owners as possible. In view of the pattern of land use and development envisioned by the Plan, qualified persons, whenever feasible, as determined by the CoRDA, will be encouraged to take advantage of such participation and preference opportunities as described herein.

The CoRDA shall consider in good faith and without discrimination all development proposals submitted by Owners and determined by CoRDA staff to be complete at a regular or special CoRDA meeting within thirty (30) days of the end of the period described in Section 702 hereof. After good faith consideration of the development proposals, the CoRDA shall, in the exercise of its reasonable discretion, accept, conditionally accept, or reject any development proposal submitted by an Owner, and select, if at all, in accordance with this Section 400 and these Rules.

In the exercise of its discretion, the CoRDA acknowledges that its primary purpose, objective, and duty are to carry out and implement the Plan to assist in the disaster recovery and to eliminate blight in the interest of the health, safety and welfare of the community. The CoRDA's decision to accept, conditionally accept, or reject any development proposal will be made in good faith and in consideration of such purpose, objective, and duty.

Development proposals shall be evaluated by the CoRDA within the time period described above in this section with consideration of factors determined by the CoRDA to be relevant in carrying out its duties to implement the Redevelopment Plan, including without limitation the following factors:

- (i) Conformity of the development proposal, including proposed uses, with the requirements, intents, goals, and objectives of the Implementation Plan, the County General Plan, any applicable specific plan, zoning, and other development standards, and other applicable enactments;
- (ii) Quality of design and project concept;
- (iii) Whether the Owner has proposed participation in the same location as the proposed development site or in a different location;
- (iv) The employment opportunities and economic benefits to the CoRDA and the County, which can be reasonably expected to result from the implementation of the development proposal;

- (v) The qualifications of the developer entity team proposed to develop the project, including financial capacity to undertake the project, prior experience with similar development, quality of prior development projects, degree of site control, ability to obtain financing, ability to abide by CoRDA's design standards and development controls, and readiness to proceed;
- (vi) The estimated cost, if any, of CoRDA's financial involvement, including the provision of public services, subsidies, or public improvements required if the development proposal is accepted, and the availability of sufficient Agency funds to pay such costs;
- (vii) The economic benefits to the Project Area community, the CoRDA, and the County, as determined by a cost/benefit analysis, if the development proposal were to be approved and the proposed project is implemented;
- (viii) The effect of the development proposal on elimination of blighting conditions within the Project Area and the upgrading of uses;
- (ix) The probability of successful implementation of the development proposal;
- (x) The time schedule for completion of the proposed project;
- (xi) The potential for displacement of persons and/or businesses and the need for relocation of Project Area residents, Tenants, Owners, or Business Owners in the implementation of the development proposal, and the need to create replacement housing for destroyed or removed housing units or projects;
- (xii) The need for acquisition of interests in real property for the implementation of the development proposal, and the willingness of existing owners and holders of other property interests to sell such property;
- (xiii) The completeness of the development proposal in accordance with the requirements of these Rules;
- (xiv) The environmental benefits or impacts of the proposed development, and evaluation of the costs and method of mitigation of such impacts, if any;
- (xv) The impact of the development proposal on existing buildings and improvements with historic qualities or architectural qualities which enhance or benefit the Project Area; and

- (xvi) The merits of the development proposal relative to the merits of other development proposals for the same proposed development site or for other sites in the Project Area.

SECTION V. (500) PARTICIPATION BY OWNERS OF REAL PROPERTY

A. (501) Participation in the Same Location

In appropriate circumstances, as determined by the CoRDA, where such action would foster the goals and objectives of the Plan, an Owner may participate in substantially the same location either by retaining all or portions of his/her property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his/her existing buildings or structures; initiating new development; and selling property or improvements to the respective Agency.

B. (502) Participation in a Different Location

When necessary to accomplish the objectives of the Plan as determined by the CoRDA, the CoRDA may buy land and improvements at fair market value in a manner permitted under the Redevelopment Plan from existing Owners and offer real property for purchase to prospective Owner-participants within the Project Area.

SECTION VI. (600) PARTICIPATION BY NON-OWNERS

Any Non-Owner may submit to the CoRDA a development proposal for the proposed development of property within a Project Area at any time, including at the same time that Owners are submitting development proposals solicited by the CoRDA pursuant to these Rules. The CoRDA may, but are not required to, evaluate, consider, and take action on such development proposals from one or more Non-Owners concurrently with their evaluation, consideration, and action on the development proposals solicited by the CoRDA and submitted by Owners under these Rules.

SECTION VII. (700) TYPES OF PARTICIPATION

A. (701) Owner Participation Agreements

The CoRDA is authorized to enter into an Owner Participation Agreement regarding properties not purchased, or not to be purchased by the CoRDA. Each agreement will contain provisions necessary to ensure that the participation proposal will be carried out and that the subject property will be developed or used, in accordance with the conditions, restrictions, rules, and regulations of the Plan, the owner participation agreement, and the CRL. Each agreement will require the participant to join in the

recordation of such documents as the CoRDA may require in order ensuring such development and use. Owner Participation Agreements will be effective only if approved by the CoRDA.

B. (702) Statement of Interest

Prior to entering into a binding agreement requiring the redevelopment or rehabilitation of any real property, and/or before exercising its authority to acquire property within the Project Area as stated under the Plan, the CoRDA shall notify the Owners of any such properties by certified mail, return receipt requested, of the CoRDA' intent to consider entering into an agreement with another party for the redevelopment or rehabilitation of the property or that the CoRDA intends to consider the acquisition of their property. The CoRDA shall not be required to so notify Owners of other property within the Project Area, Tenants of the subject property, or Businesses located on the subject property. The CoRDA shall include a form entitled "Statement of Interest in Participating" (see Exhibit A), (herein referred to as a "Statement") with the notification. Within 35 days of the date notice is mailed, any Owner interested in participating in the Project Area shall file a Statement with the CoRDA.

The CoRDA may disregard any Statements received after such 35-day period. Any Owner or Tenant may also submit such a Statement at any time before such notification.

The CoRDA shall consider such Statements as are timely submitted and seek to develop reasonable participation for those submitting such Statements, whether to stay in place, to move to another location, or to obtain preferences to reenter the Project Area.

In the case of Owners whose responses indicate that they wish to construct a new building or other improvements on their present property, or wish to rehabilitate their property, their Statement must include a detailed development proposal. To be eligible for consideration, the development proposal shall contain a description of the project, conceptual building elevations and a conceptual site plan, a proposed financial proforma detailing source and use of funds, as well as a statement of what assistance if any would be required of the CoRDA. The Executive Director or his/her designee or the CoRDA will determine the completeness and acceptability of the detailed development project presented by the Owner. If an Owner who does not submit a Statement meeting the above requirements within the required time periods shall be deemed to have waived and relinquished any owner participation rights hereunder.

C. (703) CoRDA Action on Agreement with Non-Owner

The CoRDA may enter into an Agreement with any person or entity other than an Owner ("Non-Owner") for the development or rehabilitation of property implementing a development proposal submitted by a Non-Owner, after one of the following has occurred:

- (i) The CoRDA has given notice of a development opportunity as set forth in Section 702 hereof and has received no Statement from Owners during the time period set forth in Section 702 for submission of Statements; or
- (ii) The CoRDA has given notice of a development opportunity as set forth in Section 702 hereof and has received one or more Statements from Owners during the time period set forth in Section 702 for submission of Statements, but has received no detailed development proposals during the time period set forth in Section 702 for submission of detailed development proposals; or
- (iii) The CoRDA have given notice of a development opportunity as set forth in Section 702 hereof and has received one or more detailed development proposals from Owners for the specified site, and the CoRDA have considered and rejected all such detailed development proposals.

D. (704) Changes in Development Proposals

No changes in a development proposal from an Owner or Non-Owner selected by the CoRDA subsequent to the selection of such development proposal shall require or be construed to require the CoRDA to re-notify any Owners of property within the applicable Project Area of the opportunity to submit or re-submit a Statement and/or development proposal for the development of the site. Once the CoRDA has selected a development proposal from and entered into an Agreement with an Owner or Non-Owner, the CoRDA shall not be under any obligation or continuing obligation to re-offer the development opportunity to any Owner not selected by the Agency or to any other Owners. Development proposals commonly are revised during the process of negotiating and implementing an Agreement, as further analysis is performed of the legal, economic, design and other aspects of the proposed project.

E. (705) No Right of First Refusal

An Owner's opportunity to participate under these Owner Participation Rules is not and shall not be construed to constitute a right of first refusal or a right of first negotiation of any proposal or agreement.

F. (706) Time is of the Essence

Time is of the essence in the submission of Statements of Interest and Development Proposals by Owners, and the CoRDA may enter into agreements for the development and/or redevelopment of property without the need to consider Statements of Interest and Development Proposals which have not been timely submitted in accordance with the time periods set forth above and/or which do not meet the requirements for a complete Development Proposal as set forth herein.

G. (707) Owner's Development of Owner's Property

If an Owner desires to develop or rehabilitate Owner's own property, no solicitation of Statements or development proposals from other Owners shall be required prior to the CoRDA entering into an Owner Participation Agreement (or other agreement) for the development or rehabilitation of such Owner's own property. No solicitation of Statements or development proposals from Owners shall be required (a) prior to the CoRDA entering into an agreement for the development of CoRDA-owned property, (b) prior to the CoRDA entering into an Agreement for the development or rehabilitation of real property outside of the Project Area, or (c) prior to the CoRDA entering into a non-exclusive negotiation agreement with an Owner or Non-Owner in which the CoRDA's consideration of development proposals is expressly subject to the CoRDA's compliance with these Owner Participation Rules.

SECTION VIII. (800) REENTRY PREFERENCES FOR DISPLACED BUSINESSES

Persons engaged in business in the Project Area, who has been displaced as a direct result of CoRDA activities, and who desire to exercise their reentry preferences shall follow the procedures which are set forth in this Section VIII.

1. List of Displaced Businesses.

The CoRDA shall notify any Businesses that are displaced as a direct result of Agency programs or projects ("Displaced Businesses") of their right of reasonable preference to reenter in business within the applicable Project Area. Such written request shall be in writing and, should be substantially in the form of the Statement of Interest in Business Reentry in the Project Area, which is attached and incorporated as Exhibit "B" to these Owner Participation Rules. The CoRDA shall maintain a list of Displaced Businesses who have submitted to the CoRDA a written request for notice of opportunities to reenter the Project Area. The CoRDA may periodically require Displaced Businesses on such list to resubmit requests for notice of reentry opportunities and may delete from such list Displaced Businesses, which do not resubmit such requests.

2. Notice of Reentry Opportunities.

In the event that the CoRDA becomes involved with any redevelopment activity through an Owner Participation Agreement or Disposition and Development Agreement, in which a Displaced Business might relocate, the CoRDA, through the Executive Director or his/her designee, shall notify all Displaced Businesses on the CoRDA's list of the opportunity to reenter in business in the Project Area. The

CoRDA shall send notice via certified or registered United States mail to all Displaced Businesses on the CoRDA' list.

3. Extension of Preferences

The CoRDA shall use good faith efforts to secure reasonable preferential rights for Displaced Businesses in Owner Participation Agreements or Disposition and Development Agreements, which provide for the development of structures in which a Displaced Business might relocate. Displaced Businesses, which desire to pursue such reentry opportunities, may negotiate directly with the owner of the property in which the reentry opportunity is located. The CoRDA shall use good faith efforts to negotiate or intercede on behalf of the Displaced Business desiring to re-enter. The ability of Displaced Businesses to re-enter will depend, in part, upon the ability of the Displaced Businesses to participate on the basis proposed, including such factors as the ability to pay the requisite rent, the suitability of the proposed use of the Displaced Business for the development under consideration, the Displaced Businesses' readiness to proceed, and other factors as established by the CoRDA from time to time. The preferences established by this Section VII shall not be construed to require the CoRDA to provide a subsidy or other financial assistance to such Displaced Businesses to enable them to reenter in the Project Area.

SECTION IX. (900) ENFORCEMENT

In the event a property is not developed or used in conformance with the Redevelopment Plan or an Owner Participation Agreement, then the CoRDA is authorized as permitted by the Plan to (1) acquire the property, (2) acquire any interest in the property sufficient to obtain conformance, or (3) take any other appropriate action to obtain such conformance.

SECTION X. (1000) PROCEDURES FOR AMENDING PARTICIPATION RULES

The CoRDA may amend these Rules at any duly noticed or special meeting held after their adoption. The proposed amendments to these Rules shall be available for public review at the office of the City Clerk and/or the Clerk of the Board a minimum of seventy-two (72) hours prior to the time of such meeting.

SECTION XI. (1100) ADMINISTRATION OF PARTICIPATION RULES

The CoRDA shall administer, interpret, and enforce these Rules through the office of the CoRDA's Executive Director and his/her designee. The Executive Director and his/her designee is hereby authorized to take all reasonable actions necessary to carry out, administer and enforce these Rules in a manner consistent with their purpose and intent. In so doing, the Executive Director and his/her designee may render interpretations of these Rules, provide extensions of time for the performance of acts, issue Statements of Interest, review and approve or deny Statements received, review and determine the application of preferences provided by these Rules, and make other necessary determinations. Notwithstanding the foregoing, the Executive Director and his/her designee shall not have authority to amend these Rules, or to approve or deny an Owner Participation Agreement without prior review and consideration by both CoRDA's Board of Director and, in appropriate instances, by the Board of Directors, unless such authority has expressly been delegated to the Executive Director and his/her designee by action of both CoRDA's Board of Directors and Board of Supervisors with an amendment of these Rules.

EXHIBITS

- Exhibit 1: Cedar Glen Disaster Recovery Project Area Map
- Exhibit 2: Owner's Statement of Interest to Participate
- Exhibit 3: Statement of Interest in Business Reentry in the Project Area
- Exhibit 4: General Rules and Regulations Governing the Method of Relocation

EXHIBIT 1

CEDAR GLEN DISASTER RECOVERY PROPOSED PROJECT AREA MAP



EXHIBIT 2

OWNER'S STATEMENT OF INTEREST TO PARTICIPATE

I hereby express my interest in participation in the: **Cedar Glen Disaster Recovery Redevelopment Project** ("Project")

(See attached map for Project boundaries)

1. Name: _____
Telephone: _____

2. Address: _____

3. I am the record fee owner of the following property within the Project in the City or hold a proprietary interest in a cooperative housing project:

4. I wish to participate in the Project checked above as follows:

___ a. I wish to construct a new building or other improvements on my present property.

___ b. I wish to acquire property within the Project and construct a new building or other improvements on the property I acquire. (Identify proposed property below)

___ c. I wish to acquire property within the Project for expansion of my current business. (Identify proposed property below)

___ d. I wish to rehabilitate my present property.

___ e. I wish to acquire property within the Project and rehabilitate an existing building or other improvements on the property I acquire. (Identify proposed property below)

___ f. I wish to sell my present property.

___ g. Other: Please describe. _____

_____ h. Location of property proposed to be acquired: _____

For items “a” through “e” above, the respondent must provide a detailed development program. The development program should contain a description of the project, a conceptual elevation and site plan, a proposed financial proforma detailing source and use of funds, as well as a statement of what assistance if any would be required from the CoRDA by Owner.

5. Background, experience, and information concerning you and your proposal (you may include further information, including a site plan, construction and operating pro forma, and other information relevant to your proposed activity, on additional sheets if you desire to do so):

(a) Generally describe background and experience, particularly with respect to development of real property:

(b) Describe the development and redevelopment activities you propose and indicate your experience relevant to your proposal:

(c) Other remarks:

6. By my signature below:

- I acknowledge receipt of a copy of the Owner Participation Rules and Reentry Preferences. The Owner Participation Rules and Reentry Preferences describe in detail, when and how I may participate in the Project and the CoRDA's obligations with respect to my proposal.

- I understand that after I timely submit this Statement of Interest, I will be required to submit a detailed "Development Proposal" within the time period specified in and conforming to the requirements of the Owner Participation Rules and Reentry Preferences in order for my Development Proposal to be considered by the CoRDA.
- I understand that submission of this Statement of Interest does not in any way obligate me to participate in the Project, or obligate the CoRDA to approve my proposal.

This Statement of Interest is presented to the CoRDA pursuant to the Owner Participation Rules and Reentry Preferences on the _____ day of _____, 20____.

Signed: _____

Print Name: _____

Title (if applicable): _____

Date: _____

Submit to:

Redevelopment Administrator
County of San Bernardino Redevelopment Agency
215 North "D" Street, Suite 301
San Bernardino, California 92415-0121
(909) 381-7983



EXHIBIT 3

**STATEMENT OF INTEREST IN BUSINESS REENTRY
IN THE PROJECT AREA**

I hereby express my interest in reentering business in the: **Cedar Glen Disaster Recovery Redevelopment Project** ("Project")
(See attached map for Project boundaries)

1. Name: _____
Telephone: _____

2. Address: _____

3. I am the owner of the following Business which was displaced from the Project by notice and action of the CoRDA (Identify name and address of displaced Business):

4. I wish to reenter business in the Project checked above as follows:

_____ I wish to be notified by the CoRDA of opportunities to lease rental space within the Project.

_____ Other: Please describe. _____

5. Background, experience, and information concerning you and your interest in reentering business within the Project.

(a) Generally describe business background and experience:

(b) Describe the business activities you propose and indicate your experience relevant to your proposal:

(c) Other remarks:

6. By my signature below:

- I acknowledge receipt of a copy of the Owner Participation Rules and Reentry Preferences. My reentry in business in the Project, and the CoRDA obligations with respect to my reentry, are subject to the requirements set forth in detail in the Owner Participation Rules and Reentry Preferences.
- I understand that submission of this Statement of Interest in Business Reentry does not in any way obligate me to reenter business within the Project, or obligate the CoRDA to obtain a business opportunity for me.

Signed:

Print Name: _____

Title (if applicable): _____

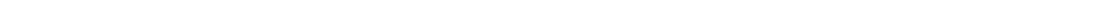
Date: _____

Submit to:

Redevelopment Administrator
County of San Bernardino Redevelopment Agency
215 North "D" Street, Suite 301
San Bernardino, California 92415-0121
(909) 381-7983

EXHIBIT 4

**GENERAL RULES AND REGULATIONS
GOVERNING THE METHOD OF RELOCATION**



Cedar Glen Disaster Recovery Redevelopment Project



General Rules and Regulations Governing the Method of Relocation

September 2004

Redevelopment Agency of the
County of San Bernardino
215 North "D" Street, Suite 301
San Bernardino, California 92415-0121

The County of San Bernardino Redevelopment Agency (“CoRDA”) is the agency responsible for meeting the relocation requirements caused by redevelopment activities in the Implementation of the Cedar Glen Disaster Recovery Redevelopment Plan (“Plan”). The Cedar Glen Disaster Recovery Redevelopment Project Area (“Project Area”) includes both a (See Project Area Map, Exhibit A). Sections 33352(f) and 33411 of the California Community Redevelopment Law, Health and Safety Code Section 33000, et. seq. (the “CRL”), require that the CoRDA prepare a method or plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities located within the Project Area, and nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Project Area. The CoRDA will meet its relocation responsibilities through the use of its staff and consultants, supplemented by assistance from local realtors, social agencies, and civic organizations.

The CoRDA does not anticipate that implementation of the Plan will create significant dislocation of businesses, residents, or local community institutions; however, it may be necessary for the CoRDA to undertake relocation actions at some time during project implementation. Specific businesses, residents, or local community institutions to be relocated cannot be identified at this time. If relocation activities are undertaken, the CoRDA will handle those relocation cases, which result from project activities on an individual case-by-case basis.

As provided in Section 33411.1 of the CRL, the CoRDA shall not displace persons or families of low and moderate income 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. If relocation is necessary, all site residents will be re-housed with a minimum of hardship; in accommodations which are decent, safe, sanitary and suitable to their individual needs; located in areas not less desirable than the Project Area in regard to public utilities and public and commercial facilities; reasonably accessible to their places of employment; and priced within their financial means.

The CoRDA is required to adhere to the State Relocation Law (Government Code 7260 through 7277) and follow the California Relocation Assistance and Real Property Acquisition Guidelines (“State Relocation Guidelines”) as established in the California Code of Regulations, Title 25, Chapter 6.

Therefore, in conformance with Sections 33352(f) and 33411 of the CRL, the CoRDA adopts, as its updated “Method of Relocation,” the State Guidelines and the State Relocation Law as they now exist and as they may be amended from time to time. A copy of the currently applicable version of the State Relocation Law (Exhibit “B”) and the State Relocation Guidelines (Exhibit “C”) is on file in the offices of the County Clerk/Agency Secretary and incorporated herein by reference. Any revisions to the State Guidelines and State Relocation Law shall automatically be incorporated within the Method of Relocation without further action of the CoRDA.

Prior to commencement of any CoRDA activity, which will cause substantial displacement of residents, the CoRDA will adopt a specific relocation plan in conformance with the State Guidelines. To the extent appropriate, the CoRDA may supplement those provisions provided in the State Guidelines to meet the particular relocation needs of a specific project. Such supplemental policies will not involve reduction, but instead enhancement, of the relocation benefits required by State Relocation Law and the State Guidelines.

Attachments

- Exhibit 1: Cedar Glen Disaster Recovery Project Area Map
- Exhibit 2: State Relocation Law
- Exhibit 3: State Relocation Guidelines

EXHIBIT 1

CEDAR GLEN DISASTER RECOVERY PROPOSED PROJECT AREA MAP

EXHIBIT 2

STATE RELOCATION LAW

(On file with Agency Secretary)

EXHIBIT 3

STATE RELOCATION GUIDELINES

(On file with Agency Secretary)

