

AMENDED

ORDINANCE NO. 2004-032

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 29 2004

ADOPTING THE REDEVELOPMENT PLAN FOR THE 65TH STREET REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of Sacramento (the "City Council") has received from the Redevelopment Agency of the City of Sacramento (the "Agency") the proposed Redevelopment Plan (the "Redevelopment Plan") for the 65th Street Redevelopment Project (the "Project") for the 65th Street Project Area (the "Project Area"), a copy of which is on file at the office of the Agency at 600 I Street, Suite 250, Sacramento, California, and at the office of the City Clerk at 730 I Street, Sacramento, California, together with the Report of the Agency to the City Council on the proposed Redevelopment Plan, including: (1) the reasons for selection of the Project Area; (2) a description of the physical and economic conditions existing in the Project Area that constitute blight; (3) a description of specific projects proposed by the Agency in the Project Area and an explanation of how the proposed projects will alleviate the blight conditions existing in the Project Area; (4) an implementation plan; (5) the proposed method of financing redevelopment of the Project Area, including an assessment of the economic feasibility of the Project; (6) an explanation of why the elimination of blight and redevelopment of the Project Area cannot be accomplished by private enterprise acting alone or through other financing alternatives other than tax increment financing; (7) an analysis of the Preliminary Plan for the Project; (8) the Report and Recommendations of the Planning Commission of the City of Sacramento (the "Planning Commission"); (9) the Report and Recommendation of the Redevelopment Advisory Committee; (10) the Final Environmental Impact Report; (11) a neighborhood impact report; and (12) a summary of consultations with affected taxing agencies; and

WHEREAS, the Planning Commission has reported that the Redevelopment Plan conforms to the General Plan of the City of Sacramento and has recommended approval of the Redevelopment Plan; and

WHEREAS, the Sacramento Housing and Redevelopment Commission has reviewed and recommended approval of the Redevelopment Plan; and

WHEREAS, the Agency prepared and circulated a Draft Environmental Impact Report (the "Draft EIR") on the Redevelopment Plan in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.), and environmental procedures adopted by the Agency pursuant thereto, and the Draft EIR was

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thereafter revised and supplemented to incorporate comments received and responses thereto, and, as so revised and supplemented, a Final Environmental Impact Report (the "Final EIR") was prepared and certified by the Agency and the City Council; and

WHEREAS, the Agency and the City Council have reviewed and considered the Final EIR on the Redevelopment Plan and have determined that, for certain significant effects identified by the Final EIR, mitigation measures and a mitigation monitoring program therefor have been adopted and mitigation measures incorporated into the Redevelopment Plan to avoid or substantially lessen such effects; and

WHEREAS, the Agency and the City Council have each adopted a Statement of Overriding Considerations for the remaining significant effects identified by the Final EIR which cannot be mitigated to a level of less than significant; and

WHEREAS, the City Council and the Agency held a joint public hearing in the City Council Chambers, 730 I Street, Sacramento, California, on May 25, 2004, to consider adoption of the Redevelopment Plan; and

WHEREAS, a notice of said hearing was duly and regularly published in *The Sacramento Bee*, a newspaper of general circulation in the City of Sacramento, once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk; and

WHEREAS, copies of the notice of joint public hearing and a statement concerning acquisition of property by the Agency were mailed by first-class mail to the last known address of each assessee of each parcel of land in the proposed Project Area as shown on the last equalized assessment roll of the County of Sacramento; and

WHEREAS, copies of the notice of joint public hearing were mailed by first-class mail to all residents and business owners or operators within the proposed Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing entity which receives taxes from property in the Project Area; and

WHEREAS, the City Council has considered the Report of the Agency, the Report and Recommendations of the Planning Commission, the Report and Recommendations of the Redevelopment Advisory Committee, the Report and Recommendations of the Sacramento Housing and Redevelopment Commission, the Redevelopment Plan, and the Final EIR; has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, no written objections to the Redevelopment Plan from affected property owners and/or affected taxing entities were received at or prior to the noticed public hearing; and

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WHEREAS, at the noticed public hearing, a resident of property adjacent to the Project Area submitted written and oral objections, and a business owner within the Project Area submitted oral objections, and the City Council adopted written findings in response to the written and oral objections; and

WHEREAS, all actions required by law have been taken by all appropriate public bodies.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. That the purpose and intent of the City Council with respect to the Project Area is to accomplish the following: (a) the elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, incompatible and uneconomic land uses, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots in multiple ownership, depreciated or stagnant property values, abnormally high business vacancies and low lease rates, and inadequate or deteriorated public improvements, facilities, and utilities; (b) the replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized; (c) the assembly of land into parcels suitable for modern, integrated development; (d) the improvement of pedestrian, bicycle and vehicular circulation in the Project Area, in particular, public transit access and supportive land uses and facilities; (e) the strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial, and light industrial expansion, employment, and social and economic growth; (f) the provision of adequate land for parking and open spaces; (g) the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project; (h) the provision of opportunities for participation by property owners in the revitalization of their properties; and (i) the increase, improvement, and preservation of the community's supply of housing available to extremely low, very low, low- and moderate-income persons and families.

Section 2. The City Council hereby finds and determines that:

(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.). This finding is based upon the following facts, as more particularly set forth in the Report of the Agency to the City Council:

(1) The Project Area is predominantly urbanized;

(2) The Project Area is characterized by and suffers from a combination of blighting physical and economic conditions, including, among others: unsafe and unhealthy buildings; factors hindering the economically viable use or capacity of buildings or lots; incompatible uses; depreciated property values and impaired investments; contaminated or

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hazardous sites; abnormally high business vacancies; abnormally low lease rates; abandoned buildings; and excessive vacant lots; and

(3) The combination of the conditions referred to in paragraph (2) above is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the Project Area to such an extent that it constitutes a serious physical and economic burden on the City which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(b) The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight; providing for planning, development, redesign, clearance, reconstruction, or rehabilitation of properties which need improvement; improving, increasing, and preserving the supply of low- and moderate-income housing within the community; providing additional employment opportunities; and providing for economic utilization of potentially useful land.

(c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based on the facts, as more particularly set forth in the Report of the Agency to the City Council, that under the Redevelopment Plan the Agency will be authorized to seek and utilize a variety of potential financing resources, including tax increments; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increments generated by new investment in the Project Area; and that no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.

(d) The Redevelopment Plan is consistent with the General Plan of the City of Sacramento, including, but not limited to, the housing element, which substantially complies with state housing law. This finding is based upon the finding of the Planning Commission that the Redevelopment Plan is consistent with the General Plan of the City of Sacramento.

(e) The carrying out of the Redevelopment Plan would promote the public peace, health, safety, and welfare of the City of Sacramento and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based upon the fact that redevelopment, as contemplated by the Redevelopment Plan, will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the physical and economic conditions of the Project Area.

(f) The condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon: (1) the need to ensure that the provisions of the Redevelopment Plan will be carried out and to

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prevent the recurrence of blight, (2) the fact that the Redevelopment Plan limits the use of condemnation to properties that are not occupied as a residence, (3) the fact that no property will be acquired unless the Agency can demonstrate that it has adequate revenue for the acquisition, and (4) the fact that the condemnation of real property by the Agency is subject to the requirements of the California Eminent Domain Law (Code of Civil Procedure Section 1230.010 *et seq.*).

(g) The Agency has a feasible method for the relocation of families and persons who might be displaced, temporarily or permanently, from housing facilities in the Project Area. This finding is based on the fact that the Redevelopment Plan provides for relocation assistance according to law.

(h) There are, or shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available. Families and persons shall not be displaced prior to the adoption of a relocation plan, and dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan.

(i) There are no noncontiguous areas of the Project Area.

(j) Inclusion of any lands, buildings, or improvements in the Project Area which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the entire area of which they are a part; and any 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 Community Redevelopment Law without other substantial justification for its inclusion. This finding is based upon the fact that the boundaries of the Project Area were chosen as a unified and consistent whole to include a geographically defined and identified area of the City in which all properties are contributing to or affected by the blighting conditions characterizing the Project Area.

(k) The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the facts, as more particularly set forth in the Report of the Agency to the City Council, that because of the higher costs and more significant risks associated with development of blighted areas, individual property owners and developers are unable and unwilling to invest in blighted areas without substantial public assistance and that funds of other public sources and programs have been and are insufficient to eliminate the blighting conditions.

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(l) The Project Area is a predominantly urbanized area as defined by subdivision (b) of Section 33320.1 of the Community Redevelopment Law. This finding is based upon the facts, as more particularly set forth in the Report of the Agency to the City Council, that 95.13% of the properties within the Project Area have been or are developed for urban uses or are an integral part of an area developed for urban uses.

(m) The time limitations in the Redevelopment Plan, which are the maximum time limitations authorized under the Community Redevelopment Law, are reasonably related to the proposed projects to be implemented in the Project Area and the ability of the Agency to eliminate blight within the Project Area. This finding is based upon the facts that redevelopment depends, in large part, upon private market forces beyond the control of the Agency and shorter time limitations would impair the Agency's ability to be flexible and respond to market conditions as and when appropriate and would impair the Agency's ability to maintain development standards and controls over a period of time sufficient to assure area stabilization. In addition, shorter time limitations would limit the revenue sources and financing capacity necessary to carry out proposed projects in the Project Area.

Section 3. The City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area are displaced, if any, and that pending the development of the facilities, there will be available to the displaced occupants, if any, adequate temporary housing facilities at rents comparable to those in the City of Sacramento at the time of their displacement. No persons or families of low or moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace any such persons or families until such housing units are available and ready for occupancy.

Section 4. In order to implement and facilitate the effectuation of the Redevelopment Plan, certain official actions must be taken by the City Council; accordingly, the City Council hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan; (b) directs the various officials, departments, boards, and agencies of the City of Sacramento having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; (c) stands ready to consider and take appropriate action on proposals and measures designed to effectuate the Redevelopment Plan; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Redevelopment Plan.

Section 5. No affected property owner or taxing entity submitted written objections to the Redevelopment Plan prior to or at the noticed public hearing, and the City Council has adopted written findings in response to the written and oral objections received at the noticed public hearing. Having considered all evidence and testimony presented for or against any

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aspect of the Redevelopment Plan, the City Council hereby overrules all written and oral objections to the Redevelopment Plan.

Section 6. The mitigation measures, as identified in Council Resolution No. 2004-____, adopted on June 22, 2004, and Agency Resolution No. 2004-____, adopted on June 22, 2004, making findings based upon consideration of the Final EIR on the Redevelopment Plan, are incorporated and made part of the proposed Redevelopment Plan.

Section 7. That certain document entitled "Redevelopment Plan for the 65th Street Redevelopment Project," a copy of which is on file in the office of the City Clerk and attached hereto, is hereby incorporated herein by this reference and designated as the official "Redevelopment Plan for the 65th Street Redevelopment Project."

Section 8. The City of Sacramento Building Department is hereby directed for a period of at least two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 9. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan.

Section 10. The City Clerk is hereby directed to record with the County Recorder of Sacramento County a notice of the approval and adoption of the Redevelopment Plan pursuant to this Ordinance, containing a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

Section 11. The City Clerk is hereby directed to transmit a copy of the description and statement recorded pursuant to Section 10 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Project Area, to the auditor and assessor of the County of Sacramento, to the governing body of each of the taxing entities which receives taxes from property in the Project Area, and to the State Board of Equalization within thirty (30) days following adoption of this Ordinance.

Section 12. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in the *Daily Recorder*, a newspaper of general circulation, published and circulated in the City of Sacramento.

Section 13. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this City Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

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Section 14. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

Heather J. J...
MAYOR

ATTEST:

Stephanne Meyer
CITY CLERK

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**REDEVELOPMENT PLAN
FOR THE
65TH STREET REDEVELOPMENT PROJECT**

**Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

Adopted on _____, 2004, by Ordinance No. _____

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REDEVELOPMENT PLAN
FOR THE
65TH STREET REDEVELOPMENT PROJECT

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the 65th Street Redevelopment Project (the "Project") in the City of Sacramento (the "City"), County of Sacramento, State of California. This Plan consists of the text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3), and the Proposed Public Improvements and Facilities (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution, and all applicable local laws and ordinances.

The proposed redevelopment of the area within the boundaries of the Project (the "Project Area") as described in this Plan conforms to the General Plan for the City of Sacramento (the "General Plan"), adopted by the City Council of the City of Sacramento (the "City Council") on January 19, 1988, and as subsequently amended.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Sacramento (the "Planning Commission") by Resolution No. 2003-01 on September 11, 2003.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the Project Area. Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The purposes of the Community Redevelopment Law will be attained through, and the major goals of this Plan are:

- A. The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, incompatible and uneconomic land uses, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots in multiple ownership, depreciated or stagnant property values, abnormally high business vacancies and low lease rates, and inadequate or deteriorated public improvements, facilities, and utilities.

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- B. The replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized.
- C. The assembly of land into parcels suitable for modern, integrated development.
- D. The improvement of pedestrian, bicycle and vehicular circulation in the Project Area, in particular, public transit access and support.
- E. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial, and light industrial expansion, employment, and social and economic growth.
- F. The provision of adequate land for parking and open spaces.
- G. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- H. The provision of opportunities for participation by property owners in the revitalization of their properties.
- I. The increase, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial, and light industrial facilities;
2. The demolition or removal of certain buildings and improvements;

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3. Providing for participation by owners and tenants located in the Project Area and the extension of preferences to business occupants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project occupants;
6. The installation, construction, or reconstruction of streets, utilities, and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors, and the Agency,
10. The rehabilitation, development or construction of extremely low, very low, low-, and moderate-income housing within the Project Area and outside the Project Area if there is a finding of benefit to the Project Area; and
11. Providing for the retention of controls and the establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§303] Opportunities for Owners and Business Occupants

In accordance with this Plan and the rules for participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in the redevelopment of the Project Area consistent with the objectives of this Plan. Property owners do not, however, have an absolute right to participate in the redevelopment of their property in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to remain or reenter into business within the redeveloped

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Project Area if they otherwise meet the requirements prescribed in this Plan and the rules adopted by the Agency.

2. [§304] Rules for Participation Opportunities, Priorities, and Preferences

In order to provide opportunities to owners to participate in the redevelopment of the Project Area and to extend reasonable preferences to businesses to reenter into business within the redeveloped Project Area, the Agency shall promulgate rules for participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Project Area.

3. [§305] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants may be required to join in the recordation of such documents as may be necessary to ensure the property will be developed and used in accordance with this Plan and the participation agreement. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, and use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4. [§306] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan. However, a conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming.

C. [§307] Cooperation with Public Bodies

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

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The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner 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 this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. To the extent now or hereafter permitted by law, 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 without the Project Area), which land, buildings, facilities, structures, or other improvements are or would be of benefit to the Project.

D. §308 Property Acquisition

1. §309 Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method, provided, however, that the Agency shall not use the power of eminent domain to acquire any real property that is occupied as a residence. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date of adoption of this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

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: (a) such building requires structural alteration, improvement, modernization, or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape, or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan, or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

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The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. §310] Personal Property

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

E. §311] Property Management

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

F. §312] Payments to Taxing Entities

Pursuant to Section 33607.5 of the Community Redevelopment Law, the Agency is required to and shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur as a result of the adoption of this Plan. The payments made by the Agency shall be calculated and paid in accordance with the requirements of Section 33607.5.

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

G. §313] Relocation of Persons, Business Concerns,
and Others Displaced by the Project

1. §314] Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons, business concerns, and others, if any, displaced by the Project, the Agency shall assist such persons, business concerns and others in finding new locations that are within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

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2. §315 Relocation Payments

The Agency shall make relocation payments to persons, business concerns, and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

H. §316 Demolition, Clearance, and Building and Site Preparation

1. §317 Demolition and Clearance

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

2. §318 Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, playgrounds, and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, public, and other uses provided for in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obliged to provide.

I. §319 Property Disposition and Development

1. §320 Real Property Disposition and Development

a. §321 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, sale, or transfer without public bidding. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to

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any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

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

b. [§322] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

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

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. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Sacramento County.

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, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law, in particular, Sections 33435 and 33436 of the Community Redevelopment Law.

c. [§323] Public Improvements

To the extent now or hereafter permitted by law, in particular, Section 33445 of the Community Redevelopment Law, the Agency is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor, subject to obtaining any required consent of the City Council and the making of applicable findings by the Agency and/or the City Council.

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In addition to the public improvements authorized under Section 318 and the specific publicly-owned improvements identified in Attachment No. 4 of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over- and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas, and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases, and agreements with the City or other public body or entity pursuant to this Section 323, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§324] Development Plans

All development plans (whether public or private) shall be subject to Agency approval. All development in the Project Area must conform to City design review standards.

2. [§325] Personal Property Disposition

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

J. [§326] Rehabilitation, Conservation, and Moving of Structures

1. [§327] 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 and directed to advise, encourage, and assist 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.

2. [§328] Moving of Structures

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

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K. [§329] Low- and Moderate-Income Housing

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of extremely low, very low, low-, or moderate- income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers.

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.

L. [§330] Replacement Housing

Pursuant to and to the extent required by Section 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of the 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 that have an equal or greater number of bedrooms as those destroyed or removed units, and which shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate) as the persons displaced from those destroyed or removed units.

M. [§331] Inclusionary Housing

Pursuant to and to the extent required by Section 33413 of the Community Redevelopment Law, a percentage of the dwelling units (1) developed by the Agency or (2) developed within the Project Area by public or private entities or persons other than the Agency, shall be made available at affordable housing cost to, and occupied by, persons and families of low or moderate income, including very low income households.

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Redevelopment Land Use Map

The "Redevelopment Land Use Map," attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area, and the land uses authorized within the Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the land uses to be permitted within the Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws.

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B. [§402] Other Land Uses

1. [§403] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include: 65th Street; Elvas Avenue; U.S. Highway 50; Folsom Boulevard; Q Street; Brighton Avenue; 4th Avenue; Redding Avenue; San Joaquin Street; West Railroad Avenue; Ramona Avenue; Cucamonga Avenue; 14th Avenue; 17th Avenue; and Power Inn Road.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project.

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

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

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. [§404] Other Public, Semi-Public, Institutional, and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

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3. [§405] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [§406] Nonconforming Uses

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

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

C. [§407] General Controls and Limitations

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

1. [§408] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes 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. [§409] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [§410] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the General Plan.

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4. [§411] Number of Dwelling Units

The number of dwelling units permitted in the Project Area shall not exceed the number of dwelling units permitted under the General Plan.

5. [§412] Limitation on Type, Size, and Height of Buildings

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

6. [§413] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

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

7. [§414] Signs

All signs shall conform to City sign ordinances and other requirements as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the Agency and/or the City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [§415] Utilities

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

9. [§416] Incompatible Uses

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

10. [§417] Nondiscrimination and Nonsegregation

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

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11. [§418] Subdivision of Parcels

The consolidation, subdivision or re-subdivision of any parcel in the Project Area, including any parcel retained by a participant, shall be subject to the approval of the Agency.

12. [§419] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this 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; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan.

No variation shall be granted which changes a basic land use or 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 peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

D. [§420] Design for Development

Within the limits, restrictions, and controls established in this Plan, 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.

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, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion

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of the Agency, in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. 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.

E. [§421] Building Permits

No permit shall be issued for the construction of any new building or for any addition, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided herein below. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.

Upon receipt of such an application, the City's Building Department shall refer the application to the Community Development Director for review and a determination whether the proposed project is in conformance with the provisions of this Plan and/or any applicable standards or requirements adopted pursuant to this Plan. In the case of an application pertaining to the construction or rehabilitation of dwelling units, review by the Community Development Director shall consider compliance with inclusionary housing requirements set forth in Section 331 of this Plan. The Community Development Director may, in his/her discretion, indicate that the proposed project is in conformance, that the proposed project is not in conformance, that the proposed project can be made to be in conformance by granting the permit with conditions, or refer the application to the Agency. The Community Development Director shall complete his/her review of the application and take one of the foregoing actions within thirty (30) days after the receipt of the application.

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

V. [§500] METHODS OF FINANCING THE PROJECT

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

The Agency is authorized to finance this Project with financial assistance from the City, the State of California, the federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, bonds and 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

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administration of this Project may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through the issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities.

B. [\$502] Tax Increment Funds

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

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project 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 funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Sacramento, last equalized on the effective date of said ordinance, shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. Except as provided in subdivision 3, below, 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 loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter

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received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in subdivision 1, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in subdivision 2, above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

C. [\$503] Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$50,000,000.00, except by amendment of this Plan.

D. [\$504] Time Limit to Establish Indebtedness

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. This time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under subdivision (a) of Section 33333.8 of the Community Redevelopment Law. Further, this time limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time

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during which the indebtedness is to be repaid is not extended beyond the time limit for repaying indebtedness set forth in Section 505 below.

E. [§505] Time Limit to Receive Tax Increment and Repay Indebtedness

The Agency shall not receive, and shall not repay loans, advances, or other indebtedness to be paid with, the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan beyond forty-five (45) years from the date of adoption of this Plan. After the expiration of this time limit, the Agency may not receive such property taxes, except in order to fulfill the Agency's housing obligations under subdivision (a) of Section 33333.8 of the Community Redevelopment Law.

F. [§506] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available.

VI. [§600] ACTIONS BY THE CITY

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

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such cost.
- B. Provision of advances, loans, or grants to the Agency or the expenditure of funds for projects implementing this Plan as deemed appropriate by the City and to the extent funds are available therefor.
- C. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- D. Revision of zoning or adoption of specific plans, as appropriate, within the Project Area to permit the land uses and development authorized by this Plan.

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- E. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- F. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- G. Preservation of historical sites.
- H. Performance of the above actions and of all other functions and services relating to public peace, 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.
- I. Provision of services and facilities and the various officials, offices, and departments of the City for the Agency's purposes under this Plan.
- J. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City unless specifically agreed to and authorized by the City.

VII. [§700] ENFORCEMENT

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

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

VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue for the period specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years from the date of adoption of this Plan; provided, however, that subject to the limitations set forth in Sections 504 and 505 of this Plan, the Agency may issue bonds and incur

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obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect to the extent necessary to permit the full repayment of such bonds or other obligations. After the termination of this Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33354.6 and/or 33450 et seq. of the Community Redevelopment Law or by any other procedure hereafter established by law.

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ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

The boundaries of the 65th Street Redevelopment Project are described as follows:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF POWER INN ROAD AND 14TH AVENUE; SAID INTERSECTION ALSO BEING THE NORTHWESTERLY CORNER OF THE "SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT AREA" AS SAID PROJECT AREA IS DESCRIBED IN BOOK 1998-1028 AT PAGE 731 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY; THENCE

1. S00°46'50"W, 3,895.86 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF POWER INN ROAD AND THE WESTERLY LINE OF SAID SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT AREA TO THE INTERSECTION WITHIN THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY BEING 100.00 FEET WIDE; THENCE

2. N15°51'18"W, 1,993.15 FEET, MORE OR LESS, ALONG SAID WESTERLY LINE OF SAID RIGHT-OF-WAY TO THE EASTERLY PROLONGATION OF THE CENTERLINE OF MARIN AVENUE, BEING 40.00 FEET WIDE; THENCE

3. N89°09'32"W, 277.75 FEET, MORE OR LESS, ALONG SAID PROLONGATION TO THE EASTERLY LINE OF THE SUBDIVISION OF BRIGHTON ADDITION, ALSO KNOWN AS H.J. GOETHE SUBDIVISION NO. 111; THENCE

4. N00°30'02"E, 412.08 FEET, MORE OR LESS, ALONG SAID EASTERLY LINE TO THE RAILROAD GRANT LINE; THENCE

5. N15°51'18"W, 359.78 FEET, MORE OR LESS, ALONG SAID GRANT LINE TO A TANGENT CURVE THEREON CONCAVE WESTERLY AND HAVING A RADIUS OF 11,259.17; THENCE

6. NORTHERLY ALONG SAID CURVE AND GRANT LINE THROUGH A CENTRAL ANGLE OF 02°00'01", AN ARC DISTANCE OF 393.10 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF 17TH AVENUE, BEING 42.00 FEET WIDE; THENCE

7. S89°27'30"W, 1,816.21 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF 17TH AVENUE TO THE WEST LINE OF 73RD STREET, BEING 40.00 FEET WIDE; THENCE

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8. N00°26'00"W, 894.34 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE CENTERLINE OF 14TH AVENUE; THENCE
9. N89°57'41"E, 104.04 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF 14TH AVENUE TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PARCELS 1, 2, 3 AND 4 AS PER MAP FILED IN BOOK 113 OF PARCEL MAPS AT PAGES 6 AND 6A, RECORDS OF SAID SACRAMENTO COUNTY; THENCE
10. N00°07'08"W, 527.59 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO THE SOUTH LINE OF SAID PARCEL MAP; THENCE
11. N89°52'52"E, 170.11 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF PARCEL 7 OF SAID PARCEL MAP; THENCE
12. N00°30'30"E, 242.76 FEET TO AN ANGLE POINT THEREON; THENCE
13. S89°29'30"E, 10.00 FEET TO AN ANGLE POINT THEREON; THENCE
14. N00°30'30"E, 20.70 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 54.00 FEET; THENCE
15. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°51'55," AN ARC DISTANCE OF 108.26 FEET TO THE WEST LINE OF PARCEL 13 AS PER MAP FILED IN BOOK 101 OF PARCEL MAPS AT PAGES 27 AND 27-A, RECORDS OF SACRAMENTO COUNTY; THENCE
16. N24°36'55"E, 35.15 FEET ALONG SAID WEST LINE OF PARCEL 13 TO AN ANGLE POINT THEREON; THENCE
17. N00°42'49"W, 220.00 FEET TO THE NORTH LINE OF PARCEL 14 OF SAID PARCEL MAP; THENCE
18. S89°17'11"W, 88.31 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF PARCEL 15 OF SAID PARCEL MAP; THENCE
19. N01°54'42"W, 420.55 FEET TO THE NORTH LINE OF SAID PARCEL 15; THENCE
20. S87°51'24"W, 153.10 FEET ALONG SAID NORTH LINE OF PARCEL 15 AND ITS WESTERLY PROLONGATION TO THE WEST LINE OF BUSINESS DRIVE, BEING 58.00 FEET WIDE; THENCE
21. N00°30'10"E, 239.06 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAN JOAQUIN STREET; THENCE
22. N89°35'58"W, 1,203.99 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF SAN JOAQUIN STREET TO THE WESTERLY LINE OF REDDING AVENUE, BEING 50.00 FEET WIDE; THENCE

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23. N00°34'18"E, 271.45 FEET, MORE OR LESS, TO THE SOUTH LINE OF PARCEL 3 AS PER MAP FILED IN BOOK 42 OF PARCEL MAPS AT PAGE 6, RECORDS OF SAID SACRAMENTO COUNTY; THENCE
24. S89°39'00"W, 651.87 FEET, MORE OR LESS, TO THE EAST LINE OF THE BENES ESTATES SUBDIVISION AS PER MAP FILED IN BOOK 144 OF MAPS AT PAGES 7 AND 7-A, RECORDS OF SACRAMENTO COUNTY; THENCE
25. N00°20'05"E, 13.24 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 451.10 FEET, SAID CURVE ALSO BEING THE SOUTH LINE OF MANASERRO WAY, BEING 44.00 FEET WIDE; THENCE
26. WESTERLY ALONG SAID CURVE AND SOUTH LINE THROUGH A CENTRAL ANGLE OF 10°33'16," AN ARC DISTANCE OF 83.10 FEET; THENCE
27. TANGENT TO SAID CURVE N89°50'50"W, 590.93 FEET, MORE OR LESS, TO THE WEST LINE OF 65TH STREET; THENCE
28. N00°02'25"E, 377.75 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE SOUTH LINE OF LOTS 91, 92 AND 93 OF THE SUBDIVISION OF THE FIFTH AVENUE TRACT; THENCE
29. N89°50'50"W, 155.00 FEET ALONG SAID SOUTH LINE OF LOTS 91, 92 AND 93 TO THE WEST LINE OF SAID LOT 91; THENCE
30. N00°02'25"E, 170.00 FEET ALONG SAID WEST LINE AND ITS NORTHERLY PROLONGATION TO THE CENTERLINE OF BROADWAY, BEING 80.00 FEET WIDE; THENCE
31. S89°50'50"E, 45.00 FEET ALONG SAID CENTERLINE TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 35 OF THE FAIR VISTA SUBDIVISION; THENCE
32. N00°15'16"E, 801.85 FEET, MORE OR LESS, ALONG SAID PROLONGATION AND WEST LINE OF SAID LOT 35 AND ITS NORTHERLY PROLONGATION TO THE NORTH LINE OF LOT 31 OF LYNCH AND HAGEL SUBDIVISION NO. 2; THENCE
33. N89°50'50"W, 13.00 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE EAST LINE OF LOTS 5 AND 6 OF THE LYNCH AND HAGEL SUBDIVISION NO. 1; THENCE
34. N00°15'16"E, 104.33 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE FREEWAY ROUTE 50; THENCE
35. S89°15'05"E, 98.00 FEET ALONG SAID SOUTHERLY LINE TO AN ANGLE POINT THEREON; THENCE

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36. S49°37'32"E, 37.09 FEET TO THE WEST LINE OF 65TH STREET; THENCE
37. S89°15'05"E, 50.00 FEET TO THE CENTERLINE OF SAID 65TH STREET; THENCE
38. N00°44'55"W, 1,256.32 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE
39. N70°41'40"W, 697.14 FEET TO THE EAST LINE OF THE LANDS OF SACRAMENTO MUNICIPAL UTILITY DISTRICT AS SHOWN ON A MAP FILED IN BOOK 32 OF RECORD OF SURVEYS AT PAGE 5, RECORDS OF SACRAMENTO COUNTY; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING SEVEN (7) COURSES:
 40. N19°55'10"E, 165.45 FEET; THENCE
 41. N25°23'15"W, 56.26 FEET; THENCE
 42. N70°41'40"W, 286.50 FEET; THENCE
 43. N05°50'52"W, 59.45 FEET; THENCE
 44. S19°55'10"W, 26.82 FEET; THENCE
 45. N70°41'40"W, 19.00 FEET; THENCE
 46. S19°55'10"W, 228.20 FEET TO THE NORTH LINE OF SOUTHERN PACIFIC RAILROAD COMPANY; THENCE
 47. N70°41'40"W, 729.43 FEET ALONG SAID NORTH LINE; THENCE
 48. LEAVING SAID NORTH LINE N19°18'20"E, 390.00 FEET; THENCE
 49. S70°41'40"E, 300.00 FEET, MORE OR LESS; THENCE
 50. N19°55'10"E, 396.03 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF FOLSOM BOULEVARD, BEING 80.00 FEET WIDE; THENCE
 51. S63°41'00"E, 635.00 FEET, MORE OR LESS ALONG SAID NORTHERLY LINE TO THE WEST LINE OF LOT 16 OF THE EDGEMONT SUBDIVISION; THENCE
 52. N30°32'00"E, 150.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE FIRST 20 FOOT WIDE ALLEY NORTH OF FOLSOM BOULEVARD; THENCE
 53. S63°41'00"E, 340.18 FEET, MORE OR LESS, TO THE WEST LINE OF THE FIRST 20 FOOT WIDE ALLEY WEST OF 65TH STREET; THENCE

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54. N30°32'00"E, 500.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT NO. 34 OF THE EDGEMONT SUBDIVISION; THENCE

55. N63°41'00"W, 340.18 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF LOT 34 AND ITS WESTERLY PROLONGATION TO THE WEST LINE OF THE FIRST 15 FOOT WIDE ALLEY WEST OF 64TH STREET; THENCE

56. N30°32'00"E, 251.42 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF ELVAS AVENUE, BEING OF VARIABLE WIDTH; THENCE

57. N31°22'45"W, 612.34 FEET, MORE OR LESS, ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS FILED IN BOOK 20 OF SURVEYS AT PAGE 49, RECORDS OF SACRAMENTO COUNTY; THENCE

58. S26°11'00"W, 125.77 FEET ALONG SAID EAST LINE; THENCE

59. N63°49'00"W, 374.42 FEET, MORE OR LESS, TO THE CENTERLINE OF LOUIS WAY; THENCE

60. S30°32'00"W, 81.00 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF "M" STREET; THENCE

61. N63°49'00"W, 125.05 FEET ALONG SAID CENTERLINE; THENCE

62. N30°32'00"E, 81.00 FEET; THENCE

63. N63°49'00"W, 249.50 FEET; THENCE

64. S25°14'30"W, 60.01 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,026.95 FEET, SAID CURVE ALSO BEING THE NORTH LINE OF "M" STREET, A RADIAL LINE THROUGH SAID POINT BEARS N00°38'13"W; THENCE

65. WESTERLY ALONG SAID CURVE AND NORTH LINE THROUGH A CENTRAL ANGLE OF 13°01'48," AN ARC DISTANCE OF 233.54 FEET TO A POINT ON A REVERSE CURVE CONCAVE NORTH AND HAVING A RADIUS OF 962.09 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N12°23'35"E; THENCE

66. WESTERLY ALONG SAID REVERSE CURVE AND NORTH LINE OF "M" STREET THROUGH A CENTRAL ANGLE OF 13°57'03," AN ARC DISTANCE OF 234.26 FEET; THENCE

67. TANGENT TO SAID REVERSE CURVE N63°49'00"W, 0.60 FEET; THENCE

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68. LEAVING SAID NORTH LINE OF "M" STREET, N24°58'38"E, 734.47 FEET; THENCE
69. S63°39'22"E, 124.00 FEET; THENCE
70. N24°58'38"E, 50.00 FEET; THENCE
71. N63°39'22"W, 244.00 FEET, MORE OR LESS, TO THE EAST LINE OF JANEY WAY; THENCE
72. N24°58'38"E, 108.88 FEET ALONG SAID EAST LINE OF JANEY WAY; THENCE
73. N63°39'22"W, 226.09 FEET TO THE WEST LINE OF LOT 72 OF THE SMITH TRACT NO. 3 FILED IN BOOK 7 OF MAPS AT PAGE 29, RECORDS OF SACRAMENTO COUNTY; THENCE
74. N24°58'38"E, 572.22 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT NO. 3; THENCE
75. N30°46'38"W, 150.72 FEET ALONG SAID NORTH LINE AND ITS NORTHWESTERLY PROLONGATION; THENCE
76. N89°27'54"E, 383.62 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY BEING 100.00 FEET WIDE; THENCE
77. S12°41'22"E, 391.33 FEET ALONG SAID EASTERLY LINE TO A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 905.04 FEET; THENCE
78. SOUTHERLY ALONG SAID CURVE THROUGH ITS CHORD S23°23'06"E, 138.73 FEET TO A STANDARD RAILROAD TAPER CURVE CONCAVE EASTERLY; THENCE
79. SOUTHERLY ALONG SAID TAPER CURVE THROUGH ITS CHORD S31°51'21"E, 204.39 FEET TO THE END OF SAID TAPER CURVE; THENCE
80. S34°04'51"E, 3,670.72 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF FOLSOM BOULEVARD BEING OF VARIABLE WIDTHS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) COURSES:
 81. S71°31'21"E, 503.10 FEET; THENCE
 82. S17°46'02"W, 43.68 FEET; THENCE
 83. S71°17'20"E, 504.78 FEET; THENCE

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84. S75°56'40"E, 1,842.53 FEET; THENCE
85. S72°04'15"E, 2,634.86 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED AS S.B.E. 135-34-37A-1 BY THE CALIFORNIA STATE BOARD OF EQUALIZATION; THENCE
86. S00°32'15"W, 589.94 FEET ALONG SAID EASTERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,516.17 FEET, SAID CURVE ALSO BEING THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, A RADIAL LINE THROUGH SAID POINT BEARS S07°38;16"W; THENCE
87. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'27," AN ARC DISTANCE OF 1,136.14 FEET, MORE OR LESS, TO THE EAST LINE OF POWER INN ROAD; THENCE
88. S00°46'50"W, 2,776.95 FEET, MORE OR LESS, TO THE CENTERLINE OF 14TH AVENUE AND THE NORTH LINE OF SAID "SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT AREA"; THENCE
89. S89°53'59"W, 40.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN LAND SURVEYED AND FILED IN BOOK 55 OF SURVEYS AT PAGE 30, RECORDS OF SACRAMENTO COUNTY, SAID CORNER ALSO BEING THE INTERSECTION OF THE WEST LINE OF POWER INN ROAD AND THE NORTH LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY AS SHOWN ON SAID MAP. THE RAILROAD RIGHT-OF-WAY BEING A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 11,409.17 FEET; THENCE

100. WESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°53'06," AN ARC DISTANCE OF 972.74 FEET; THENCE

101. LEAVING SAID RIGHT-OF-WAY LINE N00°28'00"W, 590.06 FEET, MORE OR LESS, TO THE SOUTH LINE OF FOLSOM BOULEVARD; THENCE

102. S72°04'15"E, 928.63 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE

103. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°30'53", AN ARC DISTANCE OF 29.02 FEET TO THE WESTERLY LINE OF SAID POWER INN ROAD; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

104. S05°33'22"E, 100.00 FEET; THENCE

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105. S08°18'18"E, 67.79 FEET; THENCE
106. S03°16'49"E, 277.69 FEET; THENCE
107. S00°52'49"E, 112.96 FEET TO THE POINT OF BEGINNING.

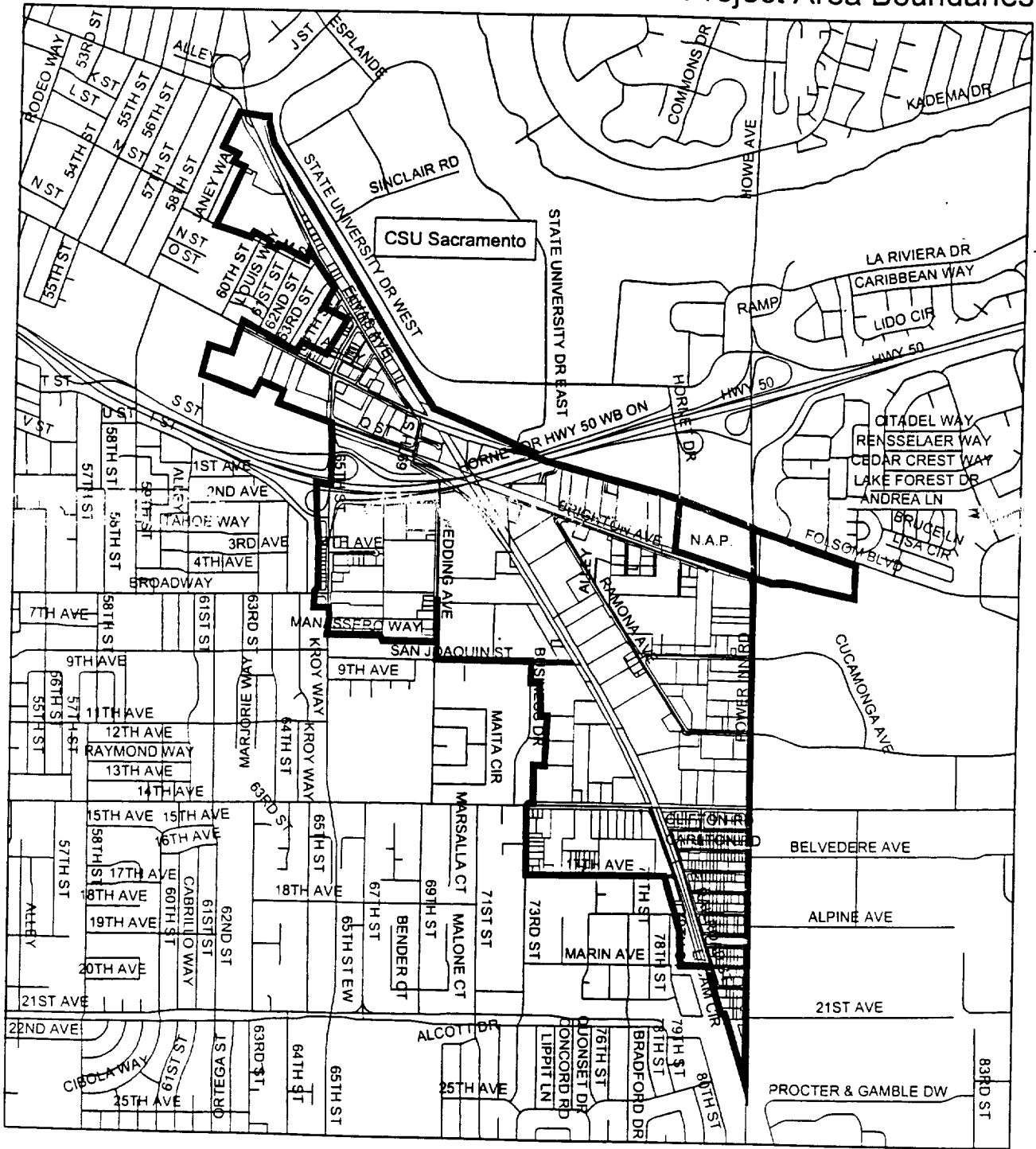
CONTAINING: 654.0 ACRES, MORE OR LESS

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Attachment 2 65th Street Redevelopment Project Area Boundaries



Legend

Proposed 65th Street Redevelopment Area

N.A.P. Denotes not a part of Project Area

2,100 1,050 0 2,100 Feet



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ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES

The following public improvements and facilities are anticipated to be provided in the Project Area:

Public Infrastructure Projects

Improvements to Project Area public infrastructure are intended to alleviate traffic congestion and improve public safety, remove costly impediments to development, and upgrade infrastructure to contemporary standards to stimulate private development. The proposed traffic/circulation improvement projects shall include, but are not limited to roadways, landscape, street lights, pedestrian walkways, bridges, interchanges, roadways, curbs, gutters, sidewalks, parking, street widening, street lights, traffic signals, over or underpasses, utility undergrounding, bicycle paths, street medians, trails, and trolley crossings.

The proposed sewer and drainage improvement projects shall include, but are not limited to, monitoring systems, sewer parallels, drainage lines, sewer lines, sump improvements, detention basins, wastewater treatment facilities, flooding systems, flood control dikes, and sewer systems. The proposed utility and communication improvement projects shall include, but are not limited to, electrical distribution systems, natural gas distribution systems, cable TV and fiber optic communication systems, water distribution systems, and windbreakers.

Numerous infrastructure projects were approved as a part of, or as mitigation for the 65th Street/University Transit Village Project. These projects were identified and assessed in the 65th Street/University Transit Village Project Draft EIR (December 2001), and the Agency may assist in the funding of these projects, as follows:

- A. Folsom Boulevard Intersection and Roadway Improvements
 - 1. Folsom (61st-63rd)
 - 2. Folsom (63rd-65th)
 - 3. Folsom (65th-67th)

- B. 65th Street Intersection and Roadway Improvements
 - 1. 65th Street (Elvas to Folsom)
 - 2. 65th Street (Folsom to US-50)
 - 3. 65th Street (US-50 to 4th)
 - 4. US-50 Westbound Off-Ramp improvements

- C. Elvas Avenue Intersection and Roadway Improvements
 - 1. Elvas (65th to Folsom)

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2. Elvas (67th to 54th)
- D. Intersection Signalization
 1. 63rd and Folsom
 2. 65th and Folsom
 3. 67th and Folsom
 4. 65th and US-50 Westbound Off Ramp
 - E. Combined Sewer Improvements
 1. James C. McClatchy Park storage system
 2. Pipeline replacement
 3. Sewer maintenance holes
 - F. Storm Drainage Improvements
 1. Storm drainage system along Folsom Boulevard west of 65th Street
 2. Sump 31 expansion
 3. New drainage lines and maintenance holes
 4. Pump station at Folsom Boulevard / 65th Street
 5. Upsize existing pipeline in Elvas Avenue to 42" pipe
 - G. Water Distribution System Improvements
 1. Water 6", 8" and 12" lines and gates
 2. Fire hydrants

These projects are being analyzed in an Infrastructure Needs Assessment being prepared for the City. Further compliance with General Plan, zoning standards, and environmental review may be necessary for these proposals to come forward on a case by case basis.

Community Facilities

The proposed community facilities improvement projects shall include, but not be limited to, parks, open spaces, schools, school facilities, fire and police facilities, communication systems, libraries, cultural centers, community centers, city maintenance facilities, plazas, recreational facilities, playgrounds and civic centers.

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