



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



3

June 26, 1990

Budget & Finance Committee
Transportation/Community
Development Committee
Sacramento, CA

Honorable Members in Session:

SUBJECT: Various Matters Regarding Amendment to Alkali Flat
Redevelopment Plan, Richards Boulevard Redevelopment
Project and Public Hearing Pursuant to Section 33679
of the California Health and Safety and Code

SUMMARY

The attached report is submitted to you for review and
recommendation prior to consideration by the Redevelopment
Agency and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the recommendations in the
attached report.

Respectfully submitted,

For Robert E. Smith
ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

Solon Wisham Jr.

SOLON WISHAM, JR.
Assistant City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



July 2, 1990

City Council and
Redevelopment Agency of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: JOINT PUBLIC HEARING ON AMENDMENT TO ALKALI FLAT
REDEVELOPMENT PLAN; JOINT PUBLIC HEARING ON RICHARDS
BOULEVARD REDEVELOPMENT PROJECT; AND PUBLIC HEARING
PURSUANT TO SECTION 33679 OF THE CALIFORNIA HEALTH AND
SAFETY CODE

SUMMARY

The purpose of the special meeting is to conduct public hearings for the purpose of 1) adopting a Plan Amendment for the Alkali Flat Redevelopment Project Area (Boundary Amendment), 2) adopting a Redevelopment Plan for the proposed Richards Boulevard Redevelopment Project Area, and 3) determining benefit findings pursuant to state law which permits the use of future Richards Boulevard tax increments to be used to construct a public facility. Staff recommends that the Council and the Agency conduct these hearings in accordance with the California State Health and Safety Code and proceed to approve all resolutions and ordinances pertinent thereto.

BACKGROUND

This meeting represents the culmination of a redevelopment plan adoption process initiated in January 1989. Since that date, the City Council, the Redevelopment Agency and the City Planning Commission have taken action(s) to adopt a redevelopment survey area, to amend the survey area boundaries to include one block in Alkali Flat, appoint a Project Area Committee, adopt a draft Implementation Strategy for Richards Boulevard, approve a Preliminary Plan and a Preliminary Report, conduct a public hearing on the draft EIR, approve Owner Participation Rules and receive a Report to Council, all on the proposed redevelopment plan and plan amendment.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and

Redevelopment Agency of the City of Sacramento

June 1990

Page Two

The documents submitted to the City Council for tonight's meeting contain information pursuant to California Community Redevelopment Law. Some of these documents have been reviewed and/or adopted previously; they are:

1. Draft Richards Boulevard Redevelopment Plan.
2. Rules Governing Participation and Preferences by Property Owners and Business Occupants.
3. Report to Council on the Proposed Redevelopment Plan.
4. Alkali Flat Plan Amendment (Boundary Modification).

Additional documents before the Council at this hearing are described below:

5. Fiscal Review Committee Report and Agency Response Thereto (Supplement to Report to Council)

In connection with the preparation of a redevelopment plan or plan amendment which utilizes tax increment financing, the County or any affected taxing entity may call for the creation of a fiscal review committee (FRC), within 15 days after receipt of the Agency's Preliminary Report. The five school districts, North Sacramento School District, Sacramento City Unified School District, Grant Joint Union High School District, Los Rios Community College District, Sacramento County Office of Education, whose jurisdiction includes the proposed Richards Boulevard Redevelopment Area, called for the creation of such a committee on March 28, 1990. Within 15 days of such notification to the Agency, the Agency staff is required to commence consultations with the FRC for the purpose of identifying the fiscal effects of the proposed Redevelopment Plan upon the affected taxing entities. The fiscal review committee met on two occasions, May 2, 1990 and May 16, 1990, and submitted its report to the Agency on May 21, 1990. The Agency had 30 days to respond to the FRC report. In its conclusions relative to the "Response to the Report of the Fiscal Review Committee (FRC)", the Agency Staff has taken the position that the five school districts have not demonstrated (i.e. provided empirical evidence) in their letter exhibits or in their eight findings that they will experience a detrimental financial impact as a result of the adoption of the Richards Boulevard Redevelopment Plan.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Three

The entire FRC Report and Agency Response is included in the Supplemental Reports to Council, however, the following summary points can be made:

The District's Complaint:

The Redevelopment Area will take funding away from the Districts and growth induced by the Plan will negatively impact their facilities.

The Agency's Response:

- a. The Districts will continue to receive all the property tax revenues they currently receive plus two percent per year. For every dollar of property tax increments which the Districts do not receive if a redevelopment area is declared, they will receive an additional dollar from the State. They incur no loss.
- b. The Districts nevertheless want a share of the tax increments in the form of a 'pass through' agreement under which they receive both the State offset and a portion of the tax increments. The premise they use is that there will be an impact on their facilities as a result of housing and job growth in the redevelopment area.
- c. We do not believe that housing in the Richards Boulevard will impact the schools. First of all, very few units are proposed. Secondly, those likely to be built will not be 'family' type housing. Lastly, we would like to relocate those family units which are currently there (e.g. Dos Rios) and, as a result, may even see a reduction in the total number of school aged children in the area.
- d. With respect to job generation, we believe that the impact will be gradual (virtually imperceptible from the District's view point) and will fall mainly on other districts anyway (e.g. San Juan Unified, Folsom-Cordova Unified, Elk Grove Unified, Rio Linda Unified, Washington Unified, etc.)
- e. If an empirical demonstration of impact can ever be made at some point in the future, which we doubt, you will be free to assist them at that time.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Four

- f. We think the largest Educational need in the area is for adult education for the homeless. We believe the Districts have a responsibility in this area and would like to build a facility for the Districts to provide adult education in the Plan area. So far, however, they remain disinterested.

In conclusion, we see the Richards Boulevard Redevelopment Area as a tool for solving a major social problem (i.e. homelessness) which the schools have a stake in solving themselves. Instead of reducing the tax increments available for meeting that need, we have asked them to donate their two percent growth to the project area. No empirical evidence has been presented substantiating why we should pass tax increments through to them.

6. Summary Report and Benefit Determination for County Courthouse Construction (Supplement to Report to Council)

Section 33445 of the Health and Safety Code provides that the Agency may finance, in part or whole, the costs for public improvements within or outside a redevelopment project area, if the City Council of the City of Sacramento and the Agency determine that there are no other reasonable means available to finance such public improvements and the public improvements are of benefit to the redevelopment project area. The Agency has determined that certain public facilities, which would be owned by the County, will need to be constructed within the Project, including the construction of a new County courthouse. Agency staff believe that this will be a very important project for the redevelopment area in that its presence will induce interest in legal office development and related commercial interest in the project area. The County has represented to us that there is no other feasible means to finance that project without redevelopment financing. Under the proposed agreement, the Agency, therefore, agrees to finance the project. Adoption of the relevant resolutions requires a public hearing before the City Council pursuant to Section 33679 of the law. This hearing has been advertised and is being conducted concurrently with the Richards Boulevard Plan Adoption hearing. A separate action will be calendared for the Board of Supervisors on this agreement.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Five

7. Technical Amendment to Richards Boulevard Redevelopment Plan and Land Use Map (Supplement to Report to Council)

On April 12, 1990, the Planning Commission reviewed the proposed Richards Boulevard Redevelopment Plan and submitted its report and recommendation to the City Council, along with a determination that the Redevelopment Plan conforms to the General Plan of the City of Sacramento. In the interim, the Agency staff along with its legal counsel and plan adoption consultants, in reviewing the proposed plan recommends a clarification to the Section of the plan which pertains to proposed land uses. This change is non-substantive and represents only a technical change to the overall intent of the Redevelopment Plan. Specifically, the technical amendment consists of deletion of:

"C. (Section 403) Alternative Land Use

As an alternative to any of the major permitted land uses in the areas shown on the Redevelopment Plan Map such areas, or any portion of such areas, may, subject to an appropriate amendment of the General Plan with regard to such area, be used for the various types of uses specified for or permitted within such areas pursuant to the provisions of a Special Planning District."

and substitution of:

"C. (Section 403) Alternative Land Use

The alternative land use designation in the area shown on the Redevelopment Plan Map is within a Special Planning District and is a mixed use land use designation which may include the residential, commercial, industrial and public uses permitted in the City's General Plan."

In addition, the proposed Richards Boulevard Land Use Map has been modified by insertion of the words "mixed use land use" under the designation Alternate Land Use also for the purpose of clarifying potential alternate land uses.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Six

On June 14, 1990, the City Planning Commission unanimously approved these technical amendments.

8. Resolutions of Agency and Council

Following is a listing of resolutions relevant to Redevelopment Plan adoption:

Redevelopment Agency

- A) Making Determination That Improving and Increasing Community Supply of Low and Moderate Income Housing Outside the Project Area will be of Benefit to the Project
- B) Making Environmental Findings
- C) Determination That Public Facility Construction is of Benefit to Project and Neighborhood

City Council

- A) Making Determination That Improving and Increasing Community Supply of Low and Moderate Income Housing Outside the Project Area will be of Benefit to the Project
- B) Making Environmental Findings
- C) Overruling Objections
- D) Overruling Objections and Adoption of Written Responses to Written Objections (if needed)
- E) Consenting to Agreement to use Tax Increment Funds for Public Facility Construction

9. Ordinance Approving and Adopting Redevelopment Plan

The legislative body shall adopt the redevelopment plan by ordinance. The ordinance shall contain all of the following:

- a) The purposes and intent of the legislative body with respect to the project area.
- b) The plan incorporated by reference.
- c) designation of the approved plan as the official redevelopment plan of the project area.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Seven

- d) The findings and determinations of the legislative body that:
- 1) The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in this part.
 - 2) The redevelopment plan would redevelop the area in conformity with this part and in the interests of the public peace, health, safety and welfare.
 - 3) The adoption and carrying out of the redevelopment plan is economically sound and feasible.
 - 4) The redevelopment Plan conforms to the general plan of the community.
 - 5) The carrying out of the redevelopment plan would promote the public peace, health, safety, and welfare of the community and would effectuate the purposes and policy of this part.
 - 6) The condemnation of real property, if provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for payment for property to be acquired as provided by law.
 - 7) The agency has a feasible method or plan for the relocation of families and persons displaced from the project area, if the redevelopment plan may result in the temporary or permanent displacement of any occupants of housing facilities in the project area.
 - 8) There are, or are being provided, in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Eight

- 9) All noncontiguous areas of a project area are either blighted or necessary for effective redevelopment and are not included for the purpose of obtaining the allocation of taxes from the area pursuant to Section 33670 without other substantial justification for their inclusion.
 - 10) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the area of which they are a part; that any area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from the area pursuant to Section 33670 without other substantial justification for its inclusion.
 - 11) The elimination of blight and the redevelopment of the project area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the agency.
 - 12) The effect of tax increment financing will not cause significant financial burden or detriment on any taxing agency deriving revenues from a project area. This finding shall only be required when the project is financed in part or in whole from revenues derived from the allocation of taxes pursuant to Section 33670.
- e) A statement that the legislative body is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of the facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents compared to those in the community at the time of their displacement.

Pursuant to Redevelopment Law Section 33363 ff. the City Council may adopt the Richards Boulevard Redevelopment Plan and the Alkali Flat Plan Amendment as the official Plan and Plan Amendment for their respective areas, by ordinance(s). This action takes place

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Nine

at the conclusion of the joint public hearings after the Council has heard all written and oral objections to the Plan(s). Before adopting the Plan(s) the Council and Agency shall evaluate all reports, recommendations and testimony for and against adoption and require that written findings in response to each written objection be prepared and considered at a subsequent hearing scheduled for this limited purpose. Notice has been given to all property owners, residents, affected taxing entities and interested parties of the July 2, 1990 hearing as well as the fact that this second hearing has been scheduled for July 17, 1990, if required.

FINANCIAL DATA

It is estimated that over the 35 year life of the Project Area, cumulative tax increment revenue would total \$441.8 million. This amount is based upon 1) new development proposed for the area, 2) an annual two percent increase permitted under Article XIII A of the California Constitution, and 3) underlying growth rates stimulated by Agency investment activities which reflects transfers of ownership and other new construction. An annual growth rate of four percent was assumed for fiscal 1990-91 through 1994-95 and seven percent for fiscal 1995-96 through 2025.

Projections of annual estimated tax increment revenues are fully detailed in the "Report to Council on the Proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project " adopted by the Council on May 29, 1990.

POLICY IMPLICATION

The recommended action is consistent with City Council and Redevelopment Agency of the City of Sacramento policy direction and pursuant to the California Community Redevelopment Law and no policy changes are being recommended.

ENVIRONMENTAL REVIEW

A draft environmental impact report (Draft EIR) was prepared by Agency consultants and circulated for public review and comment during the period from March 14, 1990 through April 30, 1990. On April 2, 1990, a duly noticed public hearing was held by the Sacramento Housing and Redevelopment Commission on the Draft EIR. On April 10, 1990, a duly noticed public hearing was held by the Redevelopment Agency of the City of Sacramento on the Draft EIR.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and

Redevelopment Agency of the City of Sacramento

June 1990

Page Ten

The comment period on the EIR ended April 30, 1990 and a Final EIR has been prepared for the joint hearings. This EIR covers both the Plan Amendment for Alkali Flat and the Richards Boulevard Redevelopment Plan. At these hearings, the Council and the Agency will be asked to receive and adopt findings of fact, mitigation findings and a mitigation monitoring plan as well as approve two resolutions adopting overriding considerations and certifying the Final EIR.

MBE/WBE REVIEW

MBE/WBE considerations are not required with this activity.

VOTE AND RECOMMENDATION OF THE RICHARDS BOULEVARD PROJECT AREA COMMITTEE (PAC)

At its regular meeting of March 21, 1990, the Richards Boulevard PAC voted to recommend adoption of the proposed Richards Boulevard Redevelopment Plan by a vote of 9 to 0, with two absences.

VOTE AND RECOMMENDATION OF THE ALKALI FLAT PROJECT AREA COMMITTEE (PAC)

At its regular meeting of April 18, 1990, the Alkali Flat PAC voted to recommend adoption of the proposed amendment to the Alkali Flat Redevelopment Plan by a vote of 9 to 0, with six absences

VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of June 25, 1990, the Sacramento Housing and Redevelopment Commission adopted a motion recommending that you approve all documents pertinent to the Adoption of the Richards Boulevard Redevelopment Plan and the Alkali Flat Plan Amendment by the following vote:

AYES:

NOES:

ABSENT:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Eleven

RECOMMENDATION

It is recommended that the City Council and Redevelopment Agency hold the joint public hearings on the proposed Alkali Flat Plan Amendment and Richards Boulevard Redevelopment Plan. After all presentations have been made and public comment taken and responded to, and if no written objections are received from property owners or affected taxing agencies, the hearing may be closed and the Agency and the City Council may proceed with the following actions:

1. REDEVELOPMENT AGENCY adopts resolution certifying adequacy of Final EIR, making necessary environmental findings and, if necessary, adopting statement of overriding considerations, and authorizing transmittal to City Council.
2. REDEVELOPMENT AGENCY adopts resolution approving a reporting and monitoring program for the changes to the project it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.
3. REDEVELOPMENT AGENCY adopts resolution finding the provision of low and moderate income housing outside of the Project Area is of benefit to the Project.
4. REDEVELOPMENT AGENCY adopts resolution determining that the use of Richards Boulevard Tax Increments for the construction of a publically owned building will be of benefit to the Project.
5. CITY COUNCIL adopts resolution ruling on objections to the proposed Redevelopment Plan. (Findings of Overriding Considerations).
6. CITY COUNCIL adopts resolution making findings regarding the Final EIR, approving the Agency's adopted reporting or monitoring program for adopted mitigation measures and, if necessary, adopting statement of overriding considerations.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the City of Sacramento
June 1990
Page Twelve

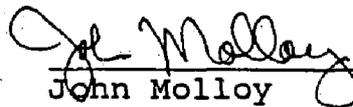
7. CITY COUNCIL adopts resolution finding the provision of low and moderate income housing outside the Project Area is of benefit to the Project.
8. CITY COUNCIL adopts resolution containing written findings in response to all written objections received from property owners and affected taxing agencies.
9. CITY COUNCIL consents to agreement to use Richards Boulevards Tax Increments for construction of a publically owned building and makes certain determinations required by Health and Safety Code.
10. CITY COUNCIL gives second reading to and thereby adopts ordinance(s) adopting Plan Amendment Redevelopment Plan.

If written objections are received from property owners or affected taxing agencies, the hearing shall be continued to July 17, 1990, for the limited purpose of responding to the written comments. All resolutions and ordinances shall be considered at that time. In addition Agency staff, Redevelopment consultants and Agency Counsel shall prepare written findings in response to each written objection received from an affected property owner or taxing entity.

Respectfully submitted,

TRANSMITTAL TO CITY
COUNCIL:

Walter Slipe
City Manager



John Molloy
Deputy Executive Director

JM/BK:tja
Contact Person: Thomas V. Lee
Director of Community Development (440-1357)

BKHearings

**ALKALI FLAT REDEVELOPMENT PLAN
AMENDMENT**

July 1990

Prepared by

**MC DONOUGH, HOLLAND & ALLEN
for the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

CITY COUNCIL OF THE CITY OF SACRAMENTO
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
JOINT PUBLIC HEARING ON ALKALI FLAT PLAN AMENDMENT

July 2, 1990

TABLE OF CONTENTS

Transmittal Letter	1
Existing Redevelopment Plan	2
Proposed Amendment to Alkali Flat Plan	3
Agency Report to Council on Preliminary Report	4
Agency Resolution Approving Amendment to Alkali Flat Plan	5
Ordinance Approving and Adopting Amendments to Alkali Flat Redevelopment Plan	6

[Tables]



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



July 2, 1990

Redevelopment Agency and
City Council
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: ALKALI FLAT PLAN AMENDMENT

This binder contains documents you will be considering or may wish to refer to at the joint City Council/Redevelopment Agency public hearing on the proposed Redevelopment Plan for the Alkali Flat Plan Amendment Project scheduled for July 2, 1990. If action is not taken on the proposed Amendment Plan on July 2, 1990, due to receipt of written objections from property owners and/or affected taxing agencies which require written responses this hearing shall be continued to July 17, 1990 for the limited purpose of responding to written objections. Please retain this binder for reference.

Please refer to the attached Table of Contents for a list of the documents included in the binder. If you have any questions, please call 440-1399, Ext. 408 and ask for Betty Kosman.

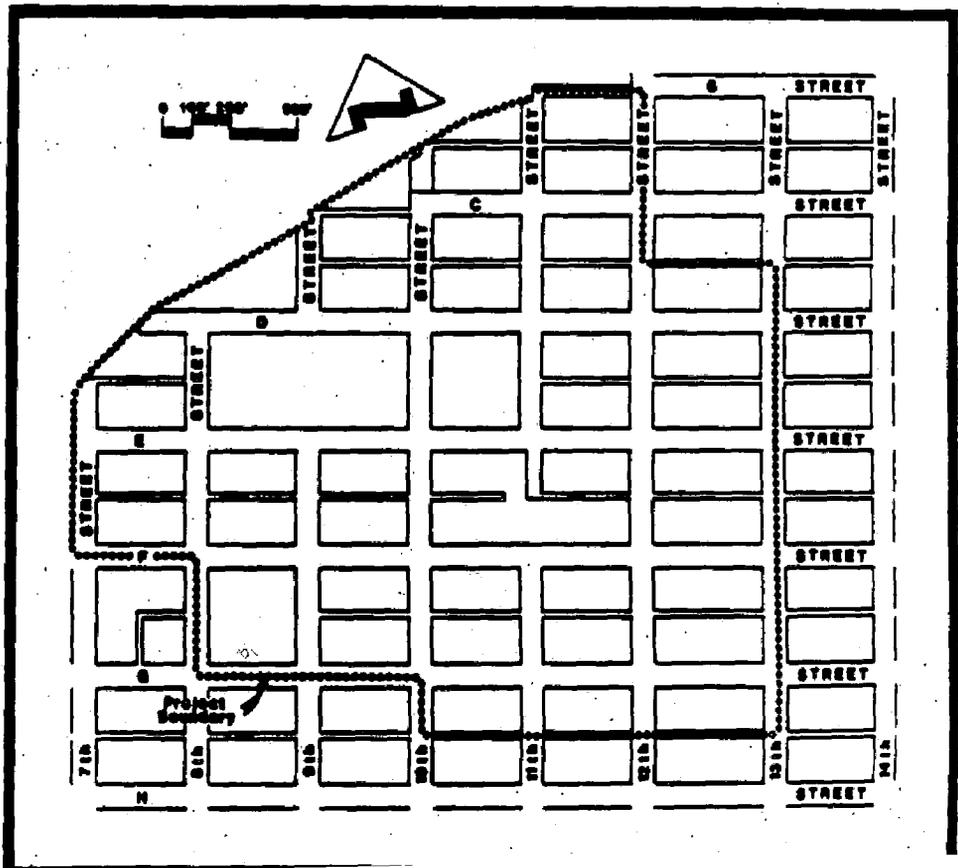
Sincerely,


John Molloy
Deputy Executive Director
Sacramento Housing and Redevelopment Agency

BINDALKALI

ALKALI FLAT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN MAY 1984

SACRAMENTO HOUSING
AND REDEVELOPMENT
AGENCY • 630 I STREET
SACRAMENTO, CALIFORNIA •
WILLIAM H. EDGAR, DIRECTOR
•ALKALI FLAT PROJECT AREA
COMMITTEE • 530 12th STREET
SACRAMENTO, CALIFORNIA



Recorded September 20, 1984
Book 84-09-20 of Official
Records of Sacramento County,
beginning at page 1005.

**REDEVELOPMENT PLAN
FOR THE
ALKALI FLAT REDEVELOPMENT PROJECT
(AMENDED PLAN)**

**Adopted by
City Ordinance No. 34-073
July 17, 1984**

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

Supersedes:

"Redevelopment Plan, Alkali Flat Project, Project No. 6"
adopted by City Ordinance No. 3086, Fourth Series,
February 10, 1972, and recorded on February 15, 1972 in
Book 72-02-15 of Official Records of Sacramento County,
at page 296; As Amended by City Ordinance No. 4403,
Fourth Series, August 12, 1980, and recorded on Septem-
ber 2, 1980 in Book 80-09-02 of Official Records of
Sacramento County, at page 401.

TABLE OF CONTENTS

- I. [§100] INTRODUCTION
 - A. [§101] Goals
 - B. [§102] Project Area Committee
- II. [§200] DESCRIPTION OF PROJECT AREA
- III. [§300] PROPOSED REDEVELOPMENT ACTIONS
 - A. [§301] Objectives
 - B. [§302] Participation Opportunities;
 Extension of Preferences for
 Reentry Within Redeveloped
 Project Area
 - 1. [§303] Opportunities for Owners
 and Tenants
 - 2. [§304] Rules for Participation
 Opportunities, Priorities
 and Preferences
 - 3. [§305] Participation Agreements
 - 4. [§306] Conforming Owners
 - C. [§307] Cooperation with Public Bodies
 - D. [§308] Property Acquisition
 - 1. [§309] Real Property
 - 2. [§310] Personal Property
 - E. [§311] Property Management
 - F. [§312] Payments to Taxing Agencies
 to Alleviate Financial Burden
 - G. [§313] Relocation of Persons (Including
 Individuals and Families),
 Business Concerns and Others
 Displaced by the Project

1. [§314] Assistance in Finding
 Other Locations
2. [§315] Relocation Payments
- H. [§316] Demolition, Clearance, and
 Building and Site Preparation
 1. [§317] Demolition and Clearance
 2. [§318] Preparation of Building
 Sites
- I. [§319] Property Disposition and
 Development
 1. [§320] Real Property Disposition
 and Development
 - a. [§321] General
 - b. [§322] Disposition and
 Development Documents
 - c. [§323] Development by the Agency
 - d. [§324] Development Plans
 2. [§325] Personal Property Disposition
- J. [§326] Rehabilitation, Conservation and
 Moving of Structures
 1. [§327] Rehabilitation and
 Conservation
 2. [§328] Moving of Structures
- K. [§329] Low- and Moderate-Income Housing
 1. [§330] Replacement Housing
 2. [§331] Increased and Improved
 Housing Supply
- IV. [§400] USES PERMITTED IN THE PROJECT AREA
 - A. [§401] Land Use Map
 - B. [§402] Designated Land Uses
 1. [§403] Residential Uses

2. [§404] Residential-Office Uses
 3. [§405] General Commercial Uses
 4. [§406] Office Uses
 5. [§407] Manufacturing Uses
 6. [§408] Additional Regulations, Controls
 and Limitations
- C. [§409] Other Land Uses
1. [§410] Public Rights-of-Way
 2. [§411] Other Public, Semi-Public,
 Institutional and Nonprofit
 Uses
 3. [§412] Interim Uses
 4. [§413] Nonconforming Uses
- D. [§414] General Controls and Limitations
1. [§415] Construction
 2. [§416] Rehabilitation and Retention
 of Properties
 3. [§417] Limitation on the Number of
 Buildings
 4. [§418] Number of Dwelling Units
 5. [§419] Limitation on Type, Size and
 Height of Buildings
 6. [§420] Open Spaces, Landscaping,
 Light, Air and Privacy
 7. [§421] Signs
 8. [§422] Utilities
 9. [§423] Incompatible Uses
 10. [§424] Nondiscrimination and
 Nonsegregation
 11. [§425] Subdivision of Parcels

- 12. [§426] Minor Variations
 - E. [§427] Development Controls and Guidelines
 - F. [§428] Building Permits
- V. [§500] METHODS OF FINANCING THE PROJECT
 - A. [§501] General Description of the Proposed Financing Method
 - B. [§502] Tax Increment Funds
 - C. [§503] Other Loans and Grants
- VI. [§600] ACTIONS BY THE CITY
- VII. [§700] ENFORCEMENT
- VIII.[§800] DURATION OF THIS PLAN
- IX. [§900] PROCEDURE FOR AMENDMENT

Attachments

- Attachment No. 1 Legal Description of the Project Area Boundaries
- Attachment No. 2 Project Area Boundary Map
- Attachment No. 3 Land Use Map

REDEVELOPMENT PLAN
FOR THE
ALKALI FLAT REDEVELOPMENT PROJECT

I. [5100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Alkali Flat Redevelopment Project (the "Project") in the City of Sacramento (the "City"), County of Sacramento, State of California, and consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Boundary Map (Attachment No. 2), and the Land Use Map (Attachment No. 3). 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 Project Area as described in this Plan conforms to the General Plan for the City of Sacramento adopted by the City Council on August 29, 1974.

This Plan amends the Alkali Flat Redevelopment Plan adopted by the City Council of the City of Sacramento by Ordinance No. 3086, Fourth Series, adopted on February 10, 1972, as amended by City Council Ordinance No. 4403, Fourth Series, on August 12, 1980.

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 boundaries of the Project (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 any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to 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.

A. [\$101] Goals

The purpose of the Community Redevelopment Law, expressly, the elimination and prevention of the spread of blight and deterioration of the Project Area, will be attained within the context of this Plan through an implementation strategy which provides programs to achieve the following goals:

1. Housing - the provision of safe, decent, adequate and sanitary housing through the development and rehabilitation of a mixture of housing types for all income groups;

2. Significant Structures - the restoration of historically or architecturally significant structures;

3. Economic Development - the creation of additional employment opportunities for Project Area residents, particularly by area businesses and industry by assisting in the creation of an economically viable commercial and industrial area;

4. Traffic - the provision of a parking and circulation system which is conducive to a neighborhood character by reducing or rerouting through commuter traffic and preventing future intrusions of non-residential parking in residential areas;

5. Financial - the maximization of private participation and investment in the redevelopment effort;

6. Capital Improvements - the elimination of environmental deficiencies in the Project Area, including substandard alleys and sidewalks; and

7. Social Services - the accommodation of public and private social service providers and facilities to support services needs of persons residing in the Project Area.

B. [\$102] Project Area Committee

The Agency through its staff, consultants and Agency Members shall, upon the direction of and approval of the City Council, consult with, and obtain the advice of, the Project Area Committee concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by Project activities. The Agency shall also consult with the Committee on other policy matters which affect the residents of the Project Area. All development plans, both

public and private, within the Alkali Flat Project Area which require City or Agency discretionary approval will be submitted to the Project Area Committee for information and comment. The provisions of this Section shall apply throughout the period of the preparation of the Plan or any Plan amendment and for a three-year period after the adoption of the Plan or any Plan amendment, subject to one-year extensions by the City Council.

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 Boundary Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] Objectives

The Agency proposes to achieve the goals identified in Section 101 by meeting the following objectives in accordance with the implementation strategy as amended from time to time:

1. Housing:

- a. Rehabilitation of residential structures within the Project Area through a targeted rehabilitation program at terms which are economically feasible for low- and moderate-income persons;
- b. Development of up to 100 market rate housing units for ownership, with Agency assistance in the way of site assemblage and finance; and
- c. Provide housing rehabilitation funds to low- and moderate-income owners of historically or architecturally significant structures;
- d. Provide sites for units threatened by demolition;
- e. Preservation of structures originally built for residential purposes; and

- f. Use its best efforts to cause the City Council to re-zone residential areas from R-4A to R-3A.

2. Economic Development:

- a. Implementation of a revitalization strategy for 12th Street which includes:
 - 1. Financing tools;
 - 2. Capital Improvements;
 - 3. Signs;
 - 4. Sign removal;
 - 5. Architectural technical assistance;
 - 6. Disposition of Agency-owned properties; and
 - 7. Acquisition and disposition of certain blighted properties.

3. Traffic:

- a. Construction of a 7th and D Street connector;
- b. Prevention of future development of non-residential parking lots within residential zones; and
- c. Continuation of a preferential parking program.

4. Financial:

- a. Encourage private development or redevelopment to the greatest extent possible; and
- b. Leverage Agency loan funds to the greatest extent possible.

5. Capital Improvements:

- a. Improve the remaining two (2) sub-standard alleys; and

- b. Improve and/or reconstruct sidewalks as necessary on an area wide basis.

6. Social Services:

- a. Support the cost of a study of social services providers' facility needs; and
- b. Assist in the establishment of a central social services facility if necessary.

In order to accomplish these objectives the Agency shall approve an implementation strategy which will be reviewed every three (3) years to determine its consistency to market and economic conditions, property owner and developer interest, and opportunities from time to time presented for redevelopment. 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 and hereafter permitted by law.

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

1. [[§303] Opportunities for Owners and Tenants

In accordance with this Plan and the rules for owner and tenant 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 redevelopment by: (a) retaining all or a portion of their properties; (b) acquiring adjacent or other properties in the Project Area; (c) rehabilitation of existing buildings or improvements; (d) new development; or (e) selling their properties to the Agency and purchasing other properties in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan. The Agency shall also extend reasonable preferences to tenants other than business tenants in the Project Area to reenter within the redeveloped Project Area, if they otherwise meet the requirements prescribed by this Plan. Such business, residential, institutional and

semi-public tenants shall be given a reasonable opportunity, if they so desire, to purchase and develop real property in the Project Area in accordance with this Plan.

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

In order to provide opportunities to owners and tenants to participate in the redevelopment of the Project Area, the Agency shall promulgate rules for owner and tenant participation and the extension of preferences for reentry within the redeveloped Project Area. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, the necessity to assemble sites for integrated, modern development and conformity of a participant's proposal with the intent and objectives of this Plan.

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

Participation opportunities shall necessarily be subject to and limited by such factors as: (a) the elimination and changing of some land uses; (b) the construction, widening or realignment of some streets; (c) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (d) the reduction in the total number of individual parcels in the Project Area; and (e) the construction or expansion of public facilities.

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 who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. 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 an owner or tenant 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 shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

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.

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. 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.

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, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

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 Agencies to Alleviate Financial Burden

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.

A proportionate share of any amount of money paid by the Agency to any city and county pursuant to the preceding paragraph shall be disbursed by the city and county to any school district with territory located within the Project Area in the city and county. "Proportionate share," as used in this Section 312, means the ratio of the school district tax rate, which is included in the total tax rate of the city and county, to the total tax rate of the city and county.

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

G. [[§313] Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. [[§314] Assistance in Finding Other Locations

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

2. [[§315] Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), 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. When the Agency or other entity

or individual proposes demolition or clearance of buildings, structures, or other improvements within the Project Area, the provisions of Chapter 32 of the City Code shall apply.

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, public and other uses provided 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 containing buildings or structures rehabilitated by the Agency 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 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 made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

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 the 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.

c. [[§323] Development by the Agency

To the extent now or hereafter permitted by 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.

In addition to the public improvements authorized under Section 318, 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 submitted to the Agency for approval and architectural review. 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. All rehabilitation activities shall comply with rehabilitation standards adopted by the Agency.

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.

All plans for buildings to be moved within or into the Project Area shall be submitted to the Agency for approval. The Agency may require owners of structures to be moved within or into the Project Area to enter into binding participation or development agreements to ensure conformance with this Plan.

K. [\$329] Low- and Moderate-Income Housing

1. [\$330] Replacement Housing

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 the Project, the Agency may, within the duration of the Plan, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency.

2. [\$331] Increased and Improved Housing Supply

The Agency has adopted a replacement housing program to provide for increasing and improving the City's supply of housing for persons and families of very low-, low- or moderate-income. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements; and

- c. Donate land to private or public persons or entities;
- d. Construct buildings or structures;
- e. Acquire buildings or structures;
- f. Rehabilitate buildings or structures;
- g. Provide subsidies to or for the benefit of persons or families of very low, low- or moderate-income; and
- h. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges or providing financing.

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

A. [§401] Land Use Map

The "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 proposed land uses to be permitted in the Project for all land--public, semi-public and private.

B. [§402] Designated Land Uses

1. [§403] Residential Uses

Except as specifically limited in Section 408 herein, the areas shown on the Land Use Map (Attachment No. 3) for residential uses shall be used for the residential uses set forth and described as land use zoning category R-3A in the City's Zoning Ordinance.

2. [§404] Residential and/or Office Uses

Except as specifically limited in Section 408 herein, the areas shown on the Land Use Map (Attachment No. 3) for residential and/or office uses shall be used for the residential and/or office uses set forth and described as land use zoning category R-O in the City's Zoning Ordinance.

3. [§405] General Commercial Uses

Except as specifically limited in Section 408 herein, the areas shown on the Land Use Map (Attachment No. 3) for general commercial uses shall be

used for the general commercial uses set forth and described as land use zoning categories C-2 and C-1 in the City's Zoning Ordinance.

4. [\$406] Office Uses

The areas shown on the Land Use Map (Attachment No. 3) for office uses shall be used for the general office uses set forth and described as land use zoning category OB in the City's Zoning Ordinance.

5. [\$407] Manufacturing Uses

Except as specifically limited in Section 408 herein, the areas shown on the Land Use Map (Attachment No. 3) for manufacturing uses shall be used for the manufacturing uses set forth and described as land use zoning category M-1 in the City's Zoning Ordinance.

6. [\$408] Additional Regulations, Controls and Limitations

All property within the Project Area shall be subject to the following designated land use category regulations, controls and limitations:

a. Residential

No parking for purposes other than wholly residential purposes shall be permitted in the residential land use area. Residents of the area shall be given the opportunity for priority parking through a preferential parking program.

b. Residential and/or Office

Redevelopment of properties, whether new construction or rehabilitation, shall reflect the residential quality and character of the Alkali Flat area.

c. General Commercial

Redevelopment of properties located in the general commercial land use area, whether new construction, or rehabilitation, shall be of a height, bulk and scale as generally established in the Alkali Flat Urban Design Guidelines, as amended from time to time and incorporated herein by reference; except for

the redevelopment of properties wherein retail uses are provided on the street grade, and/or the redevelopment of properties wherein a combination of residential uses and retail uses or solely residential uses are provided. Such redevelopment projects will be eligible for a height bonus subject to the issuance of a special permit and subject to Agency review and approval.

New construction located on 12th Street shall be set back from the curb line a minimum distance of 14 feet.

d. Manufacturing

The Agency may, by participation or development agreement, restrict the use of any property to one or more uses permitted in the land use zoning category in which the property is located, or require more stringent development standards than the development standards applicable to the land use zoning category in which the property is located.

c. [\$409] Other Land Uses

1. [\$410] Public Rights-of-Way

As illustrated on the Land Use Map (Attachment No. 3), the major public street within the Project Area is 12th Street.

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. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. 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.

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. [\$411] Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the 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.

3. [\$412] 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. [\$413] 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.

D. [\$414] 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. [\$415] 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. [§416] 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. [§417] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings allowed under the local building and zoning codes.

4. [§418] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the maximum number of dwelling units allowed under the Zoning Ordinance.

5. [§419] 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. [§420] 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. [§421] Signs

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

8. [\$422] Utilities

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

9. [\$423] Incompatible Uses

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

10. [\$424] 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.

11. [\$425] Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency.

12. [\$426] 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 of the City.

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 City codes and ordinances.

E. [\$427] Development Controls and Guidelines

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 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.

F. [\$428] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all City requirements.

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, State of California, 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 and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

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

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 of Sacramento, 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. 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, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project 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 monies thereafter 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.

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 monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in

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

The 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.

C. [[503] 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. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- D. 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.
- E. 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.
- F. Preservation of historical sites.
- G. 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.
- H. 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.

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, 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 by the City Council.

IX. [§900] PROCEDURE FOR AMENDMENT

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

ATTACHMENT NO. 1

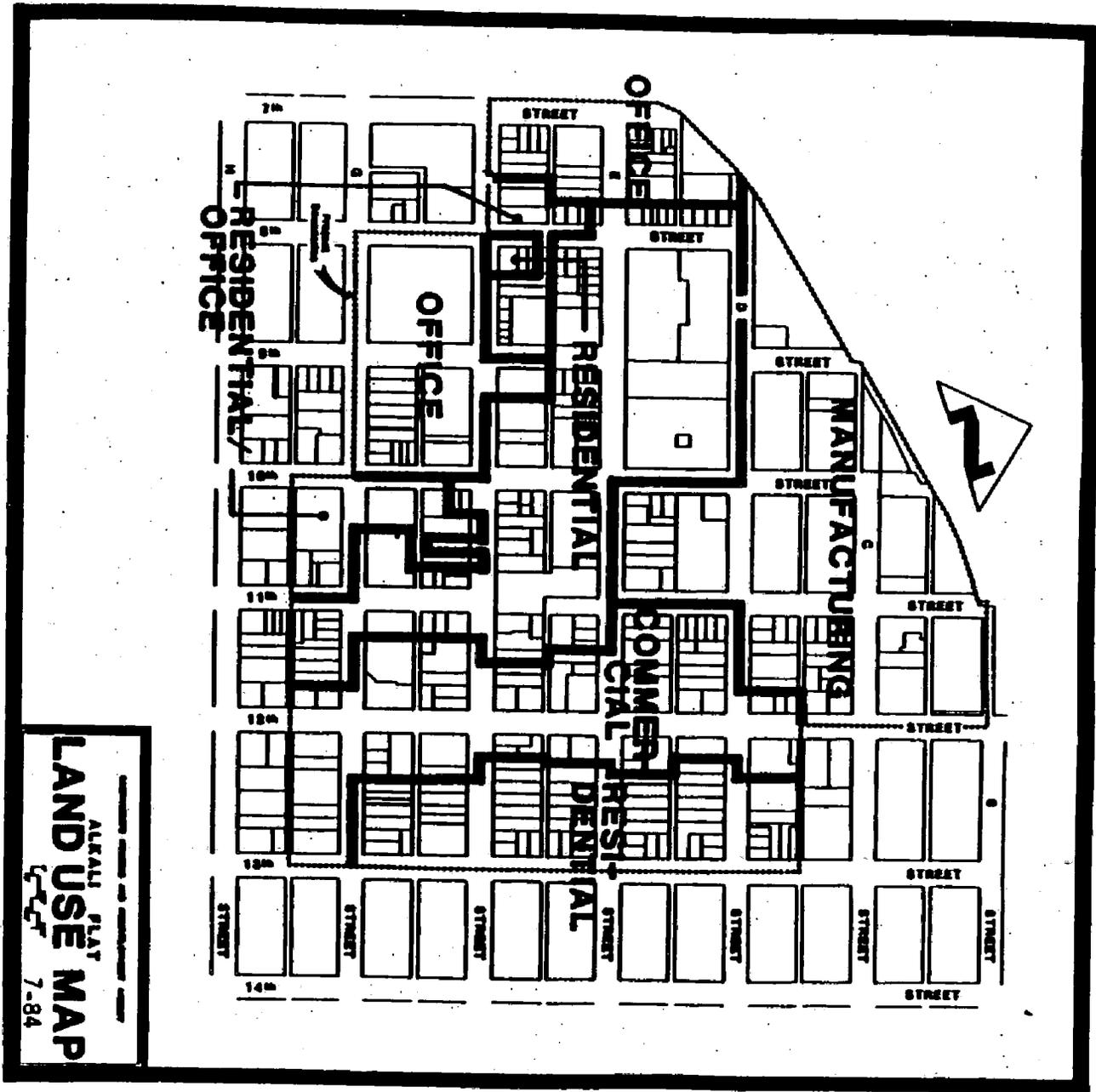
LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

The Project Area is located immediately adjacent to and north of the City's Central Business District, and is illustrated on the Map attached hereto as Exhibit "A". The area comprises 25 blocks of property in residential, commercial and industrial use.

The legal description of the boundaries of the Project Area, as illustrated on the Map attached hereto as Exhibit "A", is as follows:

All that real property lying within the boundaries described as:

Beginning at the intersection of the easterly right-of-way line of 13th Street and the southerly right-of-way line of the alley in the blocks between G and H Streets; thence from said point of beginning generally westerly along the southerly right-of-way line of said alley in the blocks between G and H Streets to its interception with the westerly right-of-way line of 10th Street; thence generally northerly along the westerly right-of-way line of said 10th Street to its interception with the southerly right-of-way line of G Street; thence generally westerly along the southerly right-of-way line of said G Street to its interception with the westerly right-of-way line of 8th Street; thence generally northerly along the westerly right-of-way line of said 8th Street to its interception with the southerly right-of-way of F Street; thence generally westerly along the southerly right-of-way line of said F Street to its interception with the westerly right-of-way line of 7th Street; thence generally northerly along the westerly right-of-way line of said 7th Street to its interception with the southerly right-of-way line and property line of the Southern Pacific Railroad; thence generally northerly and easterly along said southerly right-of-way line and property line of the lands of said Southern Pacific Railroad to its interception with the easterly right-of-way line of 12th Street; thence southerly along the easterly right-of-way line of said 12th Street to its interception with the northerly right-of-way line of the alley in the blocks between C and D Streets; thence generally easterly along the northerly right-of-way line of said alley to its interception with the easterly right-of-way line of 13th Street; thence generally southerly along the easterly right-of-way line of said 13th Street to the point of beginning.



ALKALI FLAT
LAND USE MAP
7-84

3

**ALKALI FLAT REDEVELOPMENT PLAN
AMENDMENT**

July 1990

Prepared by

**MC DONOUGH, HOLLAND & ALLEN
for the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE ALKALI FLAT REDEVELOPMENT PROJECT**

1. Substitute in place of existing Attachment No. 1, the "Legal Description of the Project Area Boundaries", the "Legal Description of the Project Area Boundaries (Revised 1990)", attached hereto as Attachment No. 1 and incorporated herein by reference.

2. Substitute in place of the existing Attachment No. 2, the "Project Area Boundary Map", the "Project Area Boundary Map (Revised 1990)", attached hereto as Attachment No. 2 and incorporated herein by reference.

Attachment No. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

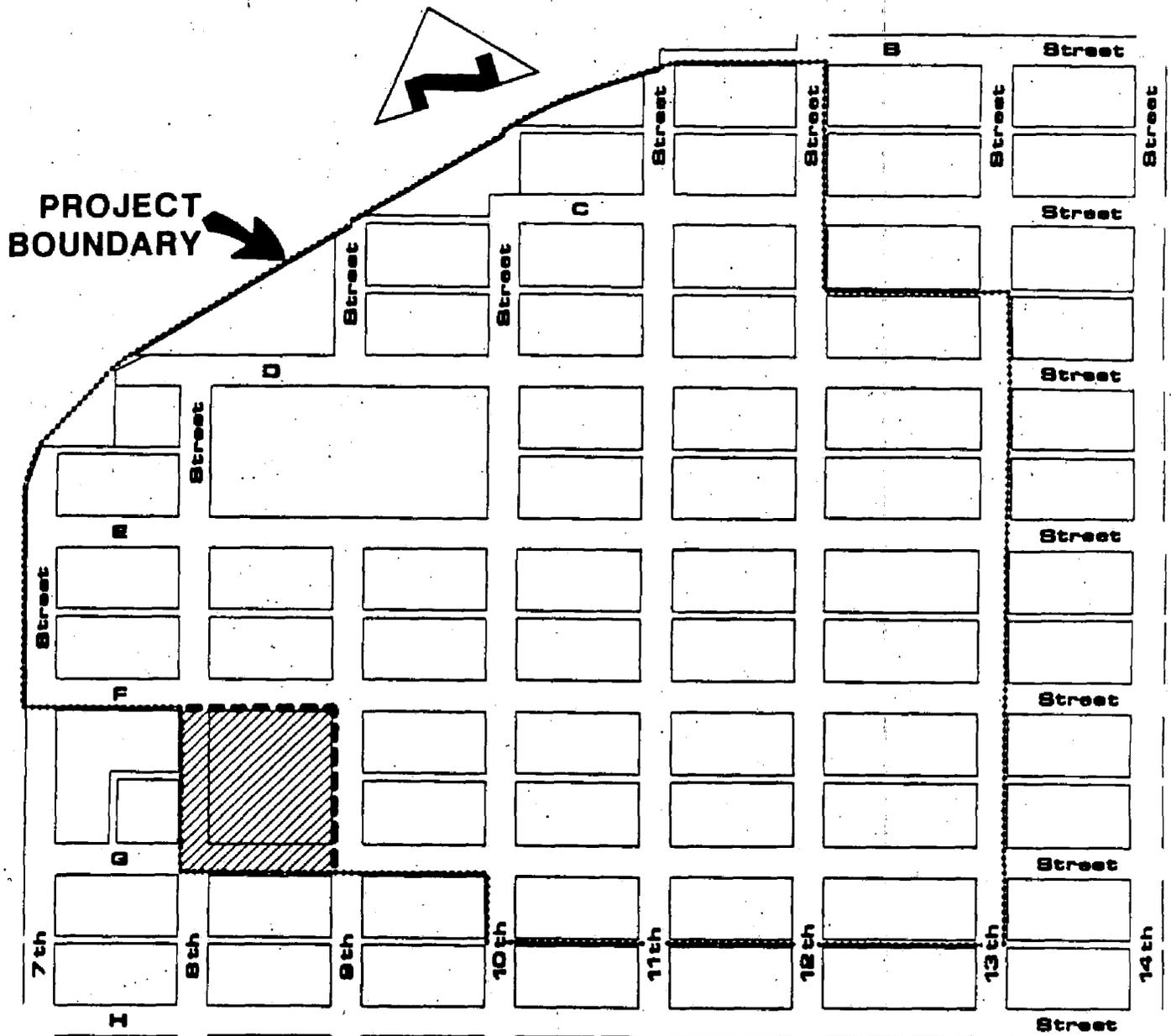
The Project Area is located immediately adjacent to and north of the City's Central Business District, and is illustrated on the Map attached hereto as Attachment No. 2. The area comprises 24 blocks of property in residential, commercial and industrial use.

The legal description of the boundaries of the Project Area, as illustrated on the Map attached hereto as Attachment No. 2, is as follows:

All that real property lying within the boundaries described as:

Beginning at the intersection of the easterly right-of-way line of 13th Street and the southerly right-of-way line of the alley in the blocks between G and H Streets; thence from said point of beginning generally westerly along the southerly right-of-way line of said alley in the blocks between G and H Streets to its interception with the westerly right-of-way line of 10th Street; thence generally northerly along the westerly right-of-way line of said 10th Street to its interception with the southerly right-of-way line of G Street; thence generally westerly along the southerly right-of-way line of said G Street to its interception with the westerly right-of-way line of 9th Street; thence generally northerly along the westerly right-of-way line of said 9th Street to its interception with the southerly right-of-way of F Street; thence generally westerly along the southerly right-of-way line of said F Street to its interception with the westerly right-of-way line of 7th Street; thence generally northerly along the westerly right-of-way line of said 7th Street to its interception with the southerly right-of-way line and property line of the Southern Pacific Railroad; thence generally northerly and easterly along said southerly right-of-way line and property line of the lands of said Southern Pacific Railroad to its interception with the easterly right-of-way line of 12th Street; thence southerly along the easterly right-of-way line of said 12th Street to its interception with the northerly right-of-way line of the alley in the blocks between C and D Streets; thence generally easterly along the northerly right-of-way line of said alley to its interception with the easterly right-of-way line of 13th Street; thence generally southerly along the easterly right-of-way line of said 13th Street to the point of beginning.

Attachment No. 1



- EXISTING BOUNDARY
- AMENDED BOUNDARY (1990)
- ////// DELETED AREA

ALKALI FLAT

PROJECT AREA BOUNDARY MAP

REPORT TO THE CITY COUNCIL ON THE PROPOSED AMENDMENT
TO THE ALKALI FLAT REDEVELOPMENT PROJECT

REASONS FOR THE PROPOSED AMENDMENT

The purpose of the proposed amendment to the Alkali Flat Redevelopment Project is to delete one block from the Project Area. The reason for deleting the block is because it is proposed to be included within the proposed Richards Boulevard Redevelopment Project, and the redevelopment of that block can be attained more effectively as part of the projects proposed for the Richards Boulevard Redevelopment Project.

FINANCING

This Amendment will not affect the financing for the Alkali Flat Redevelopment Project, as the land proposed to be deleted is publicly owned and will continue to be publicly owned and use for public purposes.

PRELIMINARY PLAN

As Amendment to the Preliminary Plan was adopted by the Planning Commission of the City of Sacramento by Resolution No. 1145 on February 22, 1990. The proposed Amendment to the Alkali Flat Redevelopment Plan is consistent with the Preliminary Plan, as amended.

REPORTS AND RECOMMENDATION OF THE PLANNING COMMISSION

The reports and recommendation of the Planning Commission on the Amendment, including the report required by Section 65402 of the Government Code is contained in Planning Commission Resolution No. 1160, dated April 12, 1990, attached hereto as Exhibit A and incorporated herein by reference.

PROJECT AREA COMMITTEE

The Alkali Flat Project Area Committee recommended adoption of the Amendment to the Preliminary Plan to delete the block, by motion, at its meeting of February 21, 1990, and recommended adoption of the Amendment to the Redevelopment Plan, by motion, at its meeting of April 18, 1990.

REPORT REQUIRED BY SECTION 21151 OF THE PUBLIC RESOURCES CODE

An Environmental Impact Report is being prepared for both this Amendment and the proposed Richards Boulevard Redevelopment Plan. It will be transmitted as a supplement to this report, and is incorporated herein by reference.

RptAlkli

DRAFT

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVING AN AMENDMENT TO THE REDEVELOPMENT
PLAN FOR THE ALKALI FLAT REDEVELOPMENT
PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") has prepared a proposed Amendment to the Redevelopment Plan for the Alkali Flat Redevelopment Project ("Amendment"); and

WHEREAS, the Agency has submitted the proposed Amendment to the Planning Commission of the City of Sacramento for its report and recommendations, and the Planning Commission, by Resolution No. 1160 adopted April 12, 1990, recommended approval and adoption of the proposed Amendment; and

WHEREAS, the Agency prepared a Report to the City Council of the City of Sacramento on the proposed Amendment ("Report"), containing the items and information set forth in Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) ("Law") and conforming to the requirements of the Law; and

WHEREAS, pursuant to Section 33330 and 33385.5 of the Law provides that the Agency shall consult with and obtain advice from the project area committee (PAC), if one exists, and that the Agency shall forward a copy of the amendment to the PAC for its review, and at its regular meeting of April 18, 1990, the PAC approved the Amendment, without written comment; and

WHEREAS, the Agency approved and authorized submittal of said Report to the City Council on May 29, 1990.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

DRAFT

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Amendment to the Redevelopment Plan for the Alkali Flat Redevelopment Project is hereby approved and the Agency recommends that the Amendment be approved and adopted by the City Council of the City of Sacramento.

CHAIR

ATTEST:

SECRETARY

Share\Reso\AlkAmend

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

DRAFT

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO, CALIFORNIA, AMENDING ORDINANCE NO. 3086, FOURTH SERIES, AS AMENDED, APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE ALKALI FLAT REDEVELOPMENT PROJECT

6

WHEREAS, the City Council (the "Council") of the City of Sacramento (the "City") adopted Ordinance No. 3086, Fourth Series, on February 10, 1972, as amended by Ordinance No. 4403, Fourth Series, on August 12, 1980 and by Ordinance No. 84-073 on July 17, 1984 (the "Prior Ordinances"), approving and adopting the Redevelopment Plan (the "Plan") for the Alkali Flat Redevelopment Project (the "Project"); and

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") is designated as the official redevelopment agency to carry out in the City of Sacramento functions and requirements of the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et. seq.) and to implement the Plan; and

WHEREAS, the Agency has proposed an Amendment to the Plan (the "Amendment") to provide for the exclusion of certain property (the "Deleted Area") from within the boundaries of the Project Area (the "Project Area"); and

WHEREAS, the Planning Commission of the City of Sacramento has reviewed the Amendment and recommended the approval and adoption of the Amendment with its certification that the Amendment conforms to the General Plan for the City of Sacramento; and

WHEREAS, the Council received from the Agency the proposed Amendment, together with the Report of the Agency on the Amendment, and the Final Environmental Impact Report (the "Final EIR") relating thereto; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

DRAFT

WHEREAS, the Council and the Agency held a joint public hearing on July 2, 1990, on the adoption of the Amendment and approval of the Final EIR on said Amendment, in the City Council Chambers, City Hall, 915 "I" Street, Sacramento, California; and

WHEREAS, a notice of said hearing was duly and regularly published in the Daily Recorder, 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 the Agency; and

WHEREAS, copies of the notice of public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee of each parcel of land in the existing Project Area as shown on the last equalized assessment roll of the County of Sacramento; and

WHEREAS, the Council has considered the report and recommendations of the Planning Commission, the Report of the Agency, the Amendment and the Final EIR and 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 Amendment; and

WHEREAS, the Agency has reviewed and considered the Final EIR on the Amendment, as prepared and submitted pursuant to Public Resources Code Section 21151 and Health and Safety Code Section 33352, and determined that the Amendment will not have a significant effect on the environment;

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

Section 1: That the purpose and intent of the City Council with respect to the Amendment is to delete from the boundaries of the Project Area an area deemed not necessary for further redevelopment activities as part of this Project, based on the fact that the Deleted Area is being incorporated as part of the proposed Richards Boulevard Redevelopment Project.

Section 2: That the Council does hereby specifically find and determine that:

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

DRAFT

a) It is necessary and desirable to amend the Plan to delete the Deleted Area, as described in the "Legal Description of the Deleted Area," attached hereto as Attachment No. 1 and incorporated herein by reference, and as shown on the "Map of the Deleted Area," attached hereto as Attachment No. 2 and incorporated herein by reference, from the Project Area boundaries. This finding is based upon the fact that the blighted conditions which exist in the Deleted Area can be more effectively eliminated as part of the proposed Richards Boulevard Redevelopment Project.

b) The Amendment to the Plan will not interfere with the redevelopment of the remaining 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 deletion of the Deleted Area will not impair the ability of the Agency to carry out and implement the provisions of the Plan, as amended.

c) The adoption and carrying out of the Amendment is economically sound and feasible. This finding is based upon the fact that no outstanding redevelopment obligations will be impaired by the deletion of the Deleted Area from the Project Area, because the Deleted Area is and will continue to be publicly-owned; therefore, the Agency receives no revenue from the Deleted Area.

d) The Amendment conforms to the General Plan of the City of Sacramento. This finding is based upon the finding of the Planning Commission of the City of Sacramento that the Amendment conforms to the General Plan of the City.

e) The carrying out of the Amendment will 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 Plan, as amended by the Amendment, will still benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic, social and physical conditions of the Project Area.

Section 3: That written objections to the Amendment to the Plan filed with the City Clerk before the hour set for hearing have been responded to in writing. In addition, written findings have been adopted in response to each written objection of an affected property owner or taxing entity which has been filed with the City Clerk either before or at the noticed public hearing.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

DRAFT

Section 4: That the Plan, as adopted and amended by the Prior Ordinances, is hereby further amended as set forth in the "Amendment to the Redevelopment Plan of the Alkali Flat Redevelopment Project," attached hereto as Attachment No. 3 and incorporated herein by reference, including Attachment Nos. 1 and 2 attached thereto. As so amended, the Plan is hereby incorporated herein by reference and designated as the official Redevelopment Plan of the Alkali Flat Redevelopment Project.

The Executive Director of the Agency is hereby authorized to revise the Plan, as amended, into a single document and make any conforming changes thereto, and said document, when filed with the City Clerk and the Secretary of the Agency, shall constitute the official Plan in place of the documents currently constituting said Plan.

Section 5: That the Prior Ordinances are continued in full force and effect, as amended by this Ordinance.

Section 6: That the City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Plan, as herein amended.

Section 7: That the City Clerk is hereby directed to record with the County Recorder of Sacramento County a notice of the approval and adoption of the Amendment pursuant to this Ordinance containing a description of the land within the Deleted Area.

Section 8: That the City Clerk is hereby directed to transmit a copy of this Ordinance, including a description of the Deleted Area, and a description of the land within the Project Area, as herein amended, to the auditor and assessor of the County of Sacramento, to the officer or officers performing the functions of auditor or assessor for any taxing agencies which, in levying taxes, do not use the county assessment roll, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area, as amended, and to the State Board of Equalization.

Section 9: This Ordinance shall be in full force and effect thirty (30) days after its passage.

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

DRAFT

Section 10: If any part of this Ordinance or the Amendment 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 Amendment, and this Council hereby declares that it would have passed the remainder of the Ordinance, or approved the remainder of the Amendment, if such invalid portion thereof had been deleted.

MAYOR

ATTEST:

CITY CLERK

Share\OrdAlkFl

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

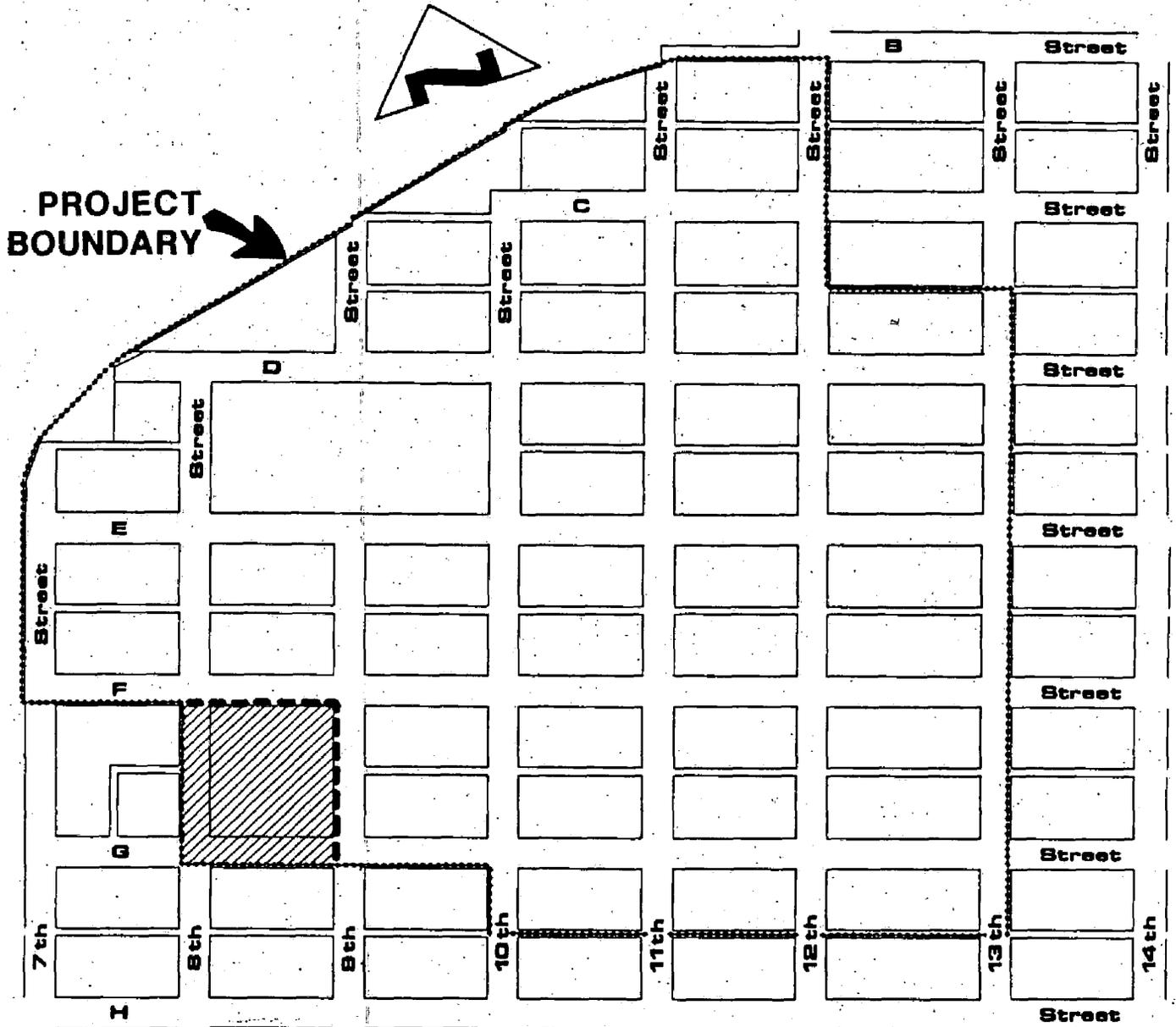
DATE ADOPTED: _____

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE DELETED AREA

ASSESSOR'S PARCEL NO. 002-0144-001

LOTS 1 THRU 8 INCLUDING THE ALLEY OF CITY
BLOCK BOUNDED BY 8TH, 9TH, F AND G STREETS,
INCLUDING ALL THE ADJACENT RIGHTS OF WAY ALONG
8TH STREET AND G STREET



- EXISTING BOUNDARY
- AMENDED BOUNDARY (1990)
- ////// DELETED AREA

ALKALI FLAT

PROJECT AREA BOUNDARY MAP

**ALKALI FLAT REDEVELOPMENT PLAN
AMENDMENT**

July 1990

Prepared by

**MC DONOUGH, HOLLAND & ALLEN
for the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE ALKALI FLAT REDEVELOPMENT PROJECT**

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