



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



2

May 22, 1990

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

Honorable Members in Session:

SUBJECT: Receiving Report to Council and Consenting to Joint
Public Hearing on Proposed Redevelopment Plan for
Richards Boulevard Redevelopment Project and Alkali
Flat Plan Amendment

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 attached resolutions
approving the receiving the plan and calling for public
hearings.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

SOLON WISHAM, JR.
Assistant City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



May 29, 1990

City Council of the
City of Sacramento
and
Redevelopment Agency of the
City of Sacramento
Sacramento, California 95814

Honorable Members in Session:

SUBJECT: Receiving Report to Council and Consenting to Joint
Public Hearing on Proposed Redevelopment Plan for
Richards Boulevard Redevelopment Project and Alkali Flat
Plan Amendment

SUMMARY

This report transmits specific documents related to the proposed adoption of the Richards Boulevard Redevelopment Plan and the Alkali Flat Plan Amendment. By resolution, the Redevelopment Agency and the City Council also consent to hold a joint public hearing on the proposed plan and plan amendment on July 3, 1990 at 7:30 p.m.

BACKGROUND

On March 15, 1990, the City Council and the Redevelopment Agency received five copies of documents pertinent to the adoption of the proposed Richards Boulevard Redevelopment Plan and Alkali Flat Plan Amendment [Boundary Modification]. The background and general purpose of each document was provided in the context of the transmittal along with potential hearing dates for each item. These documents were: the Draft Redevelopment Plan, Rules Governing Participation and Preferences by Property Owners and Business Occupants, the Draft Environmental Impact Report, the Preliminary Report on the Proposed Redevelopment Plan and the Alkali Flat Plan Amendment. The status of these documents is as follows:

(1)

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1. Draft EIR - Hearing closed 4/10/90
Comment Period closed 4/30/90
Final EIR scheduled for 7/3/90;
2. OPA Rules - Adopted 4/24/90 by Redevelopment Agency;
3. Draft Richards Boulevard Plan - Scheduled for 7/3/90 Joint
Hearing if so approved by
attached resolution;
4. Draft Alkali Flat Plan Amendment - Scheduled for 7/3/90 Joint
Public Hearing if so
approved by attached
resolution;
5. Preliminary Report - Incorporated into Report to Council for
action on this date. Please see
additional information which follows.

The purpose of the Report to Council is to provide twelve specific pieces of information, documentation and evidence as required by Community Redevelopment Law, Section 33352. The twelve items include:

- (a) Reasons for selection of the project area
- (b) Description of physical, social and economic conditions
- (c) Proposed method of financing
- (d) Method or plan for relocation
- (e) Analysis of preliminary plan
- (f) Report and recommendations of planning commission
- (g) Summary of Project Area Committee (PAC) record
- (h) Report on Project EIR (Public Resources Code)
- (i) Report of the County Fiscal Officer
- (j) Report on the Fiscal Review Committee (FRC)
- (k) Neighborhood Impact Report
- (l) Analysis of County Fiscal Officer's Report and Summary of Agency consultations with affected taxing agencies.

This document has been attached to this report to assist the City Council in its consideration of the proposed plan and in making various determinations pursuant to California State law governing plan adoptions and plan amendments.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies

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The action requested at this time is (1) for the Redevelopment Agency to transmit, and for the City Council to receive, the Agency's Report to Council; and (2) for the Redevelopment Agency and the City Council to consent to a joint public hearing to be held at 7:30 p.m. on July 3, 1990. Since the purpose of this report is merely to transmit information and to set a hearing date, no special notification procedures were conducted. Following the adoption of these resolutions, the City Clerk will publish notice of the joint public hearing for four consecutive weeks. In addition, Agency staff will notify all property owners of record and affected entities by certified mail as to the date, time, place and purpose of the hearing. Interested parties and organizations as well as all residents residing in rental housing shall also be noticed of the July 3, 1990 hearing date.

FINANCIAL DATA

There are no direct costs associated with the transmission of this report and the setting of a joint public hearing.

POLICY IMPLICATIONS

The action proposed in this staff report is consistent with previously approved policy and there are no policy changes being recommended.

ENVIRONMENTAL REVIEW

The proposed action is exempt from environmental review per CEQA Guidelines, Section 15378(b)(3); NEPA does not apply.

MBE/WBE REVIEW

MBE/WBE considerations are not required for this activity.

RICHARDS BOULEVARD PROJECT AREA COMMITTEE

At its special meeting of May 23, 1990, the Richards Boulevard PAC received an informational copy of the Report to Council for Richards Boulevard.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies

May 29, 1990

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ALKALI FLAT PROJECT AREA COMMITTEE

At its regular meeting of May 16, 1990, the Alkali Flat PAC received an informational copy of the Report to Council for Alkali Flat.

VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of May 21, 1990, the Housing and Redevelopment Commission adopted a motion recommending that the attached resolutions be approved by the following vote:

AYES:

NOES:

ABSENT:

RECOMMENDATION

Staff recommends that the Redevelopment Agency approve and adopt the Reports to Council for the proposed Richards Boulevard Redevelopment Plan and the Alkali Flat Plan Amendment and submit the reports, proposed plan and proposed amendment to the City Council. Staff further recommends that the City Council call for a joint public hearing on July 3, 1990 at 7:30 p.m.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

Contact Person: Thomas V. Lee, Director of Community Development
440-1357

SRJoint

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

PROPOSED RICHARDS BOULEVARD REDEVELOPMENT PLAN
AND REPORT ON THE PLAN, AND CONSENTING TO
AND CALLING A JOINT PUBLIC HEARING ON
THE PROPOSED REDEVELOPMENT PLAN

WHEREAS, the Redevelopment Agency of the City of Sacramento submitted to the City Council of the City of Sacramento a proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project, accompanied by the Agency's Report to the City Council and consented to and requested that the City Council call a joint public hearing of the Agency and the City Council to consider and act upon the proposed Redevelopment Plan; and

WHEREAS, Section 33355 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.) authorizes a joint public hearing on the proposed Redevelopment Plan with the consent of the Agency and the City Council;

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

Section 1. The City Council hereby receives the proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project, and the Redevelopment Agency's Report to the City Council on the proposed Redevelopment Plan.

Section 2. The City Council hereby consents to, and, at the request of the Redevelopment Agency, calls a joint public hearing of the Agency and the Council in the Sacramento Council Chambers, to consider and act upon the proposed Redevelopment Plan and all documents and evidence pertaining thereto. The time and date of such joint public hearing shall be July 3, 1990, at 7:30 p.m. or as soon thereafter as the matter may be heard.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3. The City Clerk of the City of Sacramento shall, in cooperation with the Executive Director of the Agency, prepare, publish and mail such notices and documents, and do all other acts as may be necessary to carry out the purposes of this resolution.

MAYOR

ATTEST:

CITY CLERK

SHARE\RESO\RICHBLVD

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

CONSENT TO AND CALL FOR JOINT PUBLIC HEARING
ON THE PROPOSED AMENDMENT TO THE RICHARDS BOULEVARD
REDEVELOPMENT PLAN FOR THE ALKALI FLAT
REDEVELOPMENT PROJECT AND THE RELATED FINAL EIR

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has submitted to the City Council of the City of Sacramento (the "City Council") a proposed Amendment to the Redevelopment Plan (the "Amendment") for the Alkali Flat Redevelopment Project (the "Project") and consented to and requested that the City Council call a joint public hearing of the Agency and the City Council to consider and act upon the proposed Amendment, together with a joint public hearing on the proposed Final Environmental Impact Report (the "Final EIR") on the proposed Amendment; and

WHEREAS, the City Council acknowledges receipt of the proposed Amendment, along with the Report to the City Council and the proposed Final EIR on the Amendment; and

WHEREAS, Section 33458 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) authorizes a joint public hearing on the proposed Amendment with the consent of the Agency and the City Council;

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

Section 1. The City Council hereby consents to and, at the request of the Agency, calls a joint public hearing of the Agency and the City Council on July 3, 1990, at 7:30 p.m. in the City Council Chambers to consider and act upon the proposed Amendment and all documents and evidence pertaining thereto, together with a joint public hearing on the proposed Final EIR for the Project.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 2. The City Clerk of the City of Sacramento shall, in cooperation with the Secretary of the Agency, prepare, publish and mail such notices and documents and do all other acts as may be necessary to carry out the purposes of this resolution.

MAYOR

ATTEST:

CITY CLERK

SHARE\RESO\RICHBLVD

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

REPORT TO THE CITY COUNCIL ON THE PROPOSED
RICHARDS BOULEVARD REDEVELOPMENT PLAN,
SUBMISSION TO CITY COUNCIL,
AND CONSENTING TO AND CALLING FOR JOINT PUBLIC HEARING
ON THE PROPOSED REDEVELOPMENT PLAN

WHEREAS, the Redevelopment Agency of the City of Sacramento has prepared a Redevelopment Plan for the Richards Boulevard Redevelopment Project; and

WHEREAS, the Agency has submitted the proposed Redevelopment Plan to the Planning Commission of the City of Sacramento for its report and recommendation; and

WHEREAS, pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) the Agency has prepared a Report to the City Council on the proposed Redevelopment Plan; and

WHEREAS, pursuant to Sections 33339.5 and 33345 of the Community Redevelopment Law the Agency has prepared and adopted Rules governing Participation and Preferences for Property Owners and Business Occupants; and

WHEREAS, Section 33355 of the California Community Redevelopment Law authorizes a joint public hearing on the proposed Redevelopment Plan with the consent of the Agency and the City Council;

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

Section 1. The Agency hereby approves its Report to the Sacramento City Council on the proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project in the form attached hereto.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 2. The Agency hereby submits to the City Council the proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project in the form attached hereto, and the Agency's Report to the City Council.

Section 3. The Agency hereby consents to a joint public hearing on the proposed Redevelopment Plan for the Project, and requests the City Council to call a joint public hearing of the Agency and the City Council, at such time as it may determine, in the Council Chambers in the Sacramento City Hall to consider and act upon the proposed Redevelopment Plan and all documents and evidence pertaining thereto.

Section 4. The Executive Director of the Agency shall, in cooperation with the City Clerk of the City of Sacramento prepare, publish and mail such notices and documents, and do all other acts as may be necessary to carry out the purposes of this resolution.

CHAIR

ATTEST:

SECRETARY

SHARE\RESO\RICHBLVD

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

REPORT TO THE CITY COUNCIL OF THE PROPOSED AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE ALKALI FLAT
REDEVELOPMENT PROJECT SUBMISSION TO CITY COUNCIL,
AND CONSENTING TO AND CALLING FOR JOINT PUBLIC HEARING
ON SAID AMENDMENT AND THE RELATED FINAL EIR

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has prepared a proposed Amendment to the Redevelopment Plan (the "Amendment") for the Alkali Flat Redevelopment Project (the "Project"); 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 on April 12, 1990, reviewed the proposed Amendment and recommended the approval and adoption of the proposed Amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Admin. Code Section 15000 et seq., hereinafter the "State CEQA Guidelines") and the local procedures adopted by the Agency pursuant thereto, the Agency has prepared and completed a proposed Final Environmental Impact Report (the "Final EIR") for the Project; and

WHEREAS, pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Agency has prepared a Report to the City Council on the proposed Amendment; and

WHEREAS, Section 33458 of the Health and Safety Code authorizes a joint public hearing on the proposed Amendment with the consent of the Agency and the City Council of the City of Sacramento (the "City Council");

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

Section 1. The Agency hereby approves and adopts the Report to the City Council on the proposed Amendment, and hereby submits said Report, together with the proposed Amendment for the Project and the proposed Final EIR, to the City Council.

Section 2. The Agency hereby consents to a joint public hearing on the proposed Amendment and requests the City Council to call a joint public hearing of the Agency and the City Council on July 3, 1990 at 7:30 p.m. in the City Council Chambers to consider and act upon the proposed Amendment and all documents and evidence pertaining thereto, together with a joint public hearing on the proposed Final EIR for the Project.

Section 3. The Secretary of the Agency shall, in cooperation with the City Clerk of the City of Sacramento, prepare, publish and mail such notices and documents and do all other acts as may be necessary to carry out the purposes of this resolution.

CHAIR

ATTEST:

SECRETARY

SHARE\RESO\RICHBLVD

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ (12)

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

PLANNING COMMISSION RESOLUTION NO. 1160

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SACRAMENTO MAKING ITS REPORT
AND RECOMMENDATION ON ADOPTION OF THE
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
ALKALI FLAT REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has submitted to the Planning Commission of the City of Sacramento (the "Planning Commission") a proposed Amendment to the Redevelopment Plan (the "Amendment") for the Alkali Flat Redevelopment Project (the "Project"), which deletes certain area from the Project; and

WHEREAS, Sections 33453 and 33458 of the Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) provide that the Planning Commission is to review the proposed Amendment and make its report and recommendation thereon to the City Council; and

WHEREAS, Section 65402 of the Government Code provides in part:

"(a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the agency as to conformity with said adopted general plan or part thereof...

• • •

"(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof....";

and

WHEREAS, the General Plan of the City of Sacramento has been prepared and adopted in compliance with the Planning and Zoning Law (Government Code Section 65300 et. seq.; and

WHEREAS, the Planning Commission has considered the proposed Amendment, the Draft Environmental Impact Report on the Amendment, the General Plan of the City, and other pertinent reports;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO DOES RESOLVE AS FOLLOWS:

Section 1. Findings: The Planning Commission hereby finds and determines that:

a. Pursuant to Section 33453 of the Community Redevelopment Law, the proposed Amendment conforms to the General Plan of the City of Sacramento; and

b. Because the purpose of the Amendment is to delete land from the Project, the report required by Section 65402 of the Government Code is not applicable.

Section 2. Report and Recommendations: The Planning Commission hereby reports to the Agency and the City Council of the City of Sacramento the findings referred to in Section 1 hereof, and recommends approval and adoption of the proposed Amendment in its present form.

Section 3. Transmittal: The Planning Director shall transmit a certified true and correct copy of this resolution to the Agency and City Council of the City of Sacramento for consideration as part of the Agency's Report to the City Council regarding the proposed Amendment, and this resolution shall be deemed the report and recommendation of the Planning Commission concerning the proposed Amendment.

PASSED AND ADOPTED this 12 day of April, 1990, by the following vote:

AYES:

NOES:

ABSENT:


Chairman

ATTEST:


Secretary

PCmnRsol

DRAFT

**ALKALI FLAT REDEVELOPMENT PLAN
AMENDMENT**

March 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 the 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.

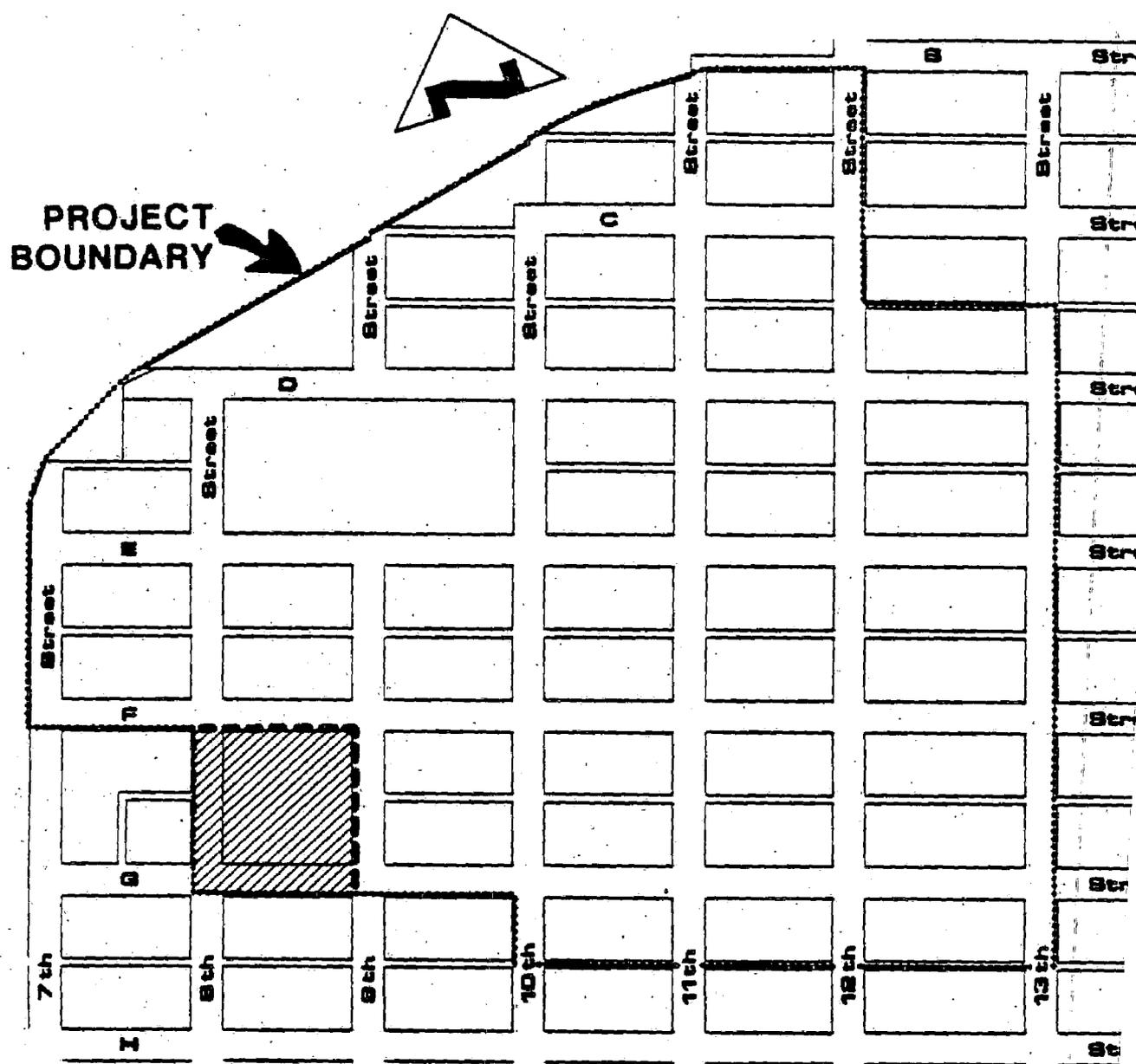
LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

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 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 Exhibit "A," is as follows:

All that real property lying within the boundaries described as:

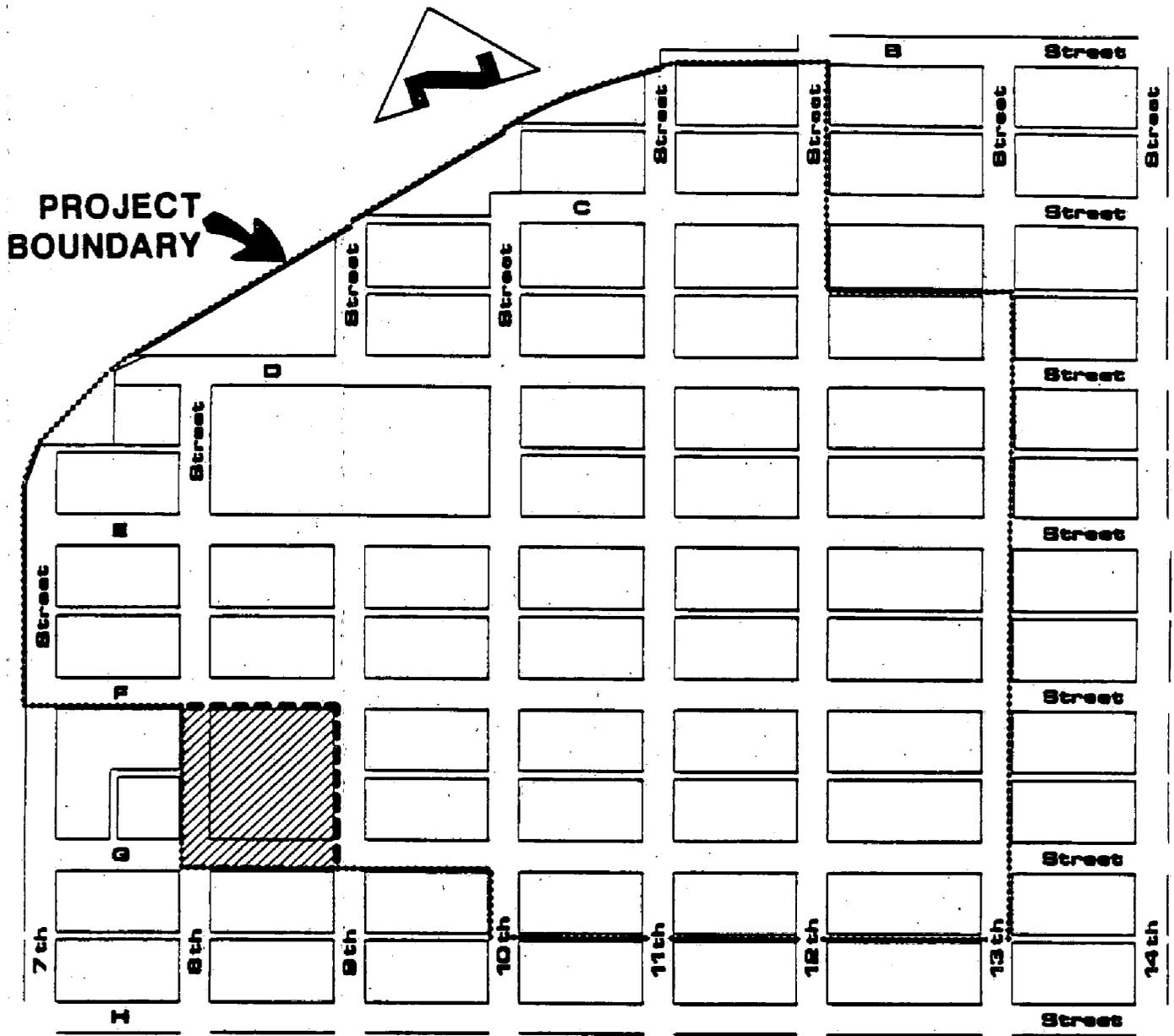
Beginning at the intersection of the easterly right-of-way line of 13th Street and the southerly right-of-way line of the alley in the blocks between G and H Streets; thence from said point of beginning generally westerly along the southerly right-of-way line of said alley in the blocks between G and 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 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.



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

ALKALI FLAT

PROJECT AREA BOUNDARY MAI



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

ALKALI FLAT

PROJECT AREA BOUNDARY MAP

Revised 6/90

**REDEVELOPMENT PLAN
FOR THE
RICHARDS BOULEVARD REDEVELOPMENT PROJECT**

DRAFT

**Adopted:
Ordinance No.**

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

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**REDEVELOPMENT PLAN
FOR THE
RICHARDS BOULEVARD REDEVELOPMENT PROJECT**

I. [Section 100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Richards Boulevard Redevelopment Project (the "Project") in the City of Sacramento (the "City"), County of Sacramento, State of California. This Plan consists of text (Sections 100 through 900), the Redevelopment Plan Map (Exhibit "A"), a Legal Description of the Project Area (Exhibit "B"), and the Proposed Public Improvements and Facilities Projects (Exhibit "C"). 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.; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable local codes and ordinances.

The definitions of general terms which are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefor are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superceded by such changes, to the extent necessary to be in conformity with such changes.

The project area (the "Project Area") includes all properties within the Project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the Project Area.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Sacramento, as applied in accord with local codes and ordinances.

This Redevelopment Plan is based upon the Preliminary Plan formulated and adopted by the Planning Commission of the City of Sacramento (the "Planning Commission") on September 14, 1989.

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 Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for 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.

In general, the goals and objectives of the redevelopment program in the Project Area are as follows:

1. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, this Redevelopment Plan and local codes and ordinances.

2. The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activity.
3. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of this Redevelopment Plan.
4. The consolidation of facilities of the providers of social services within the Project Area to achieve compatibility with commercial development and to more effectively serve the population.
5. The retention and expansion of as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area.
6. The provision for increased sales, business license, and other fees, taxes and revenues to the City of Sacramento.
7. The creation and development of local job opportunities and the preservation of the area's existing employment base.
8. The replanning, redesign and development of areas which are stagnant or improperly utilized.
9. The elimination or amelioration of certain environmental deficiencies, such as substandard vehicular circulation systems; inadequate water, sewer and storm drainage systems; insufficient off-street parking; and other similar public improvements, facilities and utilities deficiencies adversely affecting the Project Area.
10. The expansion of the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households.
11. The reduction of the City's annual costs of the provision of local services to and within the Project Area.

Redevelopment of the Project Area pursuant to this Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements facilities and utilities; and (5) other means as determined appropriate.

II. **[Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION**

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Exhibit "A," and is described in the Legal Description of the Project Area attached as Exhibit "B."

III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these 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 to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [Section 302] Owner Participation and Business Reentry Preferences

1. [Section 303] Owner Participation

Owners of real property within the Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Agency.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable laws and regulations of the City of Sacramento; (11) any Design Guide adopted by the Agency pursuant to Section 419 hereof; (12) the feasibility of the participant's proposal; (13) the scope of the participant's proposal; and (14) the superiority of a competing proposal with regard to implementation of the goals of this Redevelopment Plan.

2. [Section 304] Business Reentry Preferences

Business occupants engaged in business in the Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Redevelopment Plan and business reentry preferences implementation rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from the Project Area, the Agency will, prior to such displacement, determine: 1) whether such business occupant desires to relocate directly to another location within the Project Area, or 2) if suitable relocation accommodations within the Project Area are not available prior to displacement, whether such business occupant would desire to reenter in business within the Project Area at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another Project Area location, for a period of five years after the effective date of the ordinance adopting this Plan the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within the Project Area, but who have stated that they desire to reenter into business in the Project Area whenever suitable locations and rents are available, will be maintained by the Agency. For a period of five years after the effective date of the ordinance adopting this Plan the Agency will make reasonable efforts to assist such business occupants to find reentry accommodations at locations and rents suitable to their needs. In any event, the Agency shall not be obligated to provide financial assistance to a displaced business occupant in excess of that required by law.

Reentry preferences shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or rehabilitated or developed within the Project Area; (2) the extent to which suitable relocation, reentry accommodations are available to displaced business occupants within an acceptable time

period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the extent to which the Agency has control of the proposed reentry accommodation; (4) the compatibility of the displaced business with available relocation and reentry accommodations; and (5) the requirements of this Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Redevelopment Plan.

3. [Section 305] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 420 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as required by law necessary to make the provisions of this Plan and such participation agreement applicable to their properties. The rights of an owner participant under an approved participation agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property.

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.

4. [Section 306] Implementing Rules

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

C. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the effective date of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not without the consent of the owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon

such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

2. [Section 309] Acquisition of 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.

D. [Section 310] 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.

E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition

1. [Section 312] Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. [Section 313] Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit:

3. [Section 314] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Project Area 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, the Agency shall assist such persons, 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. Such assistance shall be provided pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. [Section 315] Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced from property in the Project. 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 as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. [Section 316] Payments to Taxing Agencies for In Lieu Taxes and to Alleviate Financial Burden

Subject to the provisions of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 316. 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. 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 necessary and appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. [Section 317] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [Section 318] Demolition and Clearance

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

2. [Section 319] Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the

following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; and (10) flood control improvements and facilities.

3. [Section 320] 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. 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 commercial, public, and other uses provided in this Plan.

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove hazardous waste from property in the Project Area in accordance with the requirements of Health and Safety Code Section 33420.5.

H. [Section 321] Property Disposition and Development

1. [Section 322] Real Property Disposition and Development

a. [Section 323] General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the County.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council of the City of Sacramento ("City Council") after public hearing in conformance with Section 33433 of the Community Redevelopment Law.

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, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property 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.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

The Agency shall reserve powers and controls in 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 expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

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

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, 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, by or through the Agency, 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 non-discrimination and non-segregation clauses as are required by law.

c. **[Section 325] Development by the Agency or Other Public Bodies or Entities**

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 319 of this Plan, including, without limitation, those set forth in Exhibit "C", Proposed Public Improvements and Facilities Projects.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment project for the Project Area, which

indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Community Redevelopment Law.

d. **[Section 326] Development Plans**

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the Project Area must conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 419 hereof.

2. **[Section 327] 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.

1. **[Section 328] 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 may seek the aid and cooperation of such public bodies and 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 participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. **[Section 329] Rehabilitation, Conservation and Moving of Structures**

1. **[Section 330] Rehabilitation and Conservation**

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the reasonable retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of retention, conservation and rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City;
- c. The conservation activities must not preclude the planned or proposed expansion of public improvements, facilities and utilities; and
- d. The conservation activities must not preclude assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible or which, in its opinion, do not further the purposes of this Plan.

2. **[Section 331] 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.

K. [Section 332] Low or Moderate Income Housing

1. [Section 333] Authority Generally

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento and may otherwise cooperate with the Housing Authorities in carrying out the provisions of Section 335 hereinbelow.

2. [Section 334] Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs, as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost to the same income level of very low income households, lower income households, and persons and families of low and moderate income as the persons displaced from those destroyed or removed units.

3. [Section 335] Increase, Improve and Preserve the Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing cost, as defined by Section 50052.5 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the Health & Safety Code, and very low income households, as defined in Section 50105 of the Health & Safety Code, unless one of the following findings is made annually by resolution: (1) that no need exists in the City to improve or increase the supply of low and moderate income housing in a manner which would benefit the Project Area, and that this finding is consistent with the Housing Element of the City's General Plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code; or (2) that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 502 is sufficient to meet such housing need, and that this finding is consistent with the Housing Element of the City's General Plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code; or (3) that the City is making a substantial effort to meet its existing and projected housing needs, including its share of the regional housing needs, with respect to persons and families of low and moderate income, particularly very low income households, as identified in the Housing Element of the City's General Plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, and that this effort, consisting of direct financial contributions of local funds used to increase and improve the supply of housing affordable to persons and families of low or moderate income and very low income households equivalent in impact to the funds otherwise required to be set aside pursuant to Section 33334.2. in

grants paid directly to the City and which the City has the discretion of using for the purposes for which moneys in the Low and Moderate Income Housing Fund may be used. The City Council shall consider the need which can be reasonably foreseen because of displacement of persons and families of low or moderate income or very low income households from within, or adjacent to, the Project Area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of this Plan. No finding under this Section 334 may be made until the City has provided or ensured the availability of replacement dwelling units as defined by Section 33411.2 of the Community Redevelopment Law and until it has complied with all requirements within Article 9 of the Community Redevelopment Law (commencing with Section 33410).

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

1. Acquire land or building sites;
2. Improve land or building sites with on-site or off-site improvements;
3. Donate land to private or public persons or entities;
4. Construct buildings or structures;
5. Acquire buildings or structures;
6. Rehabilitate buildings or structures;
7. Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and
8. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 334 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Agency for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

Pursuant to the requirements of Section 33334.12 of the Community Redevelopment Law, upon failure of the Agency to expend or encumber excess surplus in the Low and Moderate Income Housing Fund within five years from the date the moneys become excess surplus, within the meaning defined in Section 33334.10, of the Community Redevelopment Law, the Agency shall disburse that excess surplus to the Sacramento County Housing Authority or the Sacramento City Housing Authority or another public agency exercising housing development powers within the territorial jurisdiction of the Agency in accordance with of said Section 33344. The housing authority shall utilize the moneys for the purposes and subject to the same restrictions as applicable to the Agency under the Community Redevelopment Law, and for that purpose may exercise all of the powers of a housing authority under the Housing Authorities Law (Section's 34200 et seq. of the Health and Safety Code) to the extent not inconsistent with these limitations.

4. **[Section 336] New or Rehabilitated Dwelling Units
Developed Within Project Area**

At least thirty percent (30%) of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The percentage requirements set forth in this Section shall apply independently of the requirements of Section 334 and in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, of this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units.

If all or any portion of the Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not effect the validity of title to real property.

5. **[Section 337] Duration of Dwelling Unit Availability and
Agency Monitoring**

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 334 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for not less than the period set forth in Section 800 for the duration of this Plan's development controls.

Pursuant to Section 33418 of the Community Redevelopment Law, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the provisions of the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map and Major Project Area Land Uses

The Redevelopment Plan Map attached hereto illustrates the location of the Project Area boundary, identifies the major streets within the Project Area, and designates the major land uses authorized within the Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within the Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within the Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [Section 402] Major Land Uses

Major land uses permitted within the Project Area shall include: Heavy Commercial or Warehouse; Industrial; Medium Density Residential; Public Offices; Park, Recreation and Open Space; Transportation, Utilities; and Water. The areas shown on the Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws.

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.

D. [Section 404] Other Land Uses

1. [Section 405] Public Rights of Way

Existing public rights-of-way within the Project Area include:

(a) North-South Streets

Bannon Street	Sunbeam Avenue
Bercut Drive	North 16th Street
No. 3rd Street	7th Street between F and I Streets
Ahem	8th Street between F and I Streets
No. 5th Street	9th Street between F and I Streets
No. 7th Street	10th Street between F and I streets
No. 10th Street	Jibboom Street
Dos Rios Blvd.	Mint Street
Eliza Street	U.S. Interstate 5 Freeway
Sequoia Pacific Blvd.	North 12th Street (State Route 160)

(b) East-West Streets

Vine Street	A Street
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Richards Blvd.
Isabel Street
Delta Street
Sproule
Basler Street
Sitka Street
Dreher Street
McCormack
Thornton Avenue

North B Street
North C Street
North D Street
F Street between 7th and 9th Streets
G Street between 7th and 10th Streets
10th Streets
H Street between 6th and 10th Streets
I Street between 6th and 10th Streets

Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Project development will entail vacation and/or realignment of certain streets, and the construction of new major or interior collector streets as necessary to serve Project Area development.

Any changes in the existing street layout shall be in accord 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:

- (1) A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners under the participation rules adopted by the Agency for the Project, and any participative agreements executed thereunder;
- (2) The requirements imposed by such factors as topography, traffic safety and aesthetics;
- (3) The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient, efficient vehicular access and movement; and
- (4) The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public use, public facilities and public utilities may be retained, amended or created.

2. [Section 406] Other Public, Semi-Public, Institutional and Non-Profit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit 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 conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

E. [Section 407] 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 not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

F. [Section 408] General Controls and Limitations

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

1. [Section 409] Construction

All construction in the Project Area shall, with the exception of the Sacramento City Zoning Code, comply with all applicable state and local laws in effect from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area, including one or more Design Guides adopted pursuant to Section 419 hereof.

2. [Section 410] Limitation on the Number of Buildings

The approximate number of buildings in the Project Area is presently 255 and shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. [Section 411] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. [Section 412] Limitations 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 the applicable federal, state and local statutes and ordinances.

5. [Section 413] Open Spaces, Landscaping, Light, Air and Privacy

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

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

6. [Section 414] Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the City or to the Agency if requested by the Agency for review and approval pursuant to the procedures permitted by this Plan.

7. [Section 415] Utilities

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

8. [Section 416] 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.

9. [Section 417] Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City body, and, if necessary for purposes of this Plan, the Agency.

10. [Section 418] Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any such variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

G [Section 419] Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and

site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 420 hereof. 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 and architectural quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

H [Section 420] Building Permits

No permit shall be issued for any work pertaining to the construction, moving, alteration or addition to any building or structure, the preparation of any site, or the installation of any physical improvement, including grading and landscaping, until application for such permit has been made by the owner or his agent and processed in a manner consistent with all City requirements.

Whenever an application for a building permit for rehabilitation or development of one or more residential dwelling units in the Project Area is received by the City, the City shall request the Agency to review such application and proposed rehabilitation or development for the purpose of monitoring compliance with the provisions of Section 336 of this Plan. In such event, the Agency shall determine whether the provisions of Section 336 are applicable to the proposed rehabilitation or development, and shall notify the City in writing within 25 days of such request the results of its determination, including whether the applicant must enter into an agreement with the Agency before proceeding with the proposed rehabilitation or development.

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 the same has been granted all approvals required by the City and the Agency at the time of application.

V. [Section 500] METHOD OF FINANCING THE PROJECT

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

The Agency is authorized to finance the Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; sales, use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of the Project may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the Project. As available, public transit sales tax funds and gas tax funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. [Section 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 Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to 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 has been 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 Area on said effective date); and
2. Except as provided in subdivision 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise)

incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, 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 Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

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

The portion of taxes mentioned in subdivision 2 above is 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 portion of taxes divided and allocated to the Agency pursuant to subdivision 2 of this Section shall not exceed a cumulative total of \$535,000,000, except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and Section 316 of this Plan; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

C. [Section 503] Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of 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, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$180,000,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Sec. 33401 of the Community Redevelopment Law and Sec. 316 of this Plan to

alleviate financial burden; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

D. [Section 504] Time Limit on Establishment of Indebtedness

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond 35 years from the effective date of the ordinance adopting this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only by amendment of this Plan.

E. [Section 505] 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 as appropriate in carrying out the Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

VI. [Section 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 may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
3. Revision of the Zoning Ordinance or adoption of specific plans as appropriate within the Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, 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.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Plan by the City after development.
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.
10. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. [Section 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, re-entry, 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.

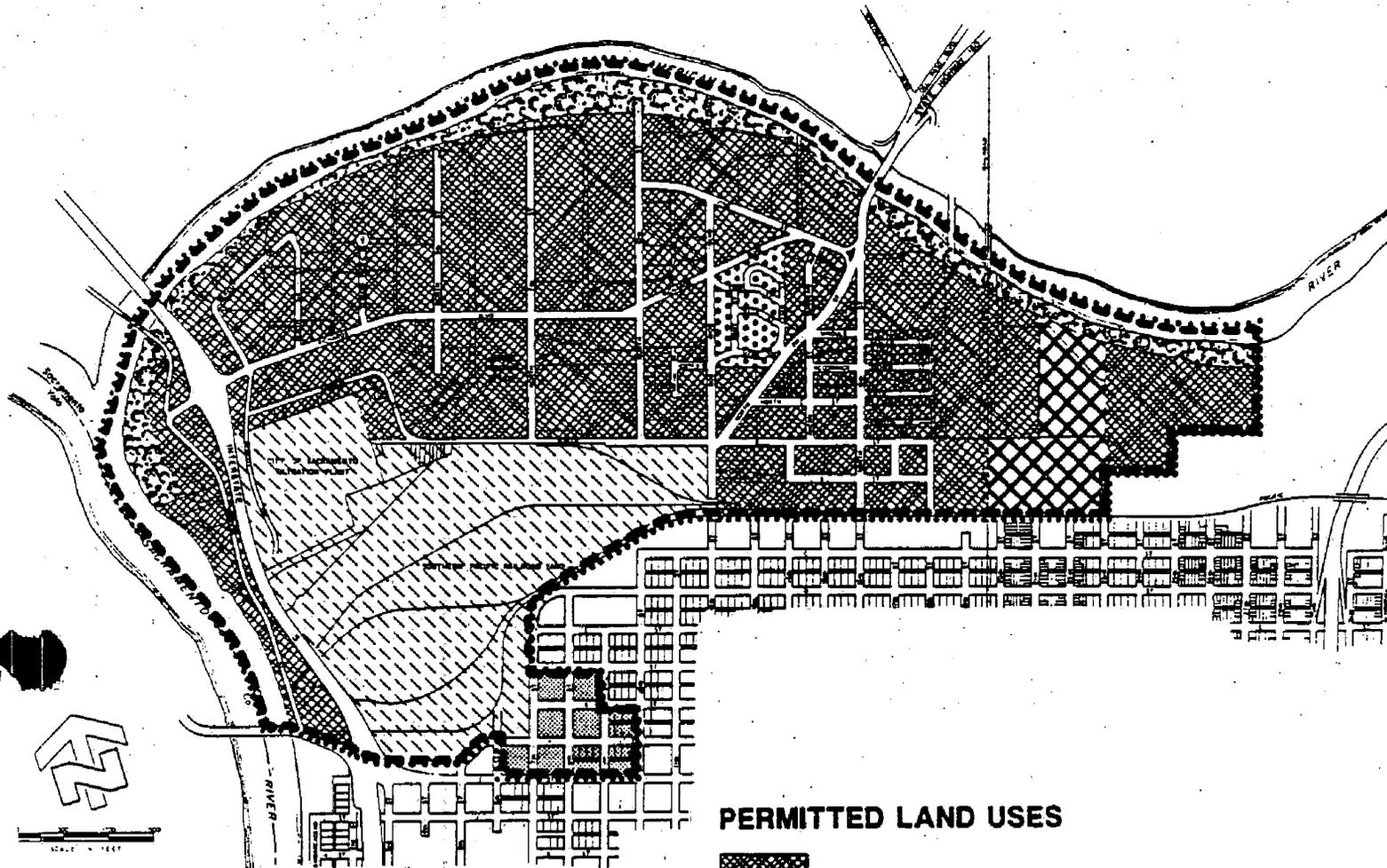
VIII. [Section 800] DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 35 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations.

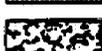
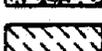
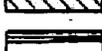
IX. [Section 900] PROCEDURE FOR AMENDMENT

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

RICHARDS BOULEVARD REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN MAP



PERMITTED LAND USES

-  HEAVY COMMERCIAL OR WAREHOUSE
-  INDUSTRIAL
-  MEDIUM DENSITY RESIDENTIAL
-  PUBLIC OFFICES
-  PARK, RECREATION AND OPEN SPACE
-  TRANSPORTATION, UTILITIES
-  WATER

ALTERNATE LAND USE

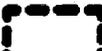
-  SPECIAL PLANNING DISTRICT BOUNDARY
-  REDEVELOPMENT PROJECT AREA BOUNDARY

EXHIBIT "B"

Richards Boulevard Redevelopment Project
LEGAL DESCRIPTION OF PROJECT AREA

All that portion of the City of Sacramento described as follows:

Beginning at the intersection of the centerlines of the Sacramento River and the "I" Street Bridge; thence from said point of beginning southeasterly along said centerline of "I" Street Bridge and the centerline of "I" Street and Viaduct to the northerly property line of Camellia Place; thence easterly along northerly line of Camellia Place and its easterly projection to its intersection with the centerline of 5th Street; thence northeasterly along said centerline of 5th Street to its intersection with the centerline of 6th Street; thence southwesterly along said centerline of 6th Street to its intersection with said centerline of "I" Street; thence southeasterly along said centerline of "I" Street to its intersection with the westerly right of way line of 10th Street; thence northeasterly along said westerly right of way line of 10th Street to its intersection with the southerly right of way line of "G" Street; thence northwesterly along said southerly right of way line of "G" Street to its intersection with the westerly right of way line of 9th Street; thence northeasterly along said westerly right of way line of 9th Street to its intersection with the southerly right of way line of "F" Street; thence northwesterly along said southerly right of way line of "F" Street to its intersection with the westerly right of way line of 7th Street; thence northeasterly along said westerly right of way line of 7th Street to its intersection with the southerly boundary of the Southern Pacific Railroad Yard; thence northeasterly along said southerly boundary of the Southern Pacific Railroad Yard to its intersection with the northerly prolongation of the centerline of 11th Street; thence southeasterly along said southerly boundary of the Southern Pacific Railroad right of way to its intersection with the centerline of 23rd Street; thence northeasterly along said centerline of 23rd Street to its intersection with the centerline of "A" Street; thence southeasterly along said centerline of "A" Street to its intersection with the centerline of 25th Street; thence northeasterly along the prolongation of said centerline of 25th Street 447.76 feet; thence southeasterly parallel with said centerline of "A" Street 936.08 feet; thence northerly parallel with said centerline of 25th Street to its intersection with the centerline of the American River; thence meandering westerly along said centerline of the American River to its intersection with said centerline of the Sacramento River; thence meandering southerly along said centerline of the Sacramento River to the point of beginning.

Containing 1,310 acres more or less.

EXHIBIT "C"

**Richards Boulevard Redevelopment Project
PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS**

A. PUBLIC FACILITIES

1. Construct new detoxification center
2. Expand water treatment plant
3. Construct Public Park
4. Construct County Courthouse Complex or Other Related County Facilities

B. PUBLIC IMPROVEMENTS

1. Streets/Roadway Improvements
 - a. Realign Bannon Street
 - b. Improve 12th/Sunbeam/Sproule Intersection
 - c. Provide Additional Lane -- I-5 off-ramp to Richards
 - d. Construct Richards/SR 160 Intersection Improvements
 - e. Extend North 7th Street
 - f. Extend North 5th Street
 - g. Construct Richards Blvd. -- Alternative Route
 - h. Widen Richards Blvd. to Six Lanes
2. Infrastructure/Utilities
 - a. Increase Capacity of Wastewater Collection System
 - b. Extend Water Mains
 - c. Underground Overhead Utility Wires
 - d. Construct Curbs and Gutters
3. Construct Light Rail Transit Station
4. Open Space Improvements
 - a. Construct Public Access to American River
 - b. Construct Bike Path on American River

Note: This listing of proposed public improvements and facilities is set forth for planning purposes, and shall not be deemed as a limitation on the Agency's authority to implement the Redevelopment Plan.