

Sierra Army Depot Redevelopment Project

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# Redevelopment Plan

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## Sierra Army Depot Redevelopment Project

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# Redevelopment Plan

## Sierra Army Depot Redevelopment Project

### Section 100 – Introduction

This is the Redevelopment Plan for the Sierra Army Depot Redevelopment Project (“Plan”), located in the jurisdiction of the County of Lassen, California. It consists of the text (Sections 100 through 1100); a map of the Sierra Army Depot Redevelopment Project Area (“Project Area”) (Exhibit A), the legal description of the Project Area boundaries (Exhibit B), a listing of the proposed, public facilities and infrastructure improvement projects (Exhibit C), and a diagram of current permitted land uses (Exhibit D).

This Lassen County Community Development Commission (“CDC”) has prepared this Plan pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000, *et seq.*), the California Constitution, and all applicable laws and ordinances.

This Plan provides the CDC with powers, duties and obligations to implement 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 CDC to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Plan are necessitated by and in accordance 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 statutory changes affect this Plan’s terms, and would be applicable to the CDC, the Project Area, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force and effect).

#### (101) CEQA Review

The CDC has determined pursuant to Health and Safety Code Section 33492.18 that the need to adopt this Plan at the soonest possible time in order to use the authority provided under base closure provisions of the Community Redevelopment Law (Health and Safety Code Section 33492 *et seq.*) requires the CDC to delay application of the provisions of the California Environmental Quality Act (“CEQA”) to the Plan.

By a resolution to be adopted within 18 months of the effective date of the ordinance adopting this Plan ("EIR Resolution") in connection with certification of the Environmental Impact Report for this Plan ("EIR"), the Board of Supervisors of the County of Lassen, and the CDC shall adopt specified environmental mitigation measures ("Mitigation Measures") to be implemented as part of this Plan to minimize potential adverse environmental impacts of the Plan. The Mitigation Measures shall be based, in substantial part, on the mitigation measures identified in the EIR.

Each individual public activity/improvement or private development action within the Project Area and/or in furtherance of this Plan that will require a discretionary approval by the CDC or the County will, at a minimum, be subject to a preliminary CEQA review to determine if the activity, improvement or development action then requires preparation of a negative declaration, a mitigated negative declaration or a subsequent or supplemental environmental impact report in accordance with the applicable standards of CEQA and the CEQA guidelines. Until the CDC certifies an environmental impact report for this Plan, all projects, as defined in CEQA, that implement the Plan shall be subject to CEQA, including, but not limited to, specific plans and rezonings.

## Section 200 – General Definitions

The following definitions will be used generally in the context of this Plan unless otherwise specified herein:

1. "Annual Work Program" means that portion of the CDC's annual budget that sets forth programs and goals to be accomplished by the CDC during the fiscal year.
2. "Auditor Certification Date" means the date of the certification by the County Auditor, pursuant to Health and Safety Code Section 33492.9 to the effect that One Hundred Thousand Dollars (\$100,000) or more of tax increment funds from the Project Area have been paid to the CDC.
3. "Board of Supervisors" means the legislative body of the County.
4. "CDC" means the Lassen County Community Development Commission.
5. "County" means the County of Lassen, California.
6. "Disposition and Development Agreement" means an agreement between a developer and the CDC that sets forth terms and conditions for improvement and redevelopment.
7. "General Plan" means the General Plan of the County, the comprehensive and long-term general plan for the physical development of the County, as it exists today or is hereafter amended.

8. "Legal Description" means the metes and bounds legal description of the Project Area attached hereto as Exhibit B.
9. "Map" means the map of the Project Area attached hereto as Exhibit A.
10. "Method of Relocation" means the methods or plans adopted by the CDC pursuant to Sections 33352(f) and 33411 of the Redevelopment Law for the relocation of families, persons and businesses to be temporarily or permanently displaced by actions of the CDC.
11. "Owner" means any person owning fee title to, or a long-term leasehold interest in real property within the Project Area.
12. "Owner Participation Agreement" means an agreement between the CDC and an Owner, which sets forth terms and conditions for use of property, and/or its improvement and/or its redevelopment as to a specific property.
13. "Participant" means an Owner who has entered into a Participation Agreement with the CDC.
14. "Person" means an individual(s), or any public or private entities.
15. "Plan" means this Redevelopment Plan for the Sierra Army Depot Redevelopment Project adopted by the Board of Supervisors by Ordinance No. 560 on July 20, 2004.
16. "Project" means the Sierra Army Depot Redevelopment Project.
17. "Project Area" means the Sierra Army Depot Redevelopment Project Area, which is the territory this Plan applies to, as shown on Exhibit A.
18. "Redevelopment Law" means the California Community Redevelopment Law (Health and Safety Code, Section 33000, et seq.) as it now exists or may be hereafter amended.
19. "State" means the State of California.
20. "State Law" means an enactment of State of California, and includes such regulations as have the force of law.

## Section 300 – Project Area Boundaries

The boundaries of the Project Area are illustrated on the map attached hereto and incorporated herein as Exhibit A. The legal description of the boundaries of the Project Area is as described in Exhibit B attached hereto and incorporated herein.

## Section 400 – Redevelopment Goals

This Plan is intended to achieve the following goals:

1. Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with this Plan and future Annual Work Programs.
2. Provide for the enhancement and renovation of businesses within the Project Area to promote their economic viability.
3. Stimulate investment of the private sector in the full development of the Project Area.
4. Promote public improvement facilities, which are sensitive to the unique environment qualities of the Project Area.
5. Provide adequate roadways to correct street alignment problems, to provide adequate circulation and access to freeways.
6. Encourage cooperation and participation of property owners, business persons, public agencies and community organizations in the revitalization of the Project Area.
7. Provide needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area.
8. Expand the resource of developable land by making underutilized land available for development.
9. Renovate and restore sites characterized by deficiencies including, but without limitations, conditions of soil which render private development infeasible or impractical.
10. Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of this Plan.
11. Create physical buffers, which ameliorate the adverse effects of changing land uses along interfaces.
12. Provide low and moderate income housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State Law.

## Section 500 – Redevelopment Actions

### (501) General

The CDC proposes to alleviate and prevent the spread of blight and deterioration in the Project Area through:

1. The acquisition, installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities, buildings, structures, parks, playgrounds, and other public improvements.
2. The rehabilitation, remodeling, demolition, or removal of buildings, structures, and improvements.
3. The rehabilitation, development, preservation, provision, or construction of affordable housing in compliance with State Law.
4. Providing the opportunity for participation by owners and tenants presently located in the Project Area and the extension of preferences to persons engaged in business desiring to remain or relocate within the redeveloped Project Area.
5. Providing relocation assistance to displaced occupants in accordance with applicable State Law.
6. The development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Plan.
7. The acquisition of real property, personal property, any interest in property, and improvements on the property by purchase, lease, option, grant, bequest, gift, devise, or any other lawful means, or, where it is deemed necessary, by exercising the power of eminent domain, as permitted by Section 503 of this Plan, after conducting appropriate public hearings and making appropriate findings.
8. Site preparation and development and construction of necessary off-site improvements.
9. Improving open space.
10. Managing property acquired by the CDC.
11. Providing financing for the assistance of commercial and industrial development that increases the economic base of both the Project Area and the County, and the number of temporary and permanent jobs.

12. The disposition of real property, personal property, any interest in property, and improvements on the property through methods such as sale, lease, exchange, subdivision, transfer, assignment, pledge, encumbrance or any other lawful means of disposition.
13. Recommending standards to ensure that property will continue to be used in accordance with this Plan.
14. The closure or vacation of certain streets and the dedication of other areas for public purposes.
15. Providing replacement housing, as required.
16. Applying for, receiving and utilizing grants and loans from federal or state governments or any other source.
17. Clearing or moving buildings, structures or other improvements from any real property acquired by the CDC.

To accomplish these actions and to implement this Plan, the CDC is authorized to use the powers provided in this Plan, and the powers now or hereafter permitted by the Redevelopment Law and any other State law.

## (502) Property Acquisition

### (503) Acquisition of Real Property

The CDC may acquire real property by any means authorized by law, including by purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, exchange, cooperative negotiations, or eminent domain. However, eminent domain may not be used by the CDC to acquire occupied residential property, or property owned by a public body without the consent of that public body. The time limit on the commencement of eminent domain shall be 12 years after the Auditor Certification Date, unless extended by amendment to this Plan.

To the extent required by law, the CDC shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless: (1) such building requires structural alteration, improvement, modernization or rehabilitation; or (2) the site or lot on which the building is situated requires modification in size, shape or use; or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan pursuant to Sections 506 through 509 of this Plan and applicable provisions of the Redevelopment Law.

(504) Acquisition of Personal Property, Any Other Interest in Real Property, or Any Improvements in Real Property

Where necessary in the implementation of this Plan, the CDC is authorized to acquire personal property, any other interest in real property and any improvements on real property including repurchase of developed property previously owned by the CDC by any lawful means.

## (505) Participation by Owners and Persons Engaged in Business

### (506) Owner Participation

This Plan provides for opportunities for participation in the redevelopment of property in the Project Area by the owners of all or part of such property if the owners agree to participate in the redevelopment in conformity with this Plan.

Participation methods include: (i) 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 CDC or joining with another person or entity for the rehabilitation or development of the Owner's property and, if appropriate, other property, or (ii) submitting to the CDC for its consideration another method of participation proposal pursuant to these Rules. An Owner who participates in the same location may be required, among other actions, to rehabilitate or demolish all or a part of his/her existing buildings. The CDC may also acquire the buildings only and then remove or demolish the buildings. Participation methods also include but are not limited to the CDC 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.

Owner Participation opportunities shall be subject to and limited by factors and requirements including:

1. The Participant(s) must demonstrate to the satisfaction of the CDC that the Participant is financially capable and has the qualifications and experience to perform any and all development, construction, modification, rehabilitation, modernization, construction, land assembly, and/or acquisition of the subject property or properties in order that it will conform to the Plan, any specific plan or design guide, applicable zoning, building, and safety laws and regulations, and the redevelopment proposal, if any, contemplated by the CDC with respect to the subject property.
2. The Participant's proposed improvements and/or redevelopment conform or will conform to: the goals and objectives established by the CDC; the Plan; any applicable specific plan or design guide; applicable zoning, building and safety laws and regulations; and the redevelopment proposal for the development site approved by the CDC.

3. The CDC retains its authority to determine in its sole discretion whether the Participant's(s') proposed development conforms to and furthers the goals and objectives of the Plan and any specific redevelopment proposals on the basis of all the facts and circumstances pertaining to the Participant's proposed development.
4. The CDC shall consider whether the proposed owner participant development necessitates that the Participant and/or the CDC shall remove, relocate and/or install public utilities and public facilities determined necessary by the CDC for the proposed development.
5. Consideration of the elimination and/or change of land uses, particularly nonconforming land uses as specified in County codes.
6. The CDC shall consider the need to realign, abandon, vacate, widen, or open public rights-of-way and the indirect effects of such acts.
7. Consideration of any reduction in the total number of individual parcels in the Project Area.
8. Consideration of whether the proposal involves land assembly and development of areas for public and/or private development in accordance with the Plan.

(507) Reentry Preferences for Persons Engaged in Business in the Project Area

The CDC shall extend reasonable preferences to persons who are engaged in business in the Project Area to relocate and reenter in business in the redeveloped area, if they otherwise meet the requirements prescribed by this Plan and the CDC's rules governing owner participation and re-entry.

(508) Owner Participation Agreements

Under an Owner Participation Agreement, the participant shall agree to rehabilitate, develop, or use the property in conformance with this Plan and be subject to the provisions hereof. In the Owner Participation Agreement, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Owner Participation Agreements shall include appropriate remedies such as the ability of the CDC to declare the Owner Participation Agreement terminated and acquire the real property or any interest therein, and sell or lease such real property or interest therein for rehabilitation or development in accordance with this Plan in the event a participant breaches the terms of such Owner Participation Agreement.

If conflicts develop between the desires of participants for particular sites or land uses, the CDC is authorized to establish reasonable priorities and preferences to persons who are engaged in business in the Project Area re-entering in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan.

Where the CDC determines that a proposal for participation is not feasible, is not in the best interests of the CDC or County or that redevelopment can best be accomplished without affording a participant an opportunity to execute an Owner Participation Agreement, the CDC shall not be required to execute an Owner Participation Agreement.

#### (509) Implementing Rules

The provisions of Sections 505 through 508 of this Plan shall be implemented according to the rules adopted by the CDC prior to the approval of the Ordinance, which may be amended from time to time by the CDC. Such rules allow for Owner Participation Agreements with the CDC.

#### (510) Cooperation with Public Bodies

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning and implementation of activities authorized by this Plan. The CDC shall seek the aid and cooperation of such public bodies and shall attempt to coordinate the implementation of this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and to achieve the highest public good.

Property of a public body shall not be acquired without its consent in accordance with State Law. The CDC shall seek the cooperation of all public bodies, which own or intend to acquire property in the Project Area.

The CDC 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 CDC is authorized, to the extent permissible by law, to financially (and otherwise) assist public bodies in the cost of public land, buildings, facilities, structures or other improvements (within or outside the Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Project Area.

#### (511) Property Management

During such time as property, if any, in the Project Area is owned by the CDC, such property shall be under the management and control of the CDC. Such properties may be rented or leased by the CDC pending their disposition.

## (512) Payments to Taxing Agencies

The CDC may pay, but is not required to pay, in any year during which it owns property in the Project Area directly to any County agency, or 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 tax exempt, an amount of money in lieu of taxes.

In addition, to the extent required by State Law, the CDC shall remit payments to the affected taxing agencies in a manner consistent with Section 33607.5, Section 33676(b), and any other pertinent and applicable sections of the Redevelopment Law.

All such amounts shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the CDC in the applicable fiscal year. Such payments shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable statute. Such payments shall be the exclusive payments that are required to be made by the CDC to affected taxing entities for the duration of this Plan. Such payments may be subordinated to loans, bonds, or other CDC indebtedness as provided by the Redevelopment Law.

## (513) Relocation of Persons Displaced by a Project

### (514) Relocation Program

In accordance with the provisions of the California Relocation Assistance Law (Government Code Section 7260, et seq.) (“Relocation Assistance Act”), the Relocation Assistance and Real Property Acquisition Guidelines adopted and promulgated by the California Department of Housing and Community Development (“Relocation Guidelines”) and the the CDC shall provide relocation benefits and assistance to all “displaced” persons (including families, business concerns, and others) as may be required by law. Such relocation assistance shall be provided in the manner required by the Method of Relocation.

### (515) Relocation Benefits and Assistance

The CDC shall provide all relocation benefits required by law and in conformance with the Method of Relocation, Relocation Guidelines, Relocation Assistance Act, the Redevelopment Law, and any other applicable rules and regulations.

## (516) Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste

### (517) Demolition and Clearance

The CDC is authorized, for property acquired by the CDC or pursuant to an agreement with the owner of property, to demolish, clear or move buildings, structures, or other improvements from any real property as necessary to carry out the purposes of this Plan.

### (518) Public Improvements

To the greatest extent permitted by law, the CDC is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan. Specifically, the CDC may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Exhibit C, attached hereto, and may acquire or pay for land required therefore. Additionally, the CDC is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public facilities, including, but not limited to: over or underpasses; bridges; streets; bikeways; curbs; gutters; sidewalks; street lights; sewers; storm drains; traffic signals; electrical distribution systems; natural gas distribution systems; wastewater treatment facilities; cable TV and fiber optic communication systems; water distribution systems; parks; windbreaks; trails; plazas; playgrounds; motor vehicle parking facilities; landscaped areas; schools; civic, cultural and recreational facilities; camping facilities; and pedestrian improvements. The public facilities and infrastructure improvement projects that may be undertaken by the CDC pursuant to this Plan are identified in the General Plan, and capital improvement program, incorporated herein by reference.

The CDC, as it deems necessary to carry out the Plan and subject to the consent of the Board of Supervisors, as may be required by the Redevelopment Law, 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 which is publicly owned either within or outside the Project Area, upon both the CDC and the Board of Supervisors making the applicable determinations required pursuant to the Redevelopment Law.

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 County or other public corporation, the CDC may enter into a contract with the County or other public corporation under which it agrees to reimburse the County 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 improvements, or both, by periodic payments over a period of years. Any

obligation of the CDC under such contract shall constitute an indebtedness of the CDC for the purposes of carrying out this Plan.

(519) Preparation of Building Sites

Any real property owned or acquired by the CDC may be developed as a building site. In connection with such development it may cause, provide, or undertake or make provisions with other agencies for the installation, or construction of streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan.

(520) Removal of Hazardous Waste

To the extent legally allowable, the CDC may, in its sole discretion, take any actions, which the CDC determines are necessary, and which are consistent with other State and federal laws, to remedy or remove a release of hazardous substances on, under, or from property within the Project Area.

(521) Rehabilitation, Moving of Structures by the CDC and Seismic Repairs

(522) Rehabilitation and Conservation

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

The CDC 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 rehabilitation in the Project Area shall be subject to the discretion of the CDC based upon such objective factors as:

1. Compatibility of rehabilitation with land uses as provided for in this Plan.
2. Economic feasibility of proposed rehabilitation and conservation activity.
3. Structural feasibility of proposed rehabilitation and conservational activity.
4. The undertaking of rehabilitation and conservation activities in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the CDC.

5. The need for expansion of public improvements, facilities and utilities.
6. The assembly and development of properties in accordance with this Plan.

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

(523) Clearing or Moving Structures

As necessary in carrying out this Plan, the CDC is authorized to move, or to cause to be moved, any building structures or other improvements from any real property acquired.

(524) Seismic Repairs

For any project undertaken by the CDC within the Project Area for building rehabilitation or alteration in construction, the CDC may, by following all applicable procedures which are consistent with local, State, and federal law, take those actions which the CDC determines are necessary to provide for seismic retrofits.

(525) Graffiti Removal

Within the Project Area, the CDC after making the required findings may take any actions that it determines are necessary to remove graffiti from public or private property.

(526) Property Disposition and Development

(527) Real Property Disposition and Development

(528) General

For the purposes of this Plan, the CDC is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the CDC is authorized to dispose of real property by negotiated lease or sale without public bidding after a noticed public hearing. Except as otherwise permitted by law, before any interest in property of the CDC acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to this Plan, such sale or lease shall be first approved by the Board of Supervisors by resolution after a noticed public hearing, together with such findings as may then be required by State Law.

The real property acquired by the CDC in the Project Area, except property conveyed by it to the County or any other public body, shall be sold or leased to public or private persons or entities for improvement and use of the

property in conformance with this Plan. Real property may be conveyed by the CDC to the County, and where beneficial to the Project Area, to any other public body without charge or for an amount less than fair market value.

All purchasers or lessees of property from the CDC shall be obligated to use the property for the purposes designated in this Plan, to begin and complete improvement of such property within a period of time which the CDC fixes as reasonable, and to comply with other covenants, conditions, or restrictions to prevent speculation or excess profit taking in undeveloped land, including right of reverter to the CDC and to comply with other conditions which the CDC deems necessary to carry out the purposes of this Plan.

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

All development, whether public or private, must conform to this Plan and all applicable federal, State, and local laws, including without limitation the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended. Such development must receive the approval of all appropriate public agencies.

#### (529) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or otherwise disposed of by the CDC, as well as all property subject to Owner Participation Agreements and Disposition and Development Agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended, conditional use permits, or other means. Where appropriate, as determined by the CDC, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

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

The CDC shall reserve such powers and controls in Disposition and Development Agreements or similar agreements as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that redevelopment is carried out pursuant to this Plan.

The CDC shall obligate lessees and purchasers of real property acquired in the Project Area and owners of property improved as part of a redevelopment project to refrain from restricting the rental, sale or lease of the property on the basis of race, color, religion, sex, marital status, ancestry, or national origin of any person. All deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain or be subject to such nondiscrimination and non-segregation clauses as are required by Redevelopment Law.

(530) Personal Property Disposition

For the purposes of this Plan, the CDC is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber, or otherwise dispose of personal property or any other interest in property by any lawful means.

(531) Prevention of Discrimination

*(532) Redevelopment*

The redeveloper shall comply with all state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, color, creed, religion, sex, marital status, national origin or ancestry, in the sale, lease or occupancy of the property.

Pursuant to the Redevelopment Law (Sections 33337 and 33435-33436), contracts entered into by the CDC relating to the sale, transfer or leasing of land, or any interest therein acquired by the CDC within any survey area or redevelopment project, shall comply with the provisions of said sections in substantially the form set forth therein. All such contracts shall further provide that the provisions of said sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

*(533) Deeds, Leases, and Contracts*

All deeds, leases, and contracts which the CDC proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any land in the Project Area shall contain the following nondiscrimination and non-segregation clauses as prescribed by Redevelopment Law, Section 33436:

In deeds the following language shall appear:

“The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale,

lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

In leases, the following language shall appear:

“The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

“That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

In contracts, the following language shall appear:

“There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land, nor shall the transferee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provision shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.”

#### (534) Low- and Moderate- Income Housing

The CDC shall comply with all of the low- and moderate-income housing requirements of the Redevelopment Law, which are applicable to this Plan, including applicable expenditure, replacement, and inclusionary housing requirements, including but not limited to the following:

No less than twenty percent of all tax increment funds allocated to the CDC shall be used for the purposes of increasing, improving, and preserving the supply of low- and moderate-income housing available at affordable housing costs to

persons and families of low or moderate income and very low income households that is occupied by these persons and families, unless the CDC makes annual findings by resolution as required under Redevelopment Law.

The tax increment funds that are required to be used for increasing and improving the supply of low- and moderate-income housing shall be held in a separate Low and Moderate-Income Housing Fund until used. The moneys in the Low and Moderate-Income Housing Fund shall be used to increase, improve, and preserve the supply of low- and moderate-income housing.

Whenever dwelling units housing persons and families of low or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the CDC 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 within the Project Area or within the jurisdiction of the CDC in accordance with Redevelopment Law.”

## Section 600 – Uses Permitted in the Project Area

### (601) Maps and Uses Permitted

The Map attached hereto as Exhibit A and incorporated herein illustrates the location of the Project Area boundaries. The land uses permitted by this Plan shall be those permitted by the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended. A diagram of current permitted uses is presented on Exhibit D.

### (602) Public Uses

#### (603) Public Street Layout, Rights-of-Way and Easements

The public street system and street layout for the Project Area is illustrated on the Map identified as Exhibit A. The street system in the Project Area shall be developed in accordance with the General Plan, and all other state and local codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

Certain streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the County as necessary for proper development of the Project Area. Additional easements may be created by the CDC and County in the Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular, bicycle 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 uses, public facilities, and public utilities may be retained or created.

#### (604) Other Public and Open Space Uses

Both within and, where an appropriate finding has been determined, outside of the Project Area, the CDC may take actions to establish, or enlarge public, institutional, or non-profit uses, including, but not limited to, schools, community centers, auditorium and civic center facilities, theatres and cultural facilities, criminal justice facilities, park and recreational facilities, parking facilities, transit facilities, libraries, hospitals, educational, fraternal, philanthropic and charitable institutions or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Plan provided that such uses conform to all other applicable laws and ordinances and that such uses are approved by the County. The CDC may impose such other reasonable restrictions as are necessary to protect development and uses in the Project Area.

#### (605) Nonconforming Uses

The CDC is authorized but not required to permit an existing use to remain in an existing building in good condition if the use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area.

The CDC may take actions to, but is not required to, authorize additions, alterations, repairs or other improvements in the Project Area for buildings which do not conform to the provisions of this Plan where, in the determination of the CDC, such improvements would be compatible with surrounding Project Area uses and proposed development.

#### (606) Interim Uses

Pending the ultimate development of land by developers and participants, the CDC is authorized to use or permit the use of any land in the Project Area for interim uses. Such interim use, however, shall conform to General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended.

#### (607) General Control 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 subdivided, developed, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the goals and provisions of this Plan and the regulations and requirements of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended. The land use controls of this Plan shall apply for the periods set forth in Section 1000 below. The type, size, height,

number and use of buildings within the Project Area will be controlled by the General Plan and applicable zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

(608) New Construction

All construction in the Project Area shall comply with all applicable State and local laws in effect from time to time. In addition to the County land use regulations and requirements in the Project Area, additional specific performance and development standards may be adopted by the CDC to control and direct improvement activities in the Project Area.

(609) Rehabilitation

Any existing structure within the Project Area which the CDC enters into an agreement for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in accordance with the applicable law and in such a manner that it will meet the following requirements: be safe and sound in all physical respects, be attractive in appearance and not detrimental to the surrounding uses.

(610) Number of Dwelling Units

The General Plan shall regulate the total number of dwelling units in the Project Area. As of the date of adoption of this Plan, there are approximately 135 dwelling units in the Project Area.

(611) Open Space and Landscaping

The approximate amount of open space to be provided in the Project Area is the total of all areas so designated in the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended, and those areas in the public rights-of-way or provided through site coverage limitations on new development as established by the County and this Plan. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material in conformance with the standards of the County.

(612) Limitations on Type, Size, Height Number and Proposed Use of Buildings

The limits on building intensity, type, size, height, number and proposed use shall be established in accordance with the provisions of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

(613) Signs

All signs shall conform to the requirements of the County. Design of all proposed new signs shall be subject to the review of the County and any additional standards that may be adopted by the CDC to implement the goals of this Plan.

(614) Utilities

The CDC, in conformity with the County municipal code, and County policies, shall require that all utilities be placed underground whenever physically possible and economically feasible.

(615) 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 County.

(616) Variations

The CDC is authorized to permit variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the CDC must determine all of the following:

1. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Plan.
2. 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.
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
4. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted other than a minor departure from the provisions of this Plan. In permitting any such variation, the CDC shall impose such conditions as are necessary to protect the public health, safety, and welfare, and to assure compliance with the purposes of this Plan.

(617) Design for Development

One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The CDC shall not approve any plans that do not comply with this Plan except as permitted by Section 616 of this Plan.

Within the limits, restrictions, and controls established in this Plan, and subject to the provisions of Sections 601 and 607 herein, the CDC is authorized to establish land use, heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such controls approved by the CDC. In the case of property, which is the subject of a Disposition and Development Agreement or an Owner Participation Agreement with the CDC, such property shall be developed in accordance with the provisions of such Agreement.

### (618) Building Permits

Any building permit that is issued for the rehabilitation or construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan must be in conformance with the provisions of this Plan, any design for development adopted by the CDC, any restrictions or controls established by resolution of the CDC, and any applicable participation or other agreements.

## Section 700 – Methods of Financing the Project

### (701) General Description of the Proposed Financing Methods

Upon adoption of this Plan by the Board of Supervisors, the CDC is authorized to finance implementation of this Plan with assistance from local sources, the State and/or the federal government, property tax increment, interest income, CDC bonds, donations, loans from private financial institutions or any other legally available source.

The CDC is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increment revenue or any other funds available to the CDC. Advances and loans for survey and planning and for the operating capital for administration of this Plan may be provided by the County until adequate tax increment revenue or other funds are available to repay the advances and loans. The County or other public agency, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance. Any assistance shall be subject to terms established by an agreement between the CDC, County and/or other public agency providing such assistance.

The CDC may issue bonds or other obligations and expend their proceeds to carry out this Plan. The CDC is authorized to issue bonds or other obligations as

appropriate and feasible in an amount sufficient to finance all or any part of Plan implementation activities. The CDC shall pay the principal and interest on bonds or other obligations of the CDC as they become due and payable.

## (702) Tax Increment Revenue

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State, County, County, district, or other public corporation (hereinafter called "Taxing Agency" or "taxing agencies") after the effective date of the ordinance, 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 the 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 in the Project Area on the effective date of the ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).
2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the CDC to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the CDC to finance or refinance, in whole or in part, the Project and this Plan. 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 paragraph (1.) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project 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 paragraph (1.) above which is attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of and 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 paragraph (3.) shall only apply to taxes levied to repay bonded indebtedness approved by the voters on or after January 1, 1989.

The CDC is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the CDC pursuant to subparagraph (2.) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the CDC to finance or refinance, in whole or in part, the redevelopment program for the Project Area.

#### (703) CDC Bonds

The CDC is authorized to issue bonds and other obligations from time to time, if it deems it appropriate to do so, in order to finance all or any part of Plan implementation activities.

Neither the members of the CDC nor any persons executing the bonds are liable personally on the bonds or other obligations by reason of their issuance.

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

#### (704) Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the federal government, the State, or any other public or private source will be utilized, if available, as appropriate in carrying out this Plan. In addition, the CDC may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

#### (705) Rehabilitation Loans, Grants, and Rebates

To the greatest extent allowed by State Law, the CDC and the County may commit funds from any source to rehabilitation programs for the purposes of loans, grants, or rebate payments for self-financed rehabilitation work. The rules and regulations for such programs shall be those which may already exist or which may be developed in the future. The CDC and the County shall seek to acquire grant funds and direct loan allocations from State and federal sources, as they may be available from time to time, for the carrying out of such programs.

### Section 800 – Actions by the County

The County shall aid and cooperate with the CDC in carrying out this Plan and shall take all reasonable actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Project

Area of conditions of blight. Actions by the County may include, but shall not be 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 County shall include the requirement of abandonment and relocation by the 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 deemed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements to publicly-owned parcels and utilities in the Project Area.
3. Performance of the above 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.
4. Imposition, whenever necessary and applicable, of appropriate design controls within the limits of this Plan in the Project Area to ensure proper development and use of land.
5. Provisions for administration/enforcement of this Plan by the County after completion of development.
6. The undertaking and completion of any other proceedings necessary to carry out the Project.
7. The expenditure of any County funds in connection with redevelopment of the Project Area pursuant to this Plan.
8. Revision of the County zoning ordinance, adoption of master or specific plans or execution of statutory development agreements to permit the land uses and facilitate the development authorized by this Plan.

## Section 900 – Administration and Enforcement

Upon adoption, the administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the County and/or the CDC, as appropriate.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by litigation or similar proceedings by either the CDC or the County. Such remedies may include, but are not limited to, specific performance,

damages, re-entry onto property, power of termination, or injunctions. 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.

## Section 1000 – Plan Limitations

The following financial and time limitations shall apply to this Plan:

### (1001) Amount of Tax Increment Revenue

The cumulative number of dollars of taxes which may be divided and allocated to the CDC shall not exceed \$750 million. This dollar limit shall not prevent the CDC from complying with the CDC's housing obligations under Section 33333.8 of the Redevelopment Law.

### (1002) Time Frame to Incur Indebtedness

The time limit on the establishing of loans, advances, and indebtedness to be paid with the proceeds of property taxes received pursuant to Section 33670 of the Redevelopment Law to finance in whole or in part the redevelopment project shall be twenty (20) years after the Auditor Certification Date (as defined in Section 200 of this Plan). This limit, however, shall not prevent the CDC from incurring debt to be paid from the low and moderate income housing fund or establishing more debt in order to fulfill the CDC's housing obligations under Section 33333.8 of the Redevelopment Law. The loans, advances, or indebtedness may be repaid over a period of time longer than this time limit as provided herein. No loans, advances, or indebtedness to be repaid from the allocation of taxes shall be established or incurred by the CDC beyond this time limitation. This limit shall not prevent the CDC from financing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by this section.

Provided, however, that the time limits established in this Section 1002 may be extended in the manner provided by applicable law.

### (1003) Duration of This Plan

Except for the nondiscrimination and non-segregation provisions of this Plan, and recorded covenants implementing the same, which shall remain in effect in perpetuity, and except as otherwise expressly provided herein, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan shall be effective until thirty (30) years after the Auditor Certification Date

After the expiration of the effective term of the Plan, the CDC shall have no authority to act pursuant to the Plan except to pay previously incurred

indebtedness and to enforce existing covenants or contracts. However, if the CDC has not completed its housing obligations pursuant to Section 33333.8 of the Redevelopment Law, the CDC shall retain its authority to implement requirements under 33333.8, including the ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

#### (1004) Time Frame to Collect Tax Increment Revenue

Except as otherwise provided herein or by Redevelopment Law, the time limitation for the receipt of tax increment and the payment of indebtedness with the tax increment pursuant to Section 33670 of the Redevelopment Law shall be forty-five(45) years after the Auditor Certification Date.

### Section 1100 – Procedure for Amendment

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

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# Redevelopment Plan

## Sierra Army Depot Redevelopment Project

### Exhibit A – Project Area Map

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# Redevelopment Plan

## Sierra Army Depot Redevelopment Project

### Exhibit B – Legal Description

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# Redevelopment Plan

## Sierra Army Depot Redevelopment Project

### Exhibit C – Proposed Public Facilities and Infrastructure Projects

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

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

Further compliance with General Plan, zoning standards, and environmental review may be necessary for these proposals to come forward. Projects include, but are not limited to the following:

- 1) Sanitary Sewer System Improvements:
  - Regional Wastewater Control Facility Modification and Replacements
  - Regional Wastewater Control Facility Plant Expansion
  - Sanitary Pump Station Rehabilitation/Modification
  - Sanitary Separation
  - Sanitary System Deficiency Improvements
  - Sanitary System Repairs
  - Sanitary Telemetry
  - Sludge Removal and Reuse/Disposal
- 2) Storm Drain Projects

- Storm Drain Alleviation-Repairs
- Storm Pump Station Rehabilitation
- Storm System Rehabilitation/Street Improvements
- Storm System Improvements
- Storm-water Telemetry

3) Street Projects

- Alley Abandonment
- Street Tree Planting
- Railroad Crossing Protection
- Street Construction and Replacement
- Sidewalk, Curb, and Gutter
- Steel Street Light Pole Replacement
- Street Light Installation
- Street Lighting Upgrade
- Street Name Sign Installation
- Street Repair Program
- Street Resurfacing Program
- Traffic Signal Control System
- Traffic Signals-Modification
- Traffic Signals-New
- Utility Underground
- Wheel Chair Ramps

4) Water Projects

- Central Control System
- Pipelines Project

- Service System Additions
- Service System Replacements
- Aqueducts
- Groundwater Monitoring Wells
- Water-Supply-New Wells
- Water Supply Facilities-Well Rehab/Repair
- Water System Expansions
- Water Transmission Mains
- Water Treatment Equipment
- Well Replacement
- Well/Reservoir Site Improvements
- Minor Infrastructure Improvements

5) Public Facility Programs

- Roof Replacement Program
- Infrastructure Improvements
- Park Reconstruction and Construction
- Community Center Construction, Rehabilitation and Expansion
- Pool Reconstruction and Construction
- Library Construction Repairs/Rehabilitation
- Play Equipment Replacements
- Recreational Facilities Construction and Reconstruction
- Tot Lots Full Replacements

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

and civic center. Further compliance with General Plan, zoning standards, and environmental review may be necessary for these proposals to come forward.

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# Redevelopment Plan

## Sierra Army Depot Redevelopment Project

### Exhibit D – Diagram of Current Permitted Land Uses

The following map presents the current General Plan land use designations for the Project Area. As these designations are subject to change, please refer to the General Plan for more information.