

Supplemental Material

For

City of Sacramento

City Council
Financing Authority
Housing Authority
Redevelopment Agency

Agenda Packet

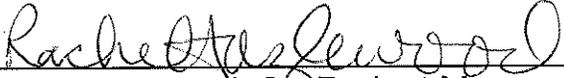
Submitted: May 12, 2008

For the Meeting of: 5-13-08

- Additional Material
 Revised Material

TITLE: RICHARDS BOULEVARD AND THE RAILYARDS REDEVELOPMENT PLAN

Contact Information:



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**SEVENTH (7TH) AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE
RICHARDS BOULEVARD REDEVELOPMENT PROJECT**

The Redevelopment Plan (the "Redevelopment Plan") for the Richards Boulevard Redevelopment Project (the "Project"), as adopted by the City Council of the City of Sacramento on July 17, 1990, by Ordinance No. 90-037, and amended by the City Council of the City of Sacramento on:

- (1) October 4, 1994, by Ordinance No. 94-046 (the "First Amendment");
- (2) July 2, 1996, by Ordinance No. 96-038 (the "Second Amendment");
- (3) November 13, 2003, by Ordinance No. 2003-73 (the "Third Amendment");
- (4) September 28, 2004, by Ordinance No. 2004-050 (the "Fourth Amendment");
- (5) January 16, 2007, by Ordinance No. 2007-003 (the "Fifth Amendment"); and
- (6) May 8, 2007, by Ordinance No. 2007-044 (the "Sixth Amendment");

is hereby further amended as follows (the term "Redevelopment Plan," as used hereinafter, means the Redevelopment Plan as amended by the First through Sixth Amendments):

- I. The boundaries of the Project Area, as shown and described in the Redevelopment Plan, are hereby amended to exclude the area (the "Railyards Area") shown on the map attached hereto as Attachment No. 1 and described in the "Legal Description of the Railyards Area," attached hereto as Attachment No. 2.
- II. The map of the Project Area attached to the Redevelopment Plan as Exhibit "A" is hereby amended and replaced in its entirety by the map attached hereto as Attachment No. 3, entitled "Exhibit 'A,' Richards Boulevard Redevelopment Project Area Plan Map (Amended 2008)."
- III. The legal description of the Project Area attached to the Redevelopment Plan as Exhibit "B" is hereby amended and replaced in its entirety by the legal description attached hereto as Attachment No. 4, entitled "Exhibit 'B,' Richards Boulevard Redevelopment Project, Legal Description of Project Area (Amended 2008)."
- IV. The name of the Richards Boulevard Redevelopment Project is hereby changed to the River District Redevelopment Project.

*** ATTACHMENT NOS. 1 THROUGH 4 FOLLOW ***

**ATTACHMENT NO. 2 TO THE
SEVENTH (7TH) AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE RICHARDS BOULEVARD REDEVELOPMENT PROJECT**

LEGAL DESCRIPTION OF THE RAILYARDS AREA

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

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF SACRAMENTO RIVER AND THE "I" STREET BRIDGE;

(1) THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID "I" STREET BRIDGE, SOUTH 56°28'51" EAST, 1,318.00 FEET, TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF CAMELLIA PLACE AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 26, PAGE 18, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY;

(2) THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND NORTHERLY LINE, SOUTH 71°32'48" EAST, 516.54 FEET;

(3) THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY LINE, SOUTH 71°30'19" EAST, 401.91 FEET, TO A POINT ON THE CENTERLINE OF 5TH STREET AS SHOWN ON SAID RECORD OF SURVEY;

(4) THENCE NORTHERLY ALONG SAID CENTERLINE OF 5TH STREET, NORTH 18°26'34" EAST, 220.73 FEET, TO THE CENTERLINE OF "H" STREET;

(4A) THENCE EASTERLY ALONG SAID CENTERLINE OF "H" STREET, SOUTH 71°33'22" EAST, 400.72 FEET, TO THE CENTERLINE OF 6TH STREET;

(5) THENCE SOUTHERLY ALONG SAID CENTERLINE OF 6TH STREET, SOUTH 18°28'08" WEST, 419.98 FEET, TO THE CENTERLINE OF "I" STREET;

(6) THENCE EASTERLY ALONG SAID CENTERLINE OF "I" STREET, SOUTH 71°30'52" EAST, 1,560.00 FEET, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF 10TH STREET;

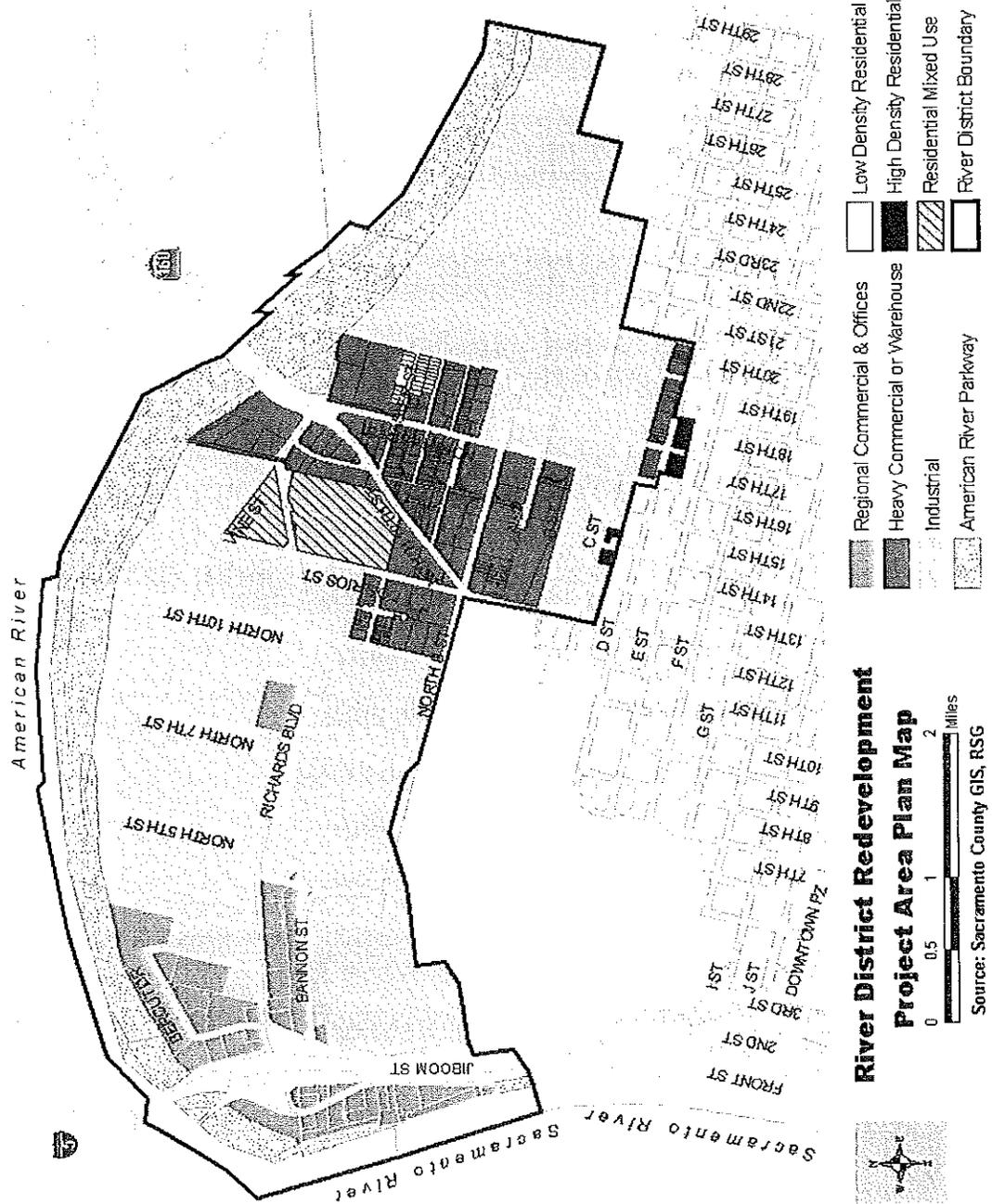
(7) THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND WESTERLY RIGHT-OF-WAY LINE, NORTH 18°30'00" EAST, 800.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "G" STREET;

(8) THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 71°32'55" WEST, 400.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 9TH STREET;

- (23) THENCE NORTH 81°47'13" EAST, 91.61 FEET;
- (24) THENCE NORTH 84°27'01" EAST, 83.62 FEET, TO A POINT ON THE CENTERLINE OF 10TH STREET;
- (25) THENCE NORTHERLY ALONG SAID CENTERLINE OF 10TH STREET, NORTH 18°20'40" EAST, 42.10 FEET;
- (26) THENCE SOUTH 82°18'34" EAST, 40.70 FEET;
- (27) THENCE NORTH 79°18'07" EAST, 46.26 FEET;
- (28) THENCE NORTH 84°52'06" EAST, 174.68 FEET;
- (29) THENCE NORTH 69°11'12" EAST, 59.50 FEET;
- (30) THENCE SOUTH 84°24'44" EAST, 67.86 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 11TH STREET;
- (31) THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 18°27'07" EAST, 16.28 FEET;
- (32) THENCE SOUTH 71°32'53" EAST, 40.00 FEET, TO A POINT ON THE CENTERLINE OF SAID 11TH STREET;
- (33) THENCE NORTHERLY ALONG SAID CENTERLINE OF 11TH STREET, NORTH 18°27'07" EAST, 62.81 FEET, TO A POINT ON THE CENTERLINE OF "B" STREET;
- (34) THENCE EASTERLY ALONG SAID CENTERLINE OF "B" STREET, SOUTH 71°38'41" EAST, 401.01 FEET, TO A POINT ON THE CENTERLINE OF 12TH STREET AS SHOWN ON SAID RECORD OF SURVEY;
- (35) THENCE NORTHERLY ALONG SAID CENTERLINE OF 12TH STREET, NORTH 18°26'40" EAST, 842.52 FEET, TO THE CENTERLINE OF NORTH "B" STREET;
- (36) THENCE WESTERLY ALONG SAID CENTERLINE OF NORTH "B" STREET, NORTH 71°39'03" WEST, 2,016.88 FEET, TO A POINT ON THE CENTERLINE OF 7TH STREET;
- (37) THENCE NORTHERLY ALONG THE CENTERLINE OF 7TH STREET, NORTH 18°15'57" EAST, 40.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH "B" STREET;
- (38) THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOLLOWING ALL OF ITS VARIOUS COURSES, 914.00 FEET;

**ATTACHMENT NO. 3 TO THE
SEVENTH (7TH) AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE RICHARDS BOULEVARD REDEVELOPMENT PROJECT**

**EXHIBIT "A"
RIVER DISTRICT REDEVELOPMENT PROJECT AREA
PLAN MAP (AMENDED 2008)**



- (13) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°18'52", AN ARC DISTANCE OF 172.14 FEET;
- (14) THENCE SOUTH 83°57'15" WEST, 691.00 FEET, TO A POINT ON THE CENTERLINE OF THE SACRAMENTO RIVER;
- (15) THENCE NORTHERLY ALONG THE CENTERLINE OF THE SACRAMENTO RIVER FOLLOWING ALL OF ITS VARIOUS COURSES TO THE CENTERLINE OF THE AMERICAN RIVER;
- (16) THENCE EASTERLY ALONG THE CENTERLINE OF SAID AMERICAN RIVER FOLLOWING ALL OF ITS VARIOUS COURSES TO A POINT ON THE NORTHERLY PROLONGATION OF A LINE BEING PARALLEL WITH AND 936.08 FEET SOUTHEAST OF THE CENTERLINE OF 25TH STREET;
- (17) THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A POINT ON A LINE BEING PARALLEL WITH AND 447.76 FEET NORTHEAST OF THE CENTERLINE OF "A" STREET;
- (18) THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 936.08 FEET, TO A POINT ON THE CENTERLINE OF 25TH STREET;
- (19) THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF 25TH STREET, 447.76 FEET, TO A POINT ON THE CENTERLINE OF SAID "A" STREET;
- (20) THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF "A" STREET TO THE CENTERLINE OF 23RD STREET;
- (21) THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF 23RD STREET TO THE SOUTHERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY;
- (22) THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE CENTERLINE OF 20TH STREET;
- (23) THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF 20TH STREET TO THE CENTERLINE OF "D" STREET;
- (24) THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF "D" STREET TO THE CENTERLINE OF 18TH STREET;
- (25) THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF 18TH STREET TO THE CENTERLINE OF AN ALLEY BETWEEN "D" AND "E" STREETS;
- (26) THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO A POINT ON A LINE BEING PARALLEL WITH AND 120 FEET SOUTHEASTERLY OF THE CENTERLINE OF 16TH STREET;
- (27) THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO A POINT ON THE CENTERLINE OF "D" STREET;
- (28) THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF "D" STREET TO A POINT ON THE CENTERLINE OF 16TH STREET;

REDEVELOPMENT PLAN
FOR THE
RAILYARDS REDEVELOPMENT PROJECT

Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

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Attachments

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Attachment No. 2	Project Area Map
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- C. Improve public facilities and infrastructure, including providing adequate access to and within the Project Area and infrastructure that meets modern health and safety standards, provide adequate land for parks and open spaces, and promote an overall environment for social and economic growth;
- D. Implement design and use standards to assure high aesthetic and environmental quality and provide unity and integrity to developments within the Project Area, preserving historic resources where feasible and promoting public transit access and use;
- E. Encourage the cooperation and participation of residents, businesses, public agencies and community organizations in the redevelopment and revitalization of the Project Area; and
- F. Increase, improve and preserve the community's supply of housing available to extremely low, very low, low and moderate income persons and families.

II. [§200] DESCRIPTION OF PROJECT AREA

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

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

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

1. Providing for participation by owners and tenants presently located in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
2. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
3. The installation, construction, or reconstruction of streets, utilities, and other public improvements;

participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Project Area.

3. [§305] Participation Agreements

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

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

4. [§306] Conforming Owners

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

C. [§307] Cooperation with Public Bodies

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

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. To the extent now or hereafter permitted by law, the Agency is authorized to financially (and otherwise) assist any public entity in the cost of

F. [§312] Payments to Taxing Agencies

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

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

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

1. [§314] Assistance in Finding Other Locations

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

2. [§315] Relocation Payments

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

b. [\\$322] Disposition and Development Documents

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

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

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Sacramento County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law, in particular, Sections 33435 and 33436 of the Community Redevelopment Law.

c. [\\$323] Public Improvements

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

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

L. §330 Replacement Housing

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

M. §331 Inclusionary Housing

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

IV. §400 USES PERMITTED IN THE PROJECT AREA

A. §401 Redevelopment Land Use Map

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

B. §402 Other Land Uses

1. §403 Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include: Interstate 5, North B Street, F Street, G Street, H Street, I Street, 5th Street, 6th Street, 7th Street, 8th Street and 9th Street.

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

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan, and the City's design standards,

C. [§407] General Controls and Limitations

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

1. [§408] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§409] Rehabilitation and Retention of Properties

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

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

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

4. [§411] Number of Dwelling Units

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

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

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

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

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

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

- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan.

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

D. [\$420] Design for Development

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

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion of the Agency, in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

E. [\$421] Building Permits

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

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

which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Sacramento, last equalized on the effective date of said ordinance, shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).

2. Except as provided in subdivision 3, below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in subdivision 1, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

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

C. §503 Agency Bonds

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

The bonds and other obligations of the Agency are not a debt of the City or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or

removal, and relocation to be borne by others than those legally required to bear such cost.

- B. Provision of advances, loans, or grants to the Agency or the expenditure of funds for projects implementing this Plan as deemed appropriate by the City and to the extent funds are available therefor.
- C. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- D. Revision of zoning or adoption of specific plans, as appropriate, within the Project Area to permit the land uses and development authorized by this Plan.
- E. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- F. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- G. Preservation of historical sites.
- H. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- I. Provision of services and facilities and the various officials, offices, and departments of the City for the Agency's purposes under this Plan.
- J. The undertaking and completing of any other proceedings necessary to carry out the Project.

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

VII. [§700] ENFORCEMENT

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

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

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

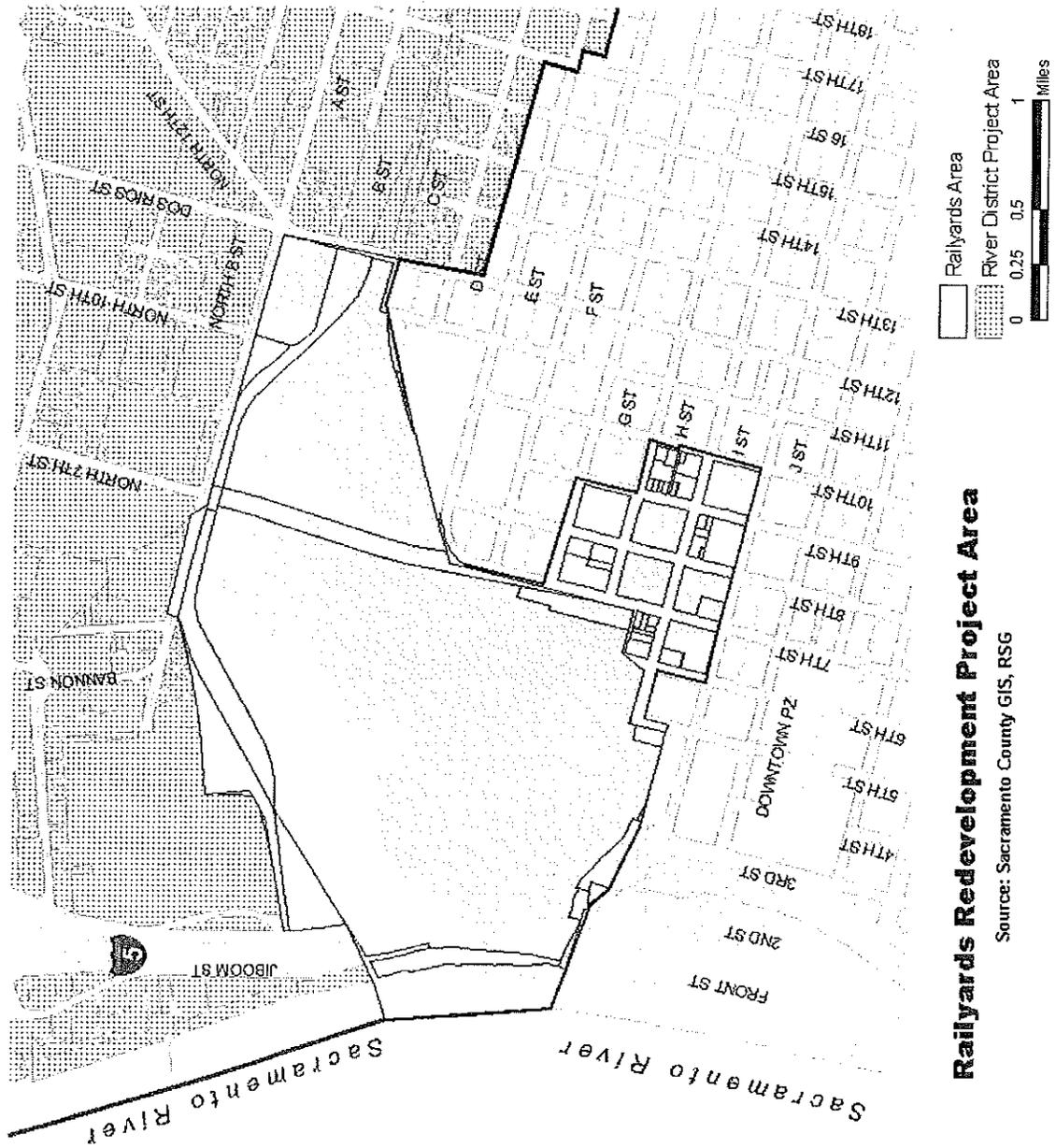
BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF SACRAMENTO RIVER AND THE "I" STREET BRIDGE;

- (1) THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID "I" STREET BRIDGE, SOUTH 56°28'51" EAST, 1,318.00 FEET, TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF CAMELLIA PLACE AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 26, PAGE 18, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY;
- (2) THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND NORTHERLY LINE, SOUTH 71°32'48" EAST, 516.54 FEET;
- (3) THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY LINE, SOUTH 71°30'19" EAST, 401.91 FEET, TO A POINT ON THE CENTERLINE OF 5TH STREET AS SHOWN ON SAID RECORD OF SURVEY;
- (4) THENCE NORTHERLY ALONG SAID CENTERLINE OF 5TH STREET, NORTH 18°26'34" EAST, 220.73 FEET, TO THE CENTERLINE OF "H" STREET;
- (4A) THENCE EASTERLY ALONG SAID CENTERLINE OF "H" STREET, SOUTH 71°33'22" EAST, 400.72 FEET, TO THE CENTERLINE OF 6TH STREET;
- (5) THENCE SOUTHERLY ALONG SAID CENTERLINE OF 6TH STREET, SOUTH 18°28'08" WEST, 419.98 FEET, TO THE CENTERLINE OF "I" STREET;
- (6) THENCE EASTERLY ALONG SAID CENTERLINE OF "I" STREET, SOUTH 71°30'52" EAST, 1,560.00 FEET, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF 10TH STREET;
- (7) THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND WESTERLY RIGHT-OF-WAY LINE, NORTH 18°30'00" EAST, 800.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "G" STREET;
- (8) THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 71°32'55" WEST, 400.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 9TH STREET;

- (23) THENCE NORTH 81°47'13" EAST, 91.61 FEET;
- (24) THENCE NORTH 84°27'01" EAST, 83.62 FEET, TO A POINT ON THE CENTERLINE OF 10TH STREET;
- (25) THENCE NORTHERLY ALONG SAID CENTERLINE OF 10TH STREET, NORTH 18°20'40" EAST, 42.10 FEET;
- (26) THENCE SOUTH 82°18'34" EAST, 40.70 FEET;
- (27) THENCE NORTH 79°18'07" EAST, 46.26 FEET;
- (28) THENCE NORTH 84°52'06" EAST, 174.68 FEET;
- (29) THENCE NORTH 69°11'12" EAST, 59.50 FEET;
- (30) THENCE SOUTH 84°24'44" EAST, 67.86 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 11TH STREET;
- (31) THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 18°27'07" EAST, 16.28 FEET;
- (32) THENCE SOUTH 71°32'53" EAST, 40.00 FEET, TO A POINT ON THE CENTERLINE OF SAID 11TH STREET;
- (33) THENCE NORTHERLY ALONG SAID CENTERLINE OF 11TH STREET, NORTH 18°27'07" EAST, 62.81 FEET, TO A POINT ON THE CENTERLINE OF "B" STREET;
- (34) THENCE EASTERLY ALONG SAID CENTERLINE OF "B" STREET, SOUTH 71°38'41" EAST, 401.01 FEET, TO A POINT ON THE CENTERLINE OF 12TH STREET AS SHOWN ON SAID RECORD OF SURVEY;
- (35) THENCE NORTHERLY ALONG SAID CENTERLINE OF 12TH STREET, NORTH 18°26'40" EAST, 842.52 FEET, TO THE CENTERLINE OF NORTH "B" STREET;
- (36) THENCE WESTERLY ALONG SAID CENTERLINE OF NORTH "B" STREET, NORTH 71°39'03" WEST, 2,016.88 FEET, TO A POINT ON THE CENTERLINE OF 7TH STREET;
- (37) THENCE NORTHERLY ALONG THE CENTERLINE OF 7TH STREET, NORTH 18°15'57" EAST, 40.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH "B" STREET;
- (38) THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOLLOWING ALL OF ITS VARIOUS COURSES, 914.00 FEET;

ATTACHMENT NO. 2

PROJECT AREA MAP



Railyards Redevelopment Project Area

Source: Sacramento County GIS, RSG

ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The following public improvements and facilities projects may be provided in the Project Area:

1. Traffic/Circulation

- a. The construction, reconstruction, widening or other improvement of streets and roadways within or serving the Project Area;
- b. The installation or modernization of traffic signals on streets and roadways within or serving the Project Area;
- c. The realignment of the levee system within the Project Area to allow cohesiveness, more efficient use of land, more developable area, and better circulation within the Project Area;
- d. The realignment or removal of railroad tracks within or serving the Project Area;
- e. The construction, reconstruction or other improvement of curbs, gutters and sidewalks along or adjacent to streets and roadways within or serving the Project Area; and
- f. The installation, construction, reconstruction or other improvement of bridges, over or underpasses, and street medians, as well as bicycle paths, bus shelters and other improvements that facilitate multi-modal public transportation.

2. Water, Sewer and Flood Control

The installation, construction, reconstruction or other improvement of water, sewer and storm drainage systems and lines (collection, treatment and/or delivery) within or serving the Project Area, including the acquisition of new water sources.

3. Parking

The installation, construction, reconstruction or other improvement of both on-street and surface parking spaces and lots, as well as structured parking facilities, within or serving the Project Area.